Chief Executive's Report on Submissions Received to Proposed Variation No. 6 (Sallins Settlement Plan)

16th June 2026

Comhairle Contae Chill Dara
Kildare County Council

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Kildare County Council,
Planning Department,
Áras Chill Dara,
Devoy Park, Naas,
County Kildare, W9 X77F

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Appendix A: Copy of the submissions received from:
- Office of the Planning Regulator (OPR),
- National Transport Authority (NTA)

Appendix B: A summary of all submissions received.

GLOSSARY OF ACRONYMS

AA	Appropriate Assessment
BUA	Built Up Area
BUF	Built Up Footprint
CDP	Kildare County Development Plan 2023 – 2029 (as varied)
CSO	Central Statistics Office
EMRA	Eastern and Midlands Regional Assembly
EPA	Environmental Protection Agency
KCC	Kildare County Council
KDA	Key Development Area
LAP	Local Area Plan
LUZ	Land Use Zoning
MARA	Maritime Area Regulatory Authority
NPF	National Planning Framework
NPO	National Policy Objective
NTA	National Transport Authority
OPR	Office of the Planning Regulator
OPW	Office of Public Works
RSES	Regional Spatial and Economic Strategy
SCA	Settlement Capacity Audit
SEA	Strategic Environmental Assessment
SuDS	Sustainable Drainage Systems
SFRA	Strategic Flood Risk Assessment
SWMS	Surface Water Management Strategy
SIA	Social Infrastructure Audit
TII	Transport Infrastructure Ireland
TTIA	Traffic and Transportation Impact Assessment
UÉ	Uisce Éireann

1. Introduction

This report relates to the issues raised in submissions received from members of the public, prescribed authorities and key stakeholders following the publication of the Proposed Variation No. 6 (Sallins Settlement Plan) of the Kildare County Development Plan 2023 - 2029 (as varied) pursuant under Section 58 of the Planning and Development Act 2024 (as amended).

This report is furnished to the Elected Members of Kildare County Council for their consideration alongside the Proposed Variation.

1.1 Legislative Requirements

In accordance with Section 58(11) of the Planning and Development Act 2024 (as amended), the Chief Executive is required to prepare a report on the submissions received during the public consultation period in respect of the Proposed Variation. This report should:

- List the persons who made submissions,
- Summarise the recommendations and submissions made by the Minister, the Office of the Planning Regulator (OPR), the regional assembly and the National Transport Authority,
- Summarise the issues raised in the submissions made by any other persons,
- Give the response of the Chief Executive to the issues raised, taking account of the proper planning and sustainable development of the area, the statutory obligations of the planning authority and any relevant policies or objectives for the time being of the Government or of any Minister of the Government,
- Set out the recommendations of the Chief Executive as to how any recommendations made by the Minister and the Office of the Planning Regulator in any submissions made by them should be dealt with,
- Where required, include the assessment of the chief executive of the proposed variation for the purposes of strategic environmental assessment or appropriate assessment, taking into account the submissions received under this section

1.2 Public Consultation

Proposed Variation No. 6 (Sallins Settlement Plan) of the Kildare County Development Plan 2023 - 2029 (as varied) (hereafter referred to as 'the Proposed Variation' was placed on public display from Wednesday, 22nd April 2026 to Wednesday, 20th May 2026.

A public notice was published in the Irish Independent on Wednesday 22nd April 2026 notifying members of the public that the Proposed Variation was on public display from the 22nd of April 2026 to 20th of May 2026.

The following documents were placed on display:

- Proposed Variation No. 6 Amendments to Volume 2 of the Kildare County Development Plan 2023 - 2029 (as varied) comprising the Sallins Settlement Plan,
- A Screening for Appropriate Assessment (AA) Report and Determination
- A Strategic Environmental Assessment (SEA) Screening Report and Determination
- A Strategic Flood Risk Assessment (SFRA) Report,
- A Settlement Capacity Audit (SCA),
- A Surface Water Management Strategy (SWMS),
- A Social Infrastructure Audit (SIA).

Documents for the Proposed Variation were displayed at the following locations:

- Planning Office, Áras Chill Dara, Naas, County Kildare
- The County Council's dedicated online public consultation portal at: https://consult.kildarecoco.ie/en/browse.

A total of 1,431[1] submissions were received during the public consultation period, which can be viewed at:

1.3 Contents of the Chief Executive's Report

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

Section 1: Introduction and background to the Chief Executive's Report.

Section 2: List of persons who made submissions.

Section 3: Recommendations and submissions from the Office of the Planning Regulator (OPR) and the National Transport Authority (NTA).

Section 4: Submissions from other Prescribed Authorities.

Section 5: Issues raised on a thematic basis in submissions made by other persons.

Section 6: Submissions from landowners relating to requests for the re-zoning of land.

[1] There were 1,431 submissions made however one was invalid and two were withdrawn, therefore the total summarised and responded to was 1,428.

Section 7: Typographical Errors.

Section 8: Composite List of Chief Executive's Recommended Material Alterations to Proposed Variation No. 6.

Appendix A: Recommendations and Submissions from Office of the Planning Regulator and the National Transport Authority (NTA).

Appendix B: Detailed summary of submissions received.

1.3.1 Chief Executive's Recommendations – How to Read

In response to the issues raised in the submissions received, the Chief Executive may recommend changes to the Proposed Variation No. 6 (Sallins Settlement Plan). The existing text remains in black, the Chief Executive's recommended deletions are shown in ~~strikethrough red~~ and recommended new text is shown in *italics green.*

While every effort has been made to align the issues raised with the most relevant sections of this Chief Executive's Report, it should be noted that, given the volume and breadth of submissions received and the legislative timelines afforded to the Council to review, summarise and respond to submissions, some issues raised may be referenced under different headings or addressed across multiple sections of the report.

1.4 Next Steps

Within six weeks of receiving the Chief Executive's Report, the Elected Members of Kildare County Council must consider Proposed Variation No. 6 (Sallins Settlement Plan) of the Kildare County Development Plan 2023 - 2029 (as varied) and the Chief Executive's Report (this report).

Following consideration of the above, the Elected Members, where it appears that the Proposed Variation should be made, may, by resolution make the Proposed Variation. Or where it appears that a modified version of the Proposed Variation should be made, may, by resolution make a modified version of the Proposed Variation. Where, in making the Proposed Variation or a modified version of the Proposed Variation, the Elected Members do not comply with any recommendations made by the Minister for Housing, Local Government and Heritage or the Office of the Planning Regulator, they shall, as soon as practicable following the making of the variation, so inform the Minister, or the Office of the Planning Regulator, as the case may be, by notice in writing which notice shall contain a statement of the reasons for the decision not to comply with the recommendations concerns.

If the Elected Members make a modified version of the proposed variation and the modification to the proposed variation constitutes a material alteration, the variation shall be deemed not to have been made. A further period of public consultation not

later than two weeks after the passing of a resolution will be necessary, and the Planning Authority shall determine whether a Strategic Environmental Assessment (SEA) or Appropriate Assessment (AA) is or is not required to be carried out in respect of the modifications that constitutes a material alteration of the Proposed Variation.

The public display period for any modification that constitutes a material alteration of the Proposed Variation is a minimum of four weeks. Submissions will be invited with the respect to any material alterations and following the statutory public consultation period a Chief Executive's Report will also be prepared for consideration not later than 12 weeks from the date of the notice.

The Elected Members, acting in the interests of the common good and the proper planning and sustainable development of the area, must, in accordance with the *Code of Conduct for Councillors* (July 2019) prepared under the *Local Government Act 2001* (as amended), carry out their duties in a transparent manner, must follow due process and must make their decisions based on relevant considerations.

2. List of Persons who made Submissions

During the public consultation period a total of 1,430 valid submissions were received. The list of persons, prescribed authorities and stakeholders who made valid submissions are listed below in Table 2.1.

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

Table 2.1: Persons Who Made Submissions

Sub. No.	Name
1	David Monaghan
2	Precious Iindelwa Phiri
3	Cian McGuire
4	Joanne O'Rourke
5	David Monaghan
6	Stephen Leonard
7	Marcus Lanigan
8	Olavo Xavier
9	Olavo Xavier
10	Olavo Xavier
11	Community Campaigner David Barton
12	Pamela Cranks
13	Simona Di Magno
14	Shane O'Neill
15	Aurélio Guedes
16	Ronan O'Connell
17	Fran Nugent
18	Marc Jones
19	Patrick Byrne
20	Daniel and Caoimhe Owens
21	Withdrawn
22	Michael Kehoe
23	Mark Devine
24	The Maritime Area Regulatory Authority (MARA)
25	Joe Lenehan
26	Withdrawn
27	Withdrawn
28	Coleman Swan
29	Daniel and Caoimhe Owens
30	Kildare Green Party

Sub. No.	Name
31	Brian McGrane
32	Springwood Ltd
33	Paul O'Brien
34	Donal Mc Mahon
35	Mick Murphy
36	Kaylee Moore
37	Sabrina Ennis
38	Eoin Brennan
39	Elaine Murphy
40	Daniel O Connell
41	Kenneth Byrne
42	David Dongiovanni
43	Declan Madsen
44	Brian Whelan
45	Enda Daly
46	Denis & Lynne Buckley
47	Gary Richardson
48	Tom Anderson
49	Amanda Anderson
50	Karen Flanagan
51	Gordon Walsh
52	Declan Guinan
53	Wayne Finn
54	Laura Greene
55	Chelsie Finnegan
56	Jennifer Greene
57	Stephen Mitchell
58	Sally Kennedy
59	Simona Di Magno
60	Roy Butler
61	Ken Davis
62	Michelle Farrelly

Sub. No.	Name
63	Carrie Brazil
64	Eamonn Leamy
65	Kelsey Cunningham
66	Oswaldo Rojas
67	Lina Ostberg
68	Keith Redmond
69	Grahan Dowler
70	Pawel Drab
71	John McCarthy
72	Agnieszka Zbieska
73	Megan McGann
74	Sarah Sheridan
75	Ciara Timmons
76	Tina McCarthy
77	Mark Moran
78	Teresa Odea
79	Michael Breen
80	Laura O'Dea
81	Shane Meagher
82	Adam Berry
83	Dillan McLoughlin
84	Olavo Xavier
85	Jake McLoughlin
86	Robert Wong
87	Ronan Flanagan
88	Barry Crosbie
89	Gerard Murray
90	Dara Carpenter
91	Uisce Éireann
92	Mark Doheny
93	Shane Doyle
94	Gurpreet Singh
95	Francis Farrell
96	Kelda Lewis
97	Michael Crosbie
98	Orla Farrell
99	Alice Kayode
100	Graeme Crosbie
101	Aoife Hand
102	Nessa Hand
103	Karla Murphy
104	Lynn-Marie Cowin
105	Jane Crosbie

Sub. No.	Name
106	Dawn Whelan
107	Katarzyna Lazicka
108	Sharon Bradley
109	Antoinette Rooney
110	Declan Lackey
111	Shauna Newey
112	Sinead Smith
113	Fergus Heading
114	Sean Farrell
115	Lorcan Madsen
116	John Paul Hannafin
117	Oliver Smith
118	Nevilles Home
119	Nevilles Home
120	Magdalena Puto
121	Mary Doyle
122	James Dixon
123	Sarah Jane Moorhouse
124	Mollie Daly
125	Rahul Prashar
126	John Algar
127	Sarah Ryan
128	Colm Jackson
129	Sarah Fitzpatrick
130	Susan Heading
131	Liam Kennedy
132	Magda Frank
133	Lisa Lancaster
134	Linda Walsh
135	Trevor Guilfoyle
136	Niall Curry
137	Suzanne Rae
138	Pat Kidney
139	Pat Kidney
140	Paul Cooney
141	Shirley Fox
142	Sallins Biodiversity Group
143	Tracy Kenny
144	Chloe Burke
145	Deckan Burke
146	Eoin Daly
147	Jamie Hogan
148	Sallins Community Council

Sub. No.	Name
149	Justyna Trybel
150	Loyola McGrane
151	Marie Madsen
152	William Neville & Sons
153	Darren Murray
154	Deborah Francis
155	Edward Keyes
156	Niamh Connolly
157	Frances Walsh
158	Richard Maher
159	Stephen O'Crowley
160	Geraldine Keane
161	Orla Murphy
162	Siobhan Carey
163	Kevin Bohan
164	Mark Keane
165	Ronan Hogan
166	Elzbieta Hogan
167	Cecilia Guerra
168	Derek Lowry
169	Brian Healy
170	Sallins Business Ass
171	Maria and Kyle Delaney, PJ and Deborah Sinnot, Patrick Fortune and Daniel and Caoimhe Owens
172	Karla Murphy c/o Parents Assoc of St. Laurence's NS
173	Alison Kavanagh Murphy
174	Ilona Survilo
175	Emma Leonard
176	Noel Foy
177	Ignat Savkin
178	Frank Holohan
179	Ronan D. Owens
180	John Kehoe
181	Daniel Walker
182	Cllr. Fintan Brett
183	Tami Sheridan Wong
184	Emma McLoughlin
185	Ravitha Shebin
186	Christine Barretto
187	Anne Marie McClean
188	Trish Ní Fhoghlú

Sub. No.	Name
189	Ruth McMahon
190	Tony Gavin
191	Caroline Murphy
192	Martin McAllorum
193	Eric Fitzharris
194	David Pollock
195	Anton Madirazza
196	Colm Moylan
197	Duong Pham
198	Office of Public Works
199	Joseph Kelly
200	James Strappe
201	Frank Reynolds
202	Liam O'Brien
203	Stephen McGibney
204	Dawn Culhane
205	Neville Homes Limited
206	Maria Cunningham
207	Vaughan Whelan Lands
208	Transport Infrastructure Ireland
209	Ger Loughlin
210	James Lawless TD
211	Patrick Sinnott
212	Patrick Sinnott
213	Sallins Dramatic Society
214	Jamie Swan
215	Millennium Falcon Holdings Ltd
216	Maria O'Brien
217	J McGrath
218	Glenda McGovern
219	Rachel Churchill
220	William Neville & Sons
221	Kelley Yeates
222	Elaine Tarres
223	Paul Kiernan
224	Bernie Johnston
225	Eric O'Flynn
226	Joanna Drab
227	Connie Finnerty
228	Patrick McCarry
229	Niamh O'Brien Vaughan
230	John Weldon
231	Natasha Reid

Sub. No.	Name
232	Adelita Graf
233	Barry Madden
234	Ricky Keane
235	Duane Kearney
236	Siobhan Dineen
237	Daithí de Faoite
238	Laura Magalhaes
239	Amanda Diver
240	Dara De Faoite
241	Aoife de Faoite
242	Louise Donnelly
243	Cllr Carmel Kelly
244	Cill Dara le Gaeilge
245	Maria Delaney
246	Ian Redican
247	Rebecca Devine
248	Heather Devine
249	Ina Mulrooney
250	Joey Conlon
251	Craig Hughes
252	Anna Byrne
253	Siobhan Cunniffe
254	Graham Dowler
255	Patrick McDonnell
256	Adrian Devine
257	Gavin Cooke
258	Stephanie Kinahan
259	Vincent Harris
260	Manpreet Bawa
261	Harry Murphy
262	Pauric Dunne
263	Ronan McMahon
264	Carol Cashman
265	Kirsty McMuldroch
266	Harman Murtagh
267	Jesse McLoughlin
268	Fran Dowling
269	Cathal Hannigan
270	Simona Sniezkaite
271	Graeme Black
272	Dawn Whelan
273	Sheila Peelo
274	Ray McBride

Sub. No.	Name
275	Amy Devine
276	Fintan McKeon
277	Fergal Nugent
278	Michael O'Connor
279	James Dalton
280	Mary Walsh
281	Noel Murray
282	Darren McDermott
283	Pat Kidney
284	Darren McDermott
285	Niamh Harris
286	Darragh Brennan
287	Thoval Properties
288	Orla McCarthy
289	Sally Kennedy
290	Audrey Gleeson
291	Sharon Bradley
292	Emma Reilly
293	Cecilia Guerra
294	Siobhan Carey
295	Eilish McDermott
296	Elizabeth Klis
297	Geoff Fullam
298	Aoife O'Doherty
299	Elizabeth Klis
300	Danny Byrne
301	Aidan Farrelly TD
302	Angela Dolan
303	Michael Johnson
304	Grainne Ni Bhraonain
305	Sean O Domhnaill
306	Shay Collins
307	Eoghan O'Connell
308	Eoin McConnon
309	Rory Gavin
310	Anne Killian
311	Cian Kilbride
312	Colm Dalton
313	Greg Brennan
314	Luke Killian
315	Department of Education
316	Ian Swan
317	Paul Farrelly

Sub. No.	Name
318	Eddie Humphreys
319	Sean Killian
320	Lorcan McKenna
321	Daragh Murphy
322	Mark Doyle
323	Anne Collins
324	Ryan Herbert
325	Philip Niland
326	Sean Conway
327	Maria Gahan
328	Alison Kavanagh Murphy
329	Michelle Owens
330	Denise Proudfoot
331	T.D Housing Ltd
332	St. Laurences NS Parents Association
333	Alan Moran
334	Alison Kavanagh Murphy
335	Aibhin Moran
336	Rebecca Grogan
337	Ignat Savkin
338	Eabha Owens
339	Noel Moran
340	Neal Plunkett
341	Neil O'Donnell
342	Peter Rynne
343	Deirdre Moran
344	Rachel Neilan
345	Westar Group
346	Peter Rynne
347	Emmet Ralph
348	Ronan O'Reilly
349	Paul Burke
350	Cassie Collins
351	John Mc Carthy
352	Lia Reilly
353	Joe Neville TD
354	Len O'Connell
355	Eunice Lavelle
356	Stephen Kelly
357	Eric O'Flynn
358	Patrick Collins
359	Brendan Moran

Sub. No.	Name
360	Ronan Brazil
361	Oisin Reilly
362	Laura Buckley
363	Jenny O'Connor-Madsen
364	Colm Ó Mongáin
365	Luke Kiernan
366	Osberstown Park Residents Association
367	Anne Moran
368	Michelle McPadden
369	Caitriona Moran
370	Riona Tate
371	Ronan Brazil
372	Barry Kelly
373	Karen Byrne
374	Paul Sheehan
375	Ronan Brazil
376	Brendan Owens
377	Muireann Scully
378	Peter Finnan
379	Paul Hodson
380	Niamh Kinahan
381	Office of the Planning Regulator (OPR)
382	Patrick Keane
383	Sallins GAA
384	Ella Tobin
385	Réada Cronin
386	Anna Carpenter
387	Noeleen Brennan
388	Saoirse Collins
389	Mary McConnon
390	Sean Coyle
391	Steven Connolly
392	Glenveagh Homes Limited
393	Patrick Murphy
394	Elaine Lee
395	Ronan Flanagan
396	Páraic Walsh
397	National Transport Authority (NTA)
398	Amy Maher
399	Brian Healy
400	Karen McDonnell
401	Monique Malherbe

Sub. No.	Name
402	Stephen Molloy
403	Helen Cooley
404	Donna Gahan
405	Holly O'Connell
406	Gavin Brangan
407	Jamie Swan
408	Orlagh Kelly
409	Fergus Carpenter
410	Sienna Jones
411	Kenneth Nunn
412	Hugh Byrne
413	Jennifer Greene
414	Emer Conway
415	Colette Hancock
416	Electricity Supply Board (ESB)
417	Gerald Kehoe
418	Tasneem Ismail
419	Lydon
420	Edel Dempsey
421	Sallins Tidy Towns
422	Fergus R
423	Zoe Borie
424	Kate Walker
425	Shannon Maher
426	Jamie Swan
427	Rebecca Francis
428	Deborah Francis
429	Sophie Francis
430	Jack Francis
431	Lucy Lawlor
432	Roisín Callaghan
433	Aine Callaghan
434	Ashley Burger
435	Shane Callaghan
436	David Monaghan
437	John Roberts
438	Amy Monaghan
439	Brian Callaghan
440	Conor Farrell
441	Siobhán Hannafin
442	Caroline Farrell
443	Carol Lawlor
444	Eric Farrell

Sub. No.	Name
445	Luca Mangan
446	Kate Farrell
447	Finn Mangan
448	Pádraig Wall
449	Ethan Mangan
450	Lorraine McGuinness
451	Katie Kelleghan
452	Graham Synnott
453	Steven Mangan
454	Aaron Byrne
455	Emily Synnott
456	Connor Synnott
457	Grace Kelleghan
458	Séan Kelleghan
459	Brenda McC
460	Dáire Kelleghan
461	Frank Mooney
462	RoseAnne Byrne
463	Dan Kelleher
464	Tara McHugh
465	Vishnu Doodipala
466	Anne Flangan
467	Catherine Kelleher
468	Aoife Kelleher
469	Thiego de Ponte
470	George Guing
471	Oxana
472	Edy Farias
473	Jennifer Greene
474	George Francis
475	Stephen Murphy
476	Oleskii
477	David Mac Munn
478	Shane Murtagh Colleen Murtagh
479	Gareth Jepson
480	Donal Kelleher
481	Ife Alabi
482	David Nolan
483	Michelle Ellis
484	Paulina Jaworell
485	Jennifer Senior
486	Eimear Phelan
487	Pat Culhane

Sub. No.	Name
488	Declan Spellman
489	Kamil Jaworek
490	Sarah Dalton
491	Ethan Cleary
492	Neale Dalton
493	Scott Timmons
494	Confidence C
495	Josephine Coyle
496	Harry Coyle
497	Abhishek Sobbana
498	Ryan Nolan
499	J Keegan
500	Sophie Niland
501	T O'Reilly
502	Brian Lynch
503	Sam O'Shea
504	Aoife Gavin
505	Marian Greene
506	Sean Ryan
507	Nicola Withey
508	Denis Dalton
509	D. McDonnell
510	Michael Mealy
511	Valerie Ryan
512	Margaret Duane
513	John Sullivan
514	Robin O'Neill
515	Brian O'Draighneain
516	Elaine and Ger O'Neill
517	Sebastian Bedx
518	Deirdre Roberts
519	Mark Hannon
520	Brian
521	Rachael Roberts
522	Micheal Niland
523	Ella Tobin
524	Julia Dongiovanni
525	Sue Tobin
526	Mark Mulhern
527	Paula Piris
528	Simon Greaves
529	Maurice Curran
530	Alan Seery

Sub. No.	Name
531	Dara Cokorilo
532	Valencia Craucamp
533	Ireiveusz .
534	Louise Butler
535	Marie Quin
536	Hannah Rynne
537	Krzysztot Barsdike
538	Monika Knet
539	Pawel Dziabor
540	Alice Goodwin
541	Zaneta Dziabor
542	David Gasirabo
543	Keith Nolan
544	Liz Maguire
545	Dr Evans Salada
546	Martins Cvetkoos
547	Vilnis Neza
548	Mary Higgins
549	Maria Quinn
550	Nadea Vacarciue
551	John Boylan
552	Henrietta Cameron
553	Brendan Walsh
554	Rory Whelan
555	Mario Mirkovic
556	David Mooney
557	Rachel O'Connor
558	Aislinn Morris
559	Nigel Morris
560	Ruairi Byrne
561	Greg Glynn
562	David Dowling
563	Liam Hannefin
564	Claire Morris
565	Michel Lorickn
566	John Paul Hannefin
567	Stephen McCarthy
568	Aine Hannafin
569	Anthony Atkinso
570	Gisele Constantinoo Menezes
571	Ronan McMahon
572	Leo Timmons
573	Adam Smith

Sub. No.	Name
574	Fiona Meehan
575	Sinead Mulhere
576	Susan Grimes
577	Daniel Neary
578	Shauna Neary
579	Kathleen Ashby
580	Helen Doyle
581	Krysztof Spym
582	J Coffey
583	Siobhan Johnson
584	Carlos Coctho
585	Gloria .
586	Paula Burke
587	Aoife Rynne
588	Vanessa Brannigan
589	Cathal Rynne
590	Ciara Rynne
591	Deborah Umera
592	Graeme Locke
593	Karol Rynne
594	Peter Rynne
595	Anna Mankuwska
596	Eddie Butler
597	Deirdre Flanagan
598	John Robinson
599	Paul Doyle
600	Michael Kenny
601	Tracy Jenning
602	Aleksander Kavanagh
603	Christine McClune
604	Mick Eccles
605	Vicky Nelson
606	Neil O'Donnell
607	Miki Nakagome
608	Angela Conway
609	Helen Seery
610	Aisling Doar
611	Sophie fagan
612	Morgan Owen
613	Darren Balzondki
614	Laura Doran
615	Sandra O'Neill
616	Colm Mitchell

Sub. No.	Name
617	Phyllis Byrne
618	Colm Dalton
619	Gareth Enright
620	M. Uusut Musood
621	Brendan Skelton
622	Francie Connolly
623	John Byrne
624	Jenny Herbert
625	Paddy Donovan
626	Stacey Rose
627	Carol Abbey
628	Deborah MacNamee
629	Tomasz Wojciuch
630	Patrick Teehan
631	Audrey McDonnell
632	Andy McDonnell
633	Declan Corcoran
634	John Ryan
635	Loretto Mhelesi
636	Killian Yiadom
637	Illdrem Xhydo
638	John Lynn
639	Rashnu Das
640	Conor Kilduff
641	J McWeeney
642	Mary Rice
643	L O'Connell
644	Kay Whelan
645	Edel Nugent
646	Kieran Counsel
647	Derek Murphy
648	Leanne Delaney
649	Michael Nugent
650	Tony Champ
651	Seamus breslin
652	Bernie Kinahan
653	Andrew Gillespie
654	Fiona Farrell
655	Clodagh Bone Kehoe
656	Stefan Coor
657	Rachel Neilan
658	Jody Senior
659	Niall Butler

Sub. No.	Name
660	Joseph O'Loughlin
661	Mark Sullivan
662	Brian Callaghan
663	Marie Synnett
664	Brooke Spence
665	Brian Lucy
666	Victor Pop
667	Stephen Connolley
668	Martin Dempsey
669	Hugh Byrne
670	J O'Sullivan
671	Stephen Leonard
672	John Duggan
673	Anne Lawler
674	Jamie Kelly
675	Robert Lynch
676	Lynda Turley
677	Rachel Murray
678	Christine Sweeney
679	Gráinne Ni Dhaonait
680	Gary Oakes
681	Martin Somers
682	Agata Jahorlea
683	Robert Fadden
684	Mick Dagg
685	John Carr
686	Jamie Murphy
687	Luke Hayden
688	Jordi Garcia
689	Caroline McGuerl
690	Con Cotter
691	David Barrett
692	Pawel Truszczyosk
693	Ciaran Lenehan
694	Ross Murphy
695	Robert Flynn
696	Brendan Moriarity
697	Jamie Byrne
698	Tony O'Regan
699	Cian Conway
700	Jamie Coyle
701	Ciaran McCabe
702	Adam Gannon

Sub. No.	Name
703	Stephen Hayes
704	Bina Islam
705	Ben Hogan
706	Stephen Wilson
707	James Norris
708	Ross Connolly
709	Louis Doyle
710	Filip Potianio
711	Harry Kennedy
712	Glenn Sibawda
713	Ruaidhi Keating
714	Sarah Kennedy
715	Bernie Johnston
716	Craig Johnston
717	Wojciech Witkowski
718	Rob Johnston
719	Sean Power
720	Sonu Cherien
721	Reiltin Power
722	Jamie Bessent
723	Niamh McNamara
724	Jo-Anne Butler
725	Paul Kiernan
726	Therese Lowry
727	Amy Fogarty
728	Sylvia Meade
729	Leigh Corrigan
730	Margaret O'Brien
731	Beatrice Shally
732	William Doherty
733	Jamie Carey
734	Kevin Stenson
735	Marie McGowan
736	Paul Jackson
737	Kristina Pareigyte
738	Sam Tange
739	Irena Pareigiene
740	Tadhg Condron
741	Elaine O'Neill
742	Peter Monahan
743	Steve Harris
744	Robert Andrew
745	Maura Doyle

Sub. No.	Name
746	Christina Keating
747	Mick Magill
748	Edward Donnelly
749	Lara Merron
750	Conor Bolger
751	Ryan McGinley
752	Deborah Readman
753	Rolandas Krukarkas
754	Ciarán Errity
755	Leah Cooper
756	Gary Corcoran
757	Garan Denniehm
758	R McNamara
759	Sharon Mooney
760	Anthony Quinn
761	Bernerd McDonnell
762	Dean Bailey
763	John O'Brien
764	Des Mulherne
765	Patrick McCorry
766	Lesley Sutten
767	Paddy Jones
768	John Angland
769	Patricia Doyle
770	Marie Jay
771	Kathleen Robinson
772	Phil Walsh
773	Caroline Doyle
774	Oswabb Rojas
775	Catriona Norris
776	Chris Hughes
777	Shebin Mathew
778	Ben Hogan
779	Sharon Kelly
780	Sarah Jane Tracey
781	Diego Dongiovanni
782	Thomas Hogan
783	Andrew Ge
784	Mary Cahill
785	Fintan McKeon
786	David Connolly
787	Lorcan Murphy
788	Eilish Reddan

Sub. No.	Name
789	Jacqui Doyle
790	Kate Holmes
791	Grainne O'Halloran
792	Annette Hammond
793	Caroline Brogan
794	Eimear Lenehan
795	James McGovern
796	Catherine Jeffers
797	Anne Flanagan
798	Adam Kenny
799	Marie Cullen
800	Maura Dillon
801	Ciaran Davenport
802	Olwyn Delaney
803	Martin Molloy
804	Jon Couch
805	Lara O'Neill
806	Caroline Murray
807	Shane Kirwan
808	Lia Mooney
809	Sean Claffey
810	Kris Wanga
811	Amy Maher
812	Ian Arnold
813	Anna Higgins
814	Daniel O'Sullivan & Aisling Geraghty
815	Ann Kelly
816	Stephen Kearney
817	Charley Loakman
818	Paul McGuinness
819	Cathriona Murray
820	Ryan Tierney
821	Brian Elliott
822	Matthew Shirran
823	Nathan Pierry
824	Afrin Zahad
825	Maria Shirran
826	Ethan Reilly
827	Brian Gallagher
828	Brian Lawler
829	Mindaugan Grybe
830	Siobhan Noctor

Sub. No.	Name
831	Brian Tracey
832	Annette Hogan
833	Valare Grybyte
834	Ethan Bolger
835	Peter Anderson
836	Sandra Grybiene
837	Jennifer Anderson
838	Chris Ryan
839	Edel Atkinson
840	Beth Kinyau
841	Evan Aspinell
842	Christopher Artkinson
843	Cillian Davy
844	Philip Daly
845	Luke Donegan
846	Jason Dunne
847	Malik Ade
848	Paul Kiernan
849	Michelle Conway
850	Kate McGrath
851	Barbara Daly
852	Emmanuel A
853	Jack McGrath
854	Noel McGrath
855	Conor Grimes
856	Julie Foley
857	Jane Healy
858	Andy Byrne
859	Sofia Di Steffano
860	Rosemary Byrne
861	Katie O'Connor
862	Sony Kavanagh
863	Eabha Farrell
864	M Jenkins
865	Stephanie Brazil
866	Katelynn Allison Curtis
867	Bernadette Buchanan
868	Stella Cook
869	Hannah Plummar
870	Sean Conboy
871	Adam Burke
872	Breda Kilgellon
873	C Grimes

Sub. No.	Name
874	Annette McWilliam
875	Cara Conboy
876	Ciara Tate
877	Joe Donnelly
878	R Kavanagh
879	Cian McGrath
880	Alan Dunne
881	S Cully
882	Gráinne Begley
883	Mary Donnelly
884	Jonathan Waters
885	Sinéad Egan
886	Sean McDonnell
887	Amy Donegan
888	Mahesh .
889	Anna Mae Keane
890	Adam Donnelly
891	Cillian O'connor
892	Lyla Cusack
893	Aurilio Costa Quela
894	Emilia Harrington
895	Damian Dio
896	Miya Poynton Cree
897	Julia .
898	David Donnelly
899	Jea Cervantes
900	Khadija Ismail
901	Declan Byrne
902	Layla Rajon
903	Maggie Winders
904	Hailee Garcia
905	Cheryl Zeta
906	Robert Delves
907	Bea Rajon
908	Alex Murphy
909	Eileen O'Connor
910	Elaine McEvoy
911	Anthony Atkinson
912	Jim Culleton
913	Declan Lackey
914	Seamus Culleton
915	Ellena Kenny
916	Veronica Cooke

Sub. No.	Name
917	Alan P
918	Joaquin Mingrone
919	Dian Ivanov
920	Snehe Ann John
921	Evija Cuetkova
922	Patricia Foley
923	Sam Whelan
924	Iocob Cuperce
925	Aaron McDermott
926	Eoin F
927	Gareth O'Brien
928	Vincent Harris
929	Fiona Greenlaw
930	Shane McCarthy
931	Rachel O'Connor
932	Kathleen Commons
933	Ktisztian Busosa
934	Bridget Purcell
935	Suzanne & Darragh O'Toole
936	Melinda Novak
937	Tsuzsanna Banu
938	Cindy Jane Harvath
939	Jeff Halid
940	Gabor Horvath
941	Steven Connolly
942	Pauline Husin Lawler
943	Gráinne Daly
944	Orlagh Healy
945	Christine Slator Fox
946	Ben Buckley
947	Stephen Fox
948	James Walsh
949	David Bowen
950	Conor Fox
951	Kelly Mooney
952	Emmett Fox
953	Ella Mooney
954	Magdalena Mulhall
955	Elizabeth De Forge
956	John Mulhall
957	Anne Murphy
958	Emma Edmonds
959	James McCabe

Sub. No.	Name
960	Celene Cross
961	Eoghan MacNamee
962	Ali Amhiar
963	Josey Keane
964	June Murphy
965	Catherine Fox
966	Mollie Murphy
967	Declan Corcoran
968	Dylan O'Neill
969	Patrick Hogan
970	Conor Mac Namee
971	Sarah Reidy
972	Brian Mac Namee
973	Carmel Doyle
974	Louise Maher
975	Graínne McGovern
976	Liam Cusack
977	Gabriela Filanova
978	Mary Reilly
979	Mag Cross
980	Valerie Smyth
981	Oisin Reilly
982	Damian Daly
983	Anthony Daly
984	Andrew Glennon
985	Rachel Kelly
986	Ger Kennelly
987	Amain Ibrahim
988	Mark Beatty
989	Geraldine Beatty
990	Niall G
991	Rox Barry
992	Kevin Connolly
993	Kalvin Coyle
994	Jonathan Barry
995	Joe O'Brien
996	Kieran Lindsey
997	Noel Condan
998	Rodrigo Barbosa
999	Bailey
1000	Peter Kelly
1001	Julie Dalton
1002	Michael Smyth

Sub. No.	Name
1003	Peter Nolan
1004	Bahle Fynn
1005	Paulie Buggle
1006	Aoife Rogers
1007	Eddie Corr
1008	Anya O'Connor
1009	David Horgan
1010	Jazmin Wallington
1011	Kelly Maher
1012	Mark Doyle
1013	Shane McCaul
1014	Caitriona Doyle
1015	Dale Hynan
1016	Eoghan O'Connell
1017	Chris O
1018	Jack Grassick
1019	Peter Herbert
1020	Derek Walsh
1021	Shauna Hayes
1022	Stephen Bradley
1023	L Carollina
1024	Jocelyn Yap
1025	Andrew Clare
1026	Neville O'Brien
1027	Jessica Hamill
1028	Stephen Dunne
1029	Adrian Burke
1030	Olga Hannon
1031	Aoife Rogers
1032	Melissa Quirke
1033	Maurice Dunne
1034	Tara Kenna
1035	Kate McDonnell
1036	Maureen Maher
1037	Abbie Kenna
1038	Sean McDonnell
1039	Luke Byrne Kenny
1040	Fintan Kenny
1041	Darren Conlon
1042	Martina F
1043	Padhraig Jones
1044	Gina Gillick
1045	Fiona Burke

Sub. No.	Name
1046	Amanda Doyle
1047	Tunde Ahmed
1048	Paul Reville
1049	Dara Ahmed
1050	Maria Conlon
1051	J Hannon
1052	Eileen Kilgallon
1053	Philip Byrne
1054	John McGarr
1055	Elaine McGowan
1056	Michael Keane
1057	Mary Hayes
1058	John Greely
1059	Mihaiela Aflot
1060	Donal McFadden
1061	Marie Aflot
1062	Emer O'Connor
1063	Janusz Kojolar
1064	Colin Edmonds
1065	Gerard O'Sullivan
1066	A Smith
1067	Agniexke Zavadska
1068	Fiona Byrne
1069	Amy Smith
1070	Dominic Molphy
1071	Jamie Byrne
1072	Ruth Smith
1073	Carrie McGarr
1074	Brenda Whelan
1075	James O'Brien
1076	John Whelan
1077	Tina Donnelly
1078	Finbar O'Sullivan
1079	Mary Doyle
1080	Bridget Canty
1081	Thérése Gilligan
1082	Adele Byrne
1083	Caoímhín Lydon
1084	Danielle Byrne
1085	rebecca Byrne
1086	Marése O'Sullivan
1087	Ludmila Bulout
1088	Tyler -

Sub. No.	Name
1089	Bernadette Gray
1090	Ems Shanagher
1091	Alex Brady
1092	Linda Murphy
1093	Kalem Carov
1094	Darren Cunningham
1095	Conor Murphy
1096	Mariia and Serhiy Krasyuc
1097	Hilary Horan
1098	Orla Algan
1099	Gordon Walsh
1100	Alan Norton
1101	Danielle Walsh
1102	Anne Higgins
1103	Patricia Cronin
1104	Keith Molloy
1105	Patricia Clifford
1106	Dermot Clifford
1107	Cormac Molloy
1108	Paul Clifford
1109	Ken D
1110	Hayley Clifford
1111	B Walsh
1112	Leonie Sarsfield
1113	Michael Shanley
1114	Mary Shanley
1115	Michael Corcoran
1116	Martin Woulfe
1117	D Coyle
1118	Olwyn Nunn
1119	Francis Wals
1120	Mary McKivenigan
1121	Ethan Algar
1122	Shauna O'Brien
1123	Andrew Macnamee
1124	Megan O'Brien
1125	Liam MacNamee
1126	Brendan Walsh
1127	Amalia MacNamee
1128	Frances Cody
1129	Simon T
1130	Vera Walshe
1131	Aine Murphy

Sub. No.	Name
1132	Tom Carney
1133	Trevor Murphy
1134	Charles Carri
1135	Debbie Coffey
1136	Sheila Swan
1137	Michael Johnson
1138	Conor Johnson
1139	Mary Gibbons
1140	Odhran Gibbons
1141	Nuala Gibbons
1142	Eleana Gibbons
1143	Beth Maher
1144	Adam Johnson
1145	Jason Bowers
1146	Lisa Bowers
1147	Andrew Gormans
1148	Maria Johnson
1149	Gary Pender
1150	Tim Connolly
1151	Emer Pender
1152	Cian Pender
1153	Ellie Pender
1154	Aaron Brosnan
1155	Sylvia Brosnan
1156	Amanda Keogh
1157	Roisin Keogh
1158	David Dawson
1159	Gary Mills
1160	Grace Bekes
1161	Esther Bekes
1162	Anthony Connor
1163	Shane Devine
1164	Chris Ayres
1165	Assante Bazoumana
1166	Vincent Timmons
1167	Monika Vinczeova
1168	Selena Doncic
1169	Alison Loakman
1170	Lisa Connors
1171	Calistas Chatoro
1172	Ciara Timmons
1173	Sophie Chathorga
1174	H Hannigan

Sub. No.	Name
1175	Therese Curran
1176	Kathleen Blalchker
1177	Damien Martin
1178	Mark Higgins
1179	Melissa Raposo
1180	Sarah Farrant
1181	Angela Dolan
1182	Ava Connolly
1183	Marie Smith
1184	Adrian Delaney
1185	Andy Murphy
1186	Kate Molo
1187	Caroline Connolly
1188	Luke Connolly
1189	Julie Benleven
1190	Nora Connolly
1191	Siomha McKean
1192	Isabelle Connolly
1193	Fiadh McKean
1194	Sandra Nelson
1195	Deborah McKean
1196	Paul O'Donnell
1197	Cian Cooke
1198	Bernard Redmond
1199	Laura Treacy
1200	Robert Treacy
1201	Lisa Redmond
1202	Ciara Finn
1203	Rubel -
1204	Caitriona McGarry
1205	Sarah Swan
1206	Ted Hurley
1207	Shay McKean
1208	David Gahan
1209	Eoin Moran
1210	John Norton
1211	Lorraine Murphy
1212	Jacob Burger
1213	James Waller
1214	Daniel Chupu
1215	Hannah Carroll
1216	Ailish Waller
1217	Kenneth Carroll

Sub. No.	Name
1218	Stephen Murphy
1219	Brendan Clarke
1220	Piotr Jakubowski
1221	Conor Murphy
1222	Olga Pikulska
1223	Scott Murphy
1224	Aaron Dalton
1225	m Kenny
1226	Gillian Dempsey
1227	Claire Dalton
1228	Philip Niland
1229	Ursula O'Brien
1230	Edel Niland
1231	Diego Durata
1232	David Cullen
1233	Stephen McGibney
1234	Seán Byrne
1235	Trish McGibney
1236	Morik Dubz
1237	Padraig Byrne
1238	Sarah Donoghue
1239	Martin Byrne
1240	Aoife Byrne
1241	Ciaran Donoghue
1242	Calum Lynch
1243	Niamh Keane
1244	Cian Lynch
1245	C Donnellan
1246	Jamie Lynch
1247	Michael McNally
1248	Leanne Lynch
1249	Lauren Sheehan
1250	Janette Kinane Kennedy
1251	Laura Moore
1252	Daniel Fitzgerald
1253	Audrey Nolan
1254	Augustas Valiukas
1255	Emma Cunningham
1256	Miarose Nolan
1257	Katie Power
1258	Ashley Jepson
1259	Harry Jepson
1260	Lorraine Dobs

Sub. No.	Name
1261	Paige Keenan
1262	Tom Mahon
1263	Michelle Kavanagh
1264	S Antonio
1265	Sean Anderson
1266	Bartiomiez Zygmunt
1267	Tom Anderson
1268	Michael Voon
1269	Molly Jepson
1270	Lauren Anderson
1271	Celine Byrne
1272	Helena Szlachta
1273	Stephen Flaherty
1274	Sabrina Fogarty
1275	Paul Roberts
1276	Robin Powell
1277	Michelle Kelly
1278	Magda Petrania
1279	Thalyta Rojas
1280	Ava Carey
1281	Ben Mitchell
1282	Michail C
1283	James Keavny
1284	Zoe Burke
1285	Laura Fannin
1286	Eamon Woods
1287	Seán Keogh
1288	Diane Fleming
1289	Amanda Anderson
1290	Angela Biserrie
1291	Gilíosa Kiernan
1292	Nicholas Ward
1293	Aoife Segovia
1294	Claire Mullally
1295	Maria McCormack
1296	Maíread and Jason Woods
1297	Anna Byrne
1298	Jason Woods
1299	Daniel Byrne
1300	David Byrne
1301	Sheena Murphy
1302	Emma O'Beirne Cleary
1303	Diamantina Malollari

Sub. No.	Name
1304	Neal Kirwan
1305	Damian O'Beirne
1306	Nuala Daly
1307	Ilonfa Pellowska
1308	Lili-Rose O'Beirne
1309	Tara Joyce
1310	Jacques O'Beirne
1311	Louie Cleary
1312	Brendan O'Brien
1313	Oscar Cleary
1314	Louise Kearney
1315	John McLaughlin
1316	Jamie Murphy
1317	Shane Holden
1318	Rory Brown
1319	Louise Brown
1320	Derek Ennis
1321	Dan Byrne
1322	Josephine Lovett
1323	Fiona Byrne
1324	Jesus Forsyt
1325	Amy Waters
1326	Colm O'Mongan
1327	Philip Leonard
1328	Rory O'Cleary
1329	Gary Rowan
1330	Elaine McEllin
1331	Brian McEllín
1332	Margaret Cully
1333	Tatiana Gimmel
1334	Tony Cully
1335	Val Pedreschi
1336	Jenny Murphy
1337	Brian Dalton
1338	Riley Murphy
1339	Conor Henley
1340	Yvonne Campbell
1341	Derek Keane
1342	Anne Henley
1343	Laura Keane
1344	Mark T. Herley
1345	Edward Murphy
1346	Colm Herley

Sub. No.	Name
1347	Colette Rooney
1348	Feargal Rooney
1349	Tara Herley
1350	John Kinsella
1351	Lucas Hennessy
1352	Ciara Kinsella
1353	Fionnuala Ni Dhomhnall
1354	Sophie Noble
1355	John Doyle
1356	Barrie Brown
1357	Declan Fogarty
1358	Carmel Brown
1359	Padraig Brennan
1360	Keith Murphy
1361	Aoife Raggett
1362	Alanagh Raggett
1363	Luolmila Trofimova
1364	Colette Beausary
1365	Ingrid Semnicka
1366	Angela Nolan
1367	Vincent Raggett
1368	Arnesa Beriska
1369	Anita King
1370	Michelle Cullinane
1371	Vitor Emanuel R. Sucepita
1372	Madeline Laffan
1373	Maree Rothwell
1374	Barry O'Leary
1375	Niamh Greely
1376	Fran McCormack
1377	Joseph Smullen
1378	Monica Fitzpatrick
1379	Manpreet Bawa
1380	Keith O'Brien
1381	David O'Halloran
1382	Sarah Kehoe Keane
1383	Neil Chapman
1384	Dave Murphy
1385	Ronan Brown
1386	Fionn Moran
1387	Ian Lacey
1388	Odie Burke
1389	Alfie Beahan

Sub. No.	Name
1390	Geraldine Eaton
1391	Siobhan Beahan
1392	Pamela Crotty
1393	Pauline Farrell
1394	Anne Moran
1395	Welem Sky
1396	Linda kavanagh
1397	Stephen Molloy
1398	Eimear Dillon
1399	William Nelson
1400	Michael Dolly
1401	Muriel Dolly
1402	Rebecca Giles
1403	Cormac Ryan
1404	John Kehoe
1405	John McMahon
1406	Orla Quinn
1407	Pamela Dunphy
1408	Conor Dalton
1409	Nicola Nugent
1410	James Dalton
1411	Eileen Holmes
1412	Ann Moran
1413	Brendan Slaughter
1414	Anna Fullam
1415	Dan O'Toole
1416	Marie Louise Chapman
1417	Dara Connolly
1418	Terence McCann
1419	David Hughes
1420	Niall Scully
1421	Declan Eg
1422	Aileen Brennan
1423	Justine -
1424	Paul Farrelly
1425	C Manenor
1426	Michael Kilbane
1427	E Zunde
1428	C O'Neill
1429	Colette Byrne
1430	A Lawlor
1431	S Collins

3. Recommendations and Submissions from, the Office of the Planning Regulator and the National Transport Authority (NTA)

This section of the report summarises the submission and recommendations received from the Office of the Planning Regulator (OPR) and the National Transport Authority (NTA) to Proposed Variation No. 6 (Sallins Settlement Plan) of the Kildare County Development Plan 2023-2029 (as varied). The Chief Executive's response and recommendation is also provided.

The complete submissions are attached at Appendix A of this report.

Submission No. 381 – Office of the Planning Regulator (OPR)

Issues Raised

The submission acknowledges and commends the extensive work carried out by the Planning Authority in preparing the Proposed Variation No. 6 (Sallins Settlement Plan) including the preparation of a Settlement Capacity Audit (SCA), Social Infrastructure Audit (SIA) and a Surface Water Management Strategy alongside the necessary statutory environmental screenings and reports.

The submission notes the two sites zoned for new schools and the Plan's emphasis on regeneration in particular Home Farm House Key Development Area. With respect to economic development the OPR welcomes the zoning of the significant Bodenstown Employment Area to address the job ratio in Sallins being considerably lower than recommended.

The submission includes 1 no. recommendation which is set out below. Recommendations relate to clear breaches of the relevant legislative provisions, of the national or regional policy framework and/or of the policy of Government.

1. Flood Risk Management

The Office welcomes the preparation of a comprehensive Strategic Flood Risk Assessment (SFRA). However, the Office notes that approximately half of the Agricultural zoning at Osberstown is located within Flood Zone A. The submission notes that Table 5.1 and Section 6.2.1 within the SFRA state that this is an inappropriate use in Flood Zone A. Given that Agriculture is classified as a less vulnerable development within the Flood Risk Guidelines and that this land is on the periphery of the settlement, it is considered that it would not pass the Plan Making Justification Test. Submission further notes that it would appear that there are also two detached residential properties within this locality.

Recommendation 1 – Flood Risk Management

Having regard to:

- NPO 78 of the NPF (in relation to flood risk management);
- RPO 7.12 of the RSES (to avoid inappropriate land use zonings and development in areas at risk of flooding);
- Policy Objective IN O33 of the Kildare County Development Plan 2023-2029 (to manage flood risk in the county in accordance with the sequential

approach and requirements of The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) (Flood Guidelines) when preparing plans); and

- The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) (The Flood Guidelines),

the Offices recommends that the Planning Authority reassesses the Agricultural zoning at Osberstown and ensures that only water-compatible or minor development is located in the Flood Zone A area.

2. Procedural and other matters

Map Ref. V2B-8.1, illustrates the movement and active travel measures contained within Table 8.2. States that there is a legibility issue when reading the map, given the colouring of the key. For example, due to the use of two shades of yellow it is unclear whether it is the Planning Authority's intention for the Indicative Eastern Spine bus route (PT5) to continue over the proposed sustainable travel modes bridge (P 18) and, due to the faintness of the colouring of the proposed shared street improvement, it is difficult to identify its location/s.

The submission suggests that the map and written documentation should also use consistent terms when referring to the various transportation measures. In that regard, it states that the Planning Authority may wish to review this information prior to the adoption of the proposed Variation.

Map V2B-8.1 Transportation Measures will be amended to improve legibility and to align with Table 8.2 Movement and Active Travel Measures and have been provided below for clarity.

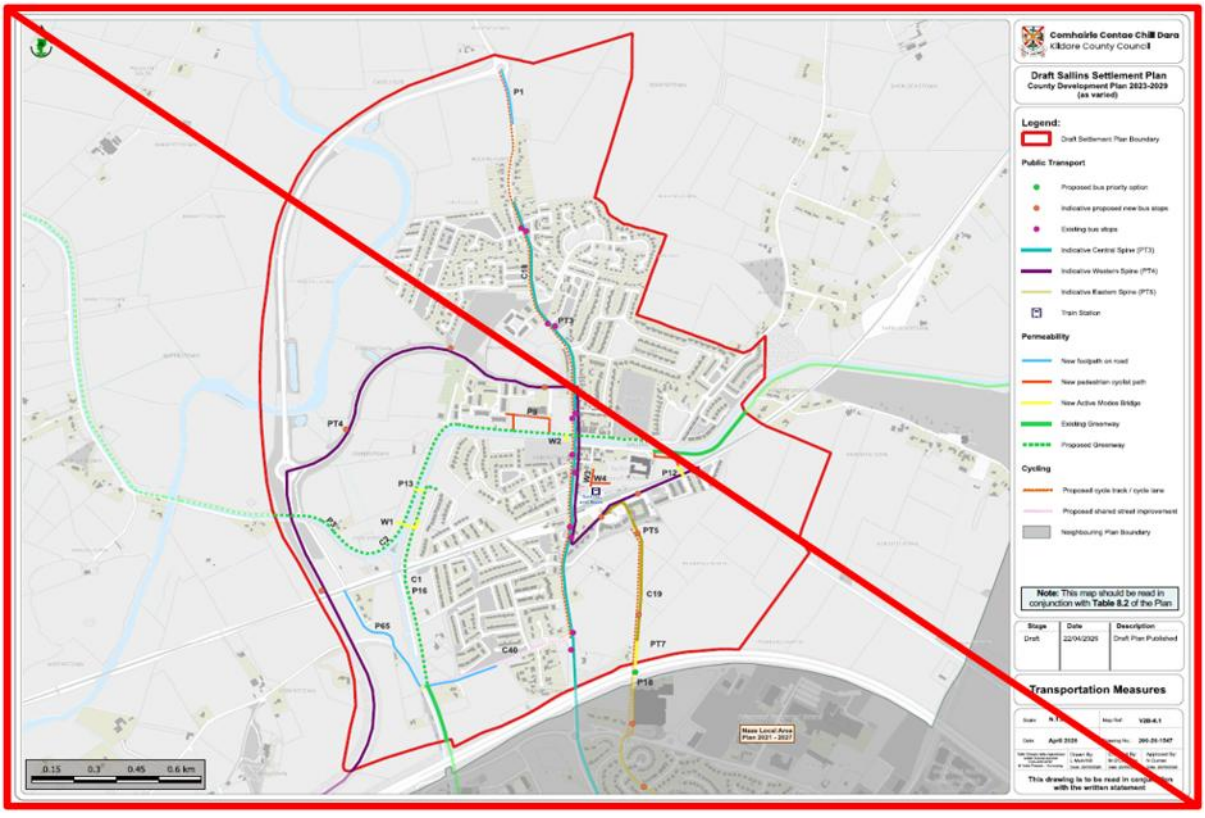
Chief Executive's Response

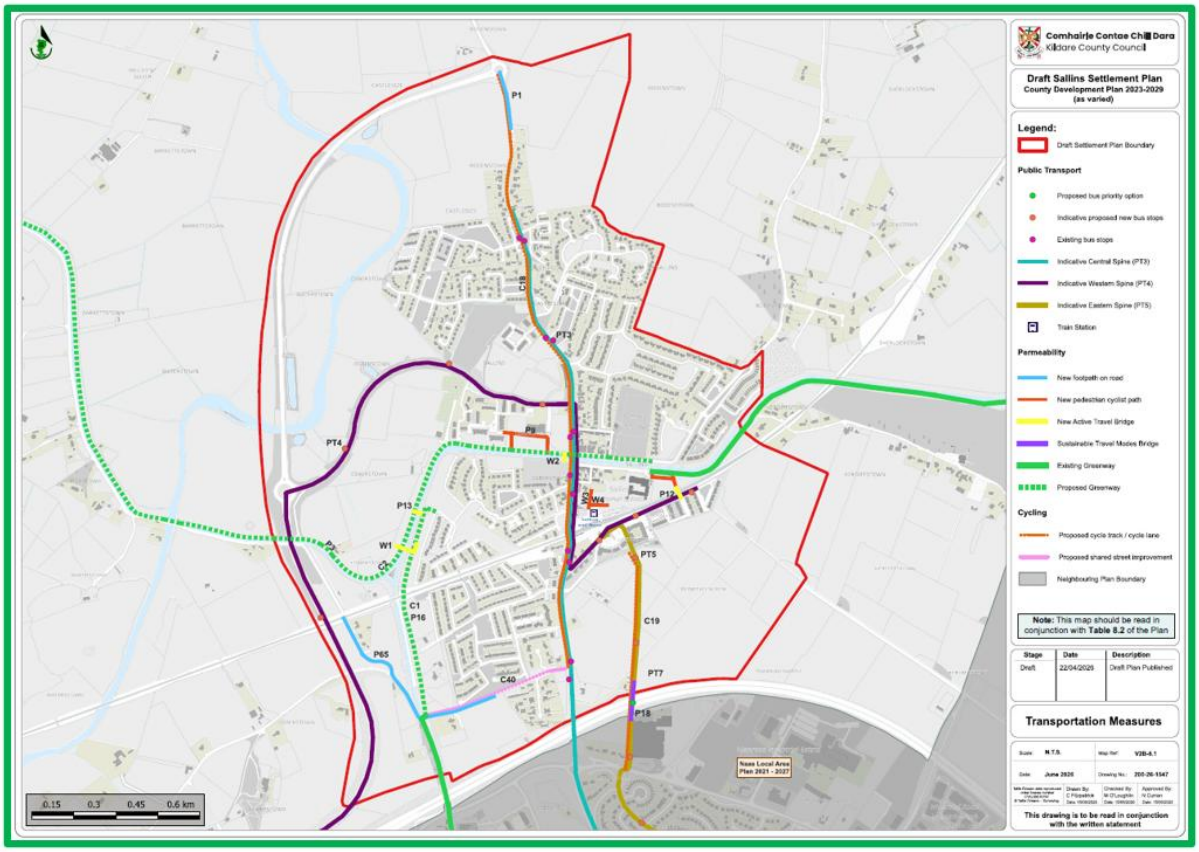
The lands zoned 'I' – Agriculture referenced in the submission will be removed from the Settlement Plan and the Plan boundary amended.

Chief Executive's Recommendation

Appendix A – Maps, Map V2B-10.1 Land Use Zoning, remove 19.01 ha of land zoned 'I' – Agriculture (shown in black hatching below) from the Sallins Settlement Plan and amend the red line boundary of the Plan accordingly. This will result in a consequential change across all maps (V2B-6.1 to V2B-10.2 inclusive).

Appendix A – Maps, Map V2B-8.1 Transportation Measures, replace existing map with the following which updates the legend and mapping to align with Table 8.2 in the Draft Plan, as follows:





Chapter 8, Movement and Active Travel, Table 8.2 Movement and Active Travel Measures, insert additional text under PT 7, as follows:

Public Transport		
PT 7	Bus Priority Sustainable Travel *Modes* Bridge	Long Term (6-10 Years)

Submission No. 397 –The National Transport Authority (NTA)

Issues Raised

The submission from the NTA raises the following issues:

1. Bodenstown Employment Area

The submission notes the location of the Bodenstown Employment Area zoned 'H' – Industry and Warehousing which the NTA acknowledge is zoned as per the Local Area Plan. The subject lands are located approximately 1.5km from Sallins Train Station and opposite the Sallins By-pass which directly links the M7 Motorway. The NTA states there are limited bus services which serve the site and that the Plan provides for the creation of 1,286 jobs at this location, with a mixture of industrial, logistics and office uses.

States that the Transport Strategy for the Greater Dublin Area 2022-2042 includes Measures PLAN4 which promotes consolidated growth as well as Measure PLAN6 relating to the appropriate location for office development.

Measure Plan4 – Consolidated Development

In accordance with the NPF and RSES, the NTA will support and prioritise development patterns in the GDA which seek to consolidate development as a means of preventing urban sprawl, reducing the demand for long-distance travel and maximising the use of existing transport infrastructure and services. Peripheral development will be supported in exceptional circumstances – on an evidence-based planned approach – where located on high capacity public transport routes and for specific land uses that cannot be accommodated in town and city centres.

Measure Plan6 – Office Development.

Large scale office developments will be supported at city and town centre locations and at locations that fall within the footprint of existing and proposed urban areas served, or proposed to be served, by high quality public transport. Large-scale office developments will not be supported at more peripheral and/or less accessible locations.

Recommendation

It is recommended that in the context of the distance of the proposed zoned lands from Sallins Train Station as well as the proximity to the Sallins By-Pass that the proposed lands should only cater for lower density employment uses and should not allow for office use.

2. Public Transport

The submission states that in relation to future public transport provision at Sallins, and while acknowledging the redline boundary of the Settlement Plan, the NTA wish to highlight potential future infrastructure projects which are included in the Transport Strategy for the Greater Dublin Area 2022-2042.

Measure RAIL3 – Dart Extension – states that the NTA and Irish Rail will, over the lifetime of the Strategy, extend the DART to deliver electrified rail services to Sallins/Naas, while Measure *RAIL6 – New Rail Stations* – states that the NTA, in conjunction with Irish Rail, will develop a new rail station west of Sallins.

States that in conjunction with the above measures, *Measure INT4 – Park and Ride* states that the NTA will secure rail-based Park & Ride facilities at appropriate locations. This includes a rail-based Park & Ride at Sallins with an indicative capacity of 1,000 no. spaces.

The submission notes that, at present, the feasibility of the provision of a dedicated local or town bus service network in Sallins-Naas is being investigated. States that any reference to same in the Plan (Table 8.2) should not only be indicative but also emphasise that such a measure would be subject to the outcome of the feasibility stage and funding. The NTA is of the view that Objective MATO 8.4 itself is appropriate in terms of the need for collaboration in relation to improved local bus services generally.

Recommendation

It is recommended that the Plan ensures that the proposed zonings and objectives contained within the Plan support the future delivery of the infrastructure measures as contained with the Transport Strategy for the Greater Dublin Area 2022-2042 and

that reference to new local bus services are presented as being indicative and subject to feasibility assessment and appraisal.

Chief Executive's Response

The recommendation made with respect to lower density employment and offices is noted. Notwithstanding the ambitious indicative jobs outlined under Table 5.4 Location of the Distribution of Future Jobs, Section 5.2.4 and Section 10.1.5 of the Plan supports the promotion of lower density employment including small/medium scale enterprises. With respect to office development on the subject lands, the Plan provides for an indicative 257 jobs. It is considered that in the context of the overall site, this does not represent large scale office development and from an urban design perspective it is considered that an element of office space within the development will provide a higher quality level of visual interest and design quality at a prominent gateway location to the town. However, it is considered that the Land Use Zoning Matrix will be amended such that offices are 'Open to Consideration' on lands zoned 'H: Industry and Warehousing'.

With respect to the development of the Bodenstown Employment Area Objective EDO 5.6 of the Plan requires for a sustainable transport network which provides accessibility and permeability by active travel and public transport to be developed in consultation with the National Transport Authority and the Traffic Infrastructure Ireland (where appropriate). Any development will also be required to carry out a Traffic and Transport Assessment to ensure there are no negative impacts on the local and national road network.

The comments made in relation to a town bus service being investigated and that any route would be subject to the outcome of the feasibility stage and funding is noted. In this regard Table 8.2 will be amended to reflect this comment.

It is considered that given the absence of an agreed location and the positive impact RAIL3 – Dart Extension, RAIL6 – New Rail Stations and Measure INT4 – Park and Ride will have on Sallins, the inclusion of support of the measures in the Plan is considered acceptable.

Chief Executive's Recommendation

Chapter 8, Movement and Active Travel, Table 8.2 Movement and Active Travel Measures, insert addtional text as follows:

Public Transport		
PT 3[37]	Local Bus Route Central Spine Bus Route – Indicative Route *(subject to the outcome of a feasibility study and funding)*	Short Term (1-2 Years)
PT 4	Local Bus Route Western Spine Bus Route – Indicative Route *(subject to the outcome of a feasibility study and funding)*	Long Term (6-10 Years)
PT 5	Local Bus Route	Short Term (1-2 Years)

	Eastern Spine Bus Route – Indicative Route *(subject to the outcome of a feasibility study and funding)*	

Chapter 8 Movement and Active Travel, Section 8.4 Movement and Active Travel Objectives, insert additional objective as follows:

MATO X.X *Support and facilitate, in co-operation with Irish Rail and the National Transport Authority the delivery of a second railway station, sited to the west of Sallins, including a park and ride facility (1, 000 spaces) and the delivery of electrified rail service in Sallins.*

Chapter 10 Implementation, Table 10.5 Land Use Zoning Matrix, amend 'offices' under 'H: Industry and Warehousing' from 'Permitted in Principle' to 'Open to Consideration' and include a footnote, as follows:

LAND USE	**A: Town Centre**	**B: Existing Residential / Infill**	**C: New Residential**	**E: Community and Education[2]**	**F: Open Space and Amenity**	**H: Industry and Warehousing**	**I: Agriculture**	**MU: Mixed Use**	**R: Commercial and Retail**	**U: Transport and Utilities**
Offices	Y	O[50]	O[51]	N	N	~~Y~~O[X]	N	Y	Y	N

Footnote: *Office development will only be considered at the entrance to the subject lands fronting onto the roundabout. Large scale office development will not be favourably considered at the Bodenstown Employment Area.*

Chapter 5, Economic Development, Section 5.2.4. Development of Employment Lands at Bodenstown, amend the second paragraph as follows:

> The site has the potential to deliver a significant supply of floorspace to meet identified sectoral growth opportunities, including small / medium scale warehousing, logistics, light industry, and office-based enterprise (*located at the entrance of the site only).*

[2] Refer to the land-use zoning site-specific objectives for 'E: Community and Education' outlined in Section 10.

Chapter 10, Implementation, Section 10.1.5 Bodenstown Employment Area, amend the last line of the second paragraph as follows:

> In doing so, it has the potential to reinforce and further develop the emerging Sallins–Naas–Newbridge economic cluster through a mix of small/medium scale warehousing/logistics and office solutions (*located at the entrance of the site and fronting onto the Sallins Bypass roundabout only)*.

4. Submissions in Respect of the Prescribed Authorities

During the public consultation period six submissions were received from other prescribed authorities (excluding those referred to under Section 3 of this report) as shown in Table 4.1 below.

Table 4.1: Prescribed Authorities who made Submissions

Sub No.[3]	Prescribed Authority
24	Maritime Area Regulatory Authority
91	Uisce Éireann
198	Office of Public Works (OPW)
208	Transport Infrastructure Ireland
315	Department of Education and Youth
416	Electricity Supply Board (ESB)

Submission No. 24 - The Maritime Area Regulatory Authority (MARA)

Issues Raised

The submission outlines that Kildare County Council is not a designated Coastal Planning Area and does not include any Maritime Area within its functional boundaries. MARA are satisfied that Proposed Variation No. 6 will not directly interact with or impact on, the maritime area.

Chief Executive's Response

The comments are noted.

Chief Executive's Recommendation

No change recommended.

Submission No. 91 – Uisce Éireann

Issues Raised

The submission from Uisce Éireann welcomes the opportunity to engage.

Section 4.4 Town Centre Regeneration

Planned public realm and road projects have the potential to impact on UÉ assets and projects e.g., tree planting, building over of assets, new connections, requirement to programme upgrade works in advance of road projects.

[3] Each reference number associated with a submission or observation starts with *'KCC-C467'* and is followed by a unique reference which is reflected in the submission numbers referred to in Table 4.1.

Early engagement in relation to planned road and public realm projects is requested to ensure public water services are protected, enable Uisce Éireann to plan works accordingly and ultimately minimise disruption to the public.

Section 6.8 Green and Blue Infrastructure
States that it may be beneficial to include further SUDs objectives or to refer to those in the CDP that may help improve integrated drainage planning.
The submission notes that the recast Urban Wastewater Treatment Directive (rUWWTD) includes requirements for the preparation of Integrated urban Wastewater Management Plans (IUWWMPs) for selected agglomerations greater than 10,000 persons by 2035. The Osberstown WWTW agglomeration will fall into this category.

States that the recast UWWTD includes obligations for the reduction of pollution load from both wastewater and storm water systems (Storm Water Overflows and Urban Runoff respectively), which will require collaboration between UÉ and Local Authorities on integrated drainage planning.

Section 9.2 Infrastructure
The water supply capacity register was updated recently in April 2026, it is only valid for a point in time, the submission recommends that the text be changed to say that it is published annually on the Uisce Éireann website and this will avoid the text of the Plan becoming outdated.

Section 10 and Appendix A – Zoning Maps
The submission provides the following information:

Section 10.1.1 Home Farm House KDA – 52 Units (Town Centre Lands)
Submission states that it should be feasible to connect without upgrades.

Section 10.1.2 Link Road KDA – 215 Units (Sites C1, C2 and MU)
Submission states some UÉ assets run along the eastern and southern boundary of the site and will require protection (and wayleave for access and maintenance). It should be feasible to connect the C (2) lands without upgrades.

Section 10.1.3 West Link Road KDA – 75 Units (Site C3)
In relation to the C (3) lands and adjacent site zoned Utilities, the submission states that the boundary line for this may need a slight adjustment to better represent existing sewers in the ground. Further states that wayleaves will need to be maintained for access and maintenance.

Section 10.1.4 The Willows KDA – 794 Units (in 3 Phases) (Site C5(1)).
The submission notes that upgrades are likely and the full build out (and the cumulative effect of other sites) could impact downstream wastewater rising main and pumping station. The submission advises early engagement to assess what upgrades would be necessary. States that this can be done via the UÉ Connections and Developer Services section on the UÉ website.

Section 10.1.5 Bodenstown – Employment Area.
The submission notes that it is feasible to service for low water-using industry and warehousing.

Appendix A – New Res at Sallins Pier (C4).
The submission notes that it should be feasible to connect this site to the public network.
Strategic Reserve Site – East of the Waterways.
A substantial water network extension would be required. Extensive sewer network extension is required. May involve third party permissions.

Chief Executive's Response
The comment made with respect public realm works and road projects having the potential to impact on Uisce Éireann's assets is noted and accepted. It is considered that an objective is required in this regard.

Section 1.1.1 of the Plan states that Volume 1 of the County Development Plan outlines a range of policies and objectives which support sustainable development across the county. The role of the Settlement Plan is not to duplicate these but rather to build on them by providing for additional locally tailored and site-specific provisions and objectives. Accordingly, to avoid unnecessary repetition, the overarching policies and objectives of Volume 1 will not be restated in the Plan. In this regard the comment made with respect to including further SUDs objectives or to refer to those in the CDP is not accepted.

The comments made regarding the recast Urban Wastewater Treatment Directive and the Osberstown Treatment Plant are noted. While the CDP does not specifically refer to integrated drainage, it is a policy to support Irish Water to ensure adequate and appropriate wastewater treatment infrastructure is available (Policy IN P3, refers).

As requested, the text under Section 9.2 Infrastructure, relating to the water capacity register will be amended.

The issue raised with respect to West Link Road KDA and the land zoned 'U: Utilities' to the east is noted. Table 10.2 Implementation and Infrastructure Delivery Schedule - Sallins, refers to a wayleave and /or build over agreement. Additional text will be inserted regarding the presence of the existing sewer lines and is considered sufficient. However, in order to ensure there is sufficient space to account for the entrance / access road and a wayleave (if required) a minimal increase in the 'C: New Residential' land use zoning is required.

Chief Executive's Recommendation
Chapter 9 Infrastructure and Environmental Services, Section 9.3 Infrastructure and Environmental Services Objectives, insert additional objectives as follows:

IEO 9.X *Consult with Uisce Éireann prior to the implementation of any significant Public Realm Works or Movement and Active Travel Measures in Sallins to avoid and/or mitigate impacts on existing or planned water and wastewater infrastructure.*

Chapter 9 Infrastructure and Environmental Services, Table 9.1 Infrastructure and Environmental Services in Sallins, insert additional text under the second paragraph, as follows:

Water Supply
The water supply in Sallins comes from the Greater Dublin Area (GDA) Water Resource Zone. According to Uisce Éireann's 10-Year Water Supply Capacity Register (published ~~June 2023~~ *April 2026*) there is potential capacity available in Sallins to meet targeted population growth to 203~~4~~*5* but an improvement to the Level of Service (LoS) will be required. *It is important to note; the register is only an indication of available capacity at the date of issue and is subject to change and is published annually on the Uisce Éireann website.*

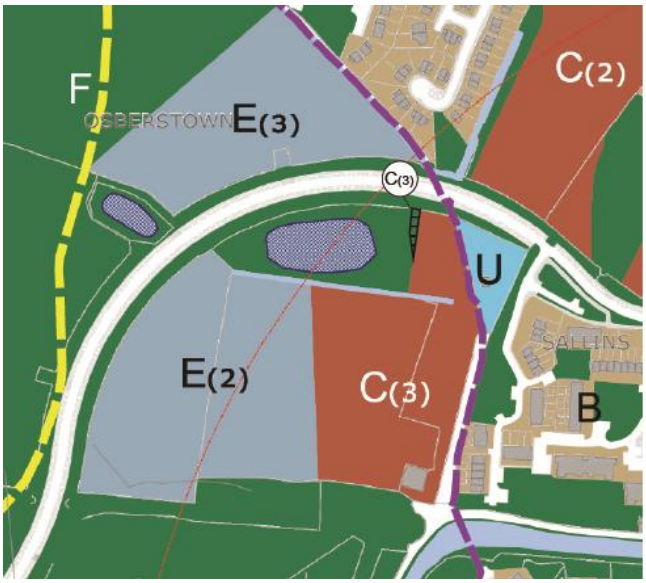
Chapter 10 Implementation, Table 10.2 Implementation and Infrastructure Delivery Schedule – Sallins, The Willows Key Development Area (KDA) – C (5), amend as follows:

The Willows Key Development Area (KDA) – C (5)		
Required Infrastructure	**Delivery Schedule**	**Funding Source**
Wastewater		
Full build out (including the cumulative effect of other sites) could impact downstream wastewater rising main and pumping station – early engagement with Uisce Éireann is advised. Network extension and/or may require a pumping station. Gradients need to be verified, may be possible to go by gravity to pumping station.	In tandem with development.	Developer

Chapter 10 Implementation, Table 10.2 Implementation and Infrastructure Delivery Schedule – Sallins, amend West Link Road Key Development Area (KDA) – C (3) as follows:

West Link Road Key Development Area (KDA) – C (3)		
Required Infrastructure	**Delivery Schedule**	**Funding Source**
Wastewater		
Existing sewer lines in the north of the site. Wayleave and/or build over agreement required.	In tandem with new development.	Developer

Appendix A – Maps, Map V2b-10.1 Land Use Zoning, amend 0.04 hectares of land zoned 'F: Open Space and Amenity' to 'C: New Residential', (hatched in black) as follows:



Submission No. 198 – Office of Public Works (OPW)

Issues Raised

The submission welcomes the SFRA and Kildare County Council's commitment to adhere to the appropriate application of the Planning System and Flood Risk Management Guidelines (2009) and Circular PL02/2014. The submission states that should any changes to zoning designations in areas of flood risk be implemented in the future, it is important that a flood risk assessment to an appropriate level of detail is carried out and that there is appropriate justification for any decisions made as set out in the Guidelines.

Agricultural Zoning

- The submission refers to an area to the southwest where I: Agriculture land use zonings overlap with Flood Zone A. Agriculture is a less vulnerable type of development and would not be appropriate in Flood Zone A.
- When avoidance and substitution for a periphery urban area at flood risk is not possible and all criteria of the Justification Test cannot be satisfied than a policy objective should be attached to the zoning.
- The policy objective should limit existing development to minor development, as outlined in Section 5.28 of the Guidelines as amended by Circular PL 2/2014, and new development be limited to water compatible development in Flood Zone A, and less vulnerable and water compatible in Flood Zone B.

Strategic Flood Risk Assessment with Land Use Zoning Underlay – Flood Zone A overlapping with land use zonings I-Agriculture

Climate Change

- Residential sites C(3) and C(5) overlap with the future scenario extents and Kildare County Council should set out how climate change is to be managed on these lands.
- The SFRA notes for finished floor levels to include a freeboard. The Guidelines recommends *"The minimum floor levels for new development should be set above the 1 in 100 river flood level (1 in 200 coastal flood level) including an allowance for climate change, with appropriate freeboard".* Kildare County Council should include an allowance for climate change and provide guidance on the recommended level of freeboard and allowance for climate change.

Surface Water Management Strategy

- Submission welcomes the Surface Water Management Strategy prepared for Sallins. The OPW state to consider including the Guidance Document for Planners, Developers and Developer Agents 'Implementation of Urban Nature-based Solutions' on the list of surface water drainage design documents.

Chief Executive's Response

The lands zoned 'I' – Agriculture referenced in the submission will be removed from the Settlement Plan and the Plan boundary amended.

The comment made in relation to climate change flood risk is noted. The guidance text on the Site Specific Flood Risk Assessment will be expanded to include additional text. A new objective will also be provided to support the additional text.

The comment made in relation to the preparation of the Surface Water Management Strategy is noted. The Surface Water Management Strategy will be amended to include a reference to an additional Guidance Document in Chapter 1.4.

Chief Executive's Recommendation

Appendix A – Maps, Map V2B-10.1 Land Use Zoning, remove 19.01 ha of land zoned 'I' – Agriculture (as highlighted in black hatching below) and amend the red line boundary of the Plan accordingly. This will result in a consequential change across all maps (V2B-6.1 to V2B-10.2 inclusive).

Chapter 9, Section 9.2, Table 9.1, *Site Specific Flood Risk Assessment*, insert additional paragraph at the end of the text as follows:

Sites shown to be affected by climate change flood extents on Map V2B-9.3 Flood Risk – Climate Change Mid-Range Future Scenario and Map V2B-9.4 Flood Risk – Climate Change High-Ned Future Scenario should be subject to a Stage 3 site-specific Flood Risk Assessment at Development Management stage to assess the potential impact of climate change flood extents on the

proposed development and ensure no increase in flood risk elsewhere. Mitigation may include appropriate setting of finished floor levels / finished grounds levels including freeboard in accordance with Development Management guidance as set out in the Kildare County Development Plan (CDP) SFRA (Objective IEO 9.7, refers). In line with current industry standard, the Kildare CDP SFRA sets out that the Mid-Range Future Scenario (MRFS) represents a 'likely' future scenario so MRFS projections are to be used as the basis for climate change assessment with consideration given to the High-End Future Scenario where appropriate.

Chapter 9, Section 9.3 Infrastructure and Environmental Services Objectives, amend Objective IEO 9.7 as follows:

IEO 9.7 *(a)* Ensure all development proposals are the subject of a Site-Specific Flood Risk Assessment appropriate to the nature and scale of the development proposed, in accordance with the provisions of The Planning System and Flood Risk Management – Guidelines for Planning Authorities, DECLG and OPW (2009) and Circular PL02/2014 (August 2014).

(b) Ensure all developments on lands affected by climate change flood extents on Map V2B-9.3 Flood Risk – Climate Change Mid-Range Future Scenario and Map V2B-9.4 Flood Risk – Climate Change High-Ned Future Scenario are subject to a Stage 3 Site-Specific Flood Risk Assessment at development management stage.

Surface Water Management Strategy, Chapter 1.4 Applicable Guidance, insert additional text as follows:

LAWPRO Implementation of Urban Nature-Based Solutions - Guidance Document for Planners, Developers and Developer Agents 'Implementation of Urban Nature-based Solutions.

Submission No. 208 – Transport Infrastructure Ireland (TII)

Issues Raised

The submission notes that the plan boundary is demarcated by the M7 Motorway, which is a critical national and international strategic route. Proposed movement and active travel measures directly interact with the M7 Motorway; the Willows KDA zoning is immediately adjacent and an active travel modes bridge (P18) is proposed over the M7.

- Development arising from the proposed land use zoning and the proposed active travel modes bridge must observe the Spatial Planning and National Road Guidelines for Planning Authorities (DoECLG, 2012) and demonstrate compliance with TII Publications (Standards and Technical) and have regard to the protection of the motorway boundary.

- TII advise that all costs associated with the measures—such as land acquisition, road infrastructure, and environmental measures—will be the responsibility of the local authority, not TII, and should be included in development contribution schemes.

Proposed new Movement and Active Travel Objectives and measures

- Works affecting the M7 Motorway may require Section 53 consent Roads Act 1993 (as amended) to carry out works in, over or under the motorway
- Section 8.3 of the Draft Plan identifies DMURS design standard but does not identify TII publications. This is a concern as TII Publications is the relevant standard where there is potential for direct interaction with the national road network (e.g. all existing M7 over- and under-bridges are TII structures).
- The absence of identifying the TII Publications alongside DMURS creates potentially serious implications for the planning, design, costing, and therefore successful and timely implementation of proposed measures.
- It is expected that Chapter 3 of the Spatial Planning and National Road Guidelines for Planning Authorities (DoECLG, 2012) would be referenced with respect to the management of potential adverse impact on future residents.

TII Recommendation No. 1: Review of Section 8.3 Movement and Active Travel Measures

The following revisions below in pink is recommended for the final paragraph:

In line with best practice, where possible pedestrian paths and cycle lanes should be segregated as per the principles of the Design Manual for Urban Roads and Streets (DMURS). Several active travel measures are illustrated both within and beyond the Plan boundary, measures shown outside the boundary are included for context and informational purposes only. The exact route and type of infrastructure will need to be determined by future study and detailed design including demonstration of compliance with the requirements of TII Publications where interactions with the national road network occur.

TII Recommendation no. 2: Review of Movement and Active Travel Objective MATO 8.1

MATO 8.1 Support and promote the use of sustainable transport modes in Sallins through the implementation of the measures detailed in Table 8.2 and illustrated on Map V2B-8.1 (Transportation Measures) in conjunction with the relevant stakeholders such as the National Transport Authority (NTA), Transport Infrastructure Ireland (TII) and Irish Rail and by actively seeking funding for the measures from relevant agencies and government sources. The indicative measures will form the basis for individual projects, which will be subject to a detailed design process, including environmental and/or ecological assessment, where applicable. All measures shall incorporate nature-based solutions to surface water management. Projects comprising of measures impacting the national road network shall have regard to the Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012) ~~(or any successor of same)~~ and demonstrate compliance with TII Publications requirements, where relevant.

Proposed new residential land use zoning objective C (5) part of proposed The Willows KDA in the vicinity of the N/M7

- National road infrastructure, including drainage, is designed and provided for the national road network requirements only. TII does not permit private connections to national road infrastructure, including storm water drainage which is exclusive to the national road.
- TII want to remind the Council that no future claims will be entertained in respect of noise and visual impacts on development arising on foot of proposed new land use zoning objectives, due to the presence of the existing road or any future road scheme which is currently in planning.
- TII is seriously concerned that a setback from the M7 Motorway is not proposed. It states the current LAP provides a setback.
- TII state that it is critical that a setback is established and defined taking account of national road infrastructure assets such as, inter alia, drainage, lighting and the Motorway Maintenance and Renewals Contract (MMaRC) boundary. The MMaRC boundaries are available to view at TII MMaRC, PPP & Junctions | TII Geospatial Hub
- TII are unable to ascertain whether the proposed vegetated berm at The Willows KDA and the Employment Area in Chapter 10 Implementation will adequately mitigate noise, air, and light impacts and ensure the safe operation of the M7 Motorway and associate infrastructure.
- The vegetated berm shall be required to be designed having regard to the compliance requirements of TII and TII Publications and shall: be located and maintained outside the motorway maintenance boundary, avoid the generation of additional surface water drainage loading to the motorway area, avoid potential trespass onto the M7 and motorway boundary areas**,** and incorporate access for the MMaRC contractor during and after construction of the berm.

Recommendation No. 3: Review and revision of Movement and Active Travel Objective

MATO 8.9 Investigate the feasibility of providing an active travel link (walking and cycling) to be designed in accordance with DMURS and in compliance with TII Publications, as appropriate between Sallins and Kerdiffstown Park through The Willows Key Development Area as outlined in Section 10.1.4.

Recommendation No. 4: The Willows KDA – Connectivity and Movement

The Draft Plan outlines surface water drainage standards, and TII recommends that equivalent recognition be given to the requirements needed to protect the national road network, ensuring future developments incorporate these safeguards at the design stage.

The following additional (pink) is recommended at the end of the section on Connectivity and Movement

> Streets, active travel links and public spaces should be overlooked by proposed buildings, with particular emphasis on active corners incorporating street facing openings to enhance passive surveillance and improve community safety. Design should also take cognisance in of the proximity of the M7 to the southern boundary of The Willows KDA and compatibility of future development with the national roads network function, operation and safety of both future residents and the M7 road users.

Recommendation No. 5: The Willows KDA – Green and Blue Infrastructure, Open Space and Surface Water Drainage

The following revision (pink) is recommended at the end of section of the Willows KDA entitled Green and Blue Infrastructure, Open Space and Surface Water Drainage:

> Nature-based solutions (NBS) to surface water management within the KDA shall be prioritised and align with the Sallins Surface Water Management Strategy and Kildare County Council's Sustainable Drainage Systems Guidance Document (2024), as per Objective IEO 9.5 and Objective IEO 9.6. Existing national road network drainage have been designed of the road network requirements only therefore private connections to the drainage regime of the M7 is not possible or permitted.

Recommendation No. 6: The Willows KDA – Setback, Boundaries and Entrance Treatments

Recommends the following:

(i) to identify, define and record a "setback from the M7 Motorway" line on Figure 10.4: The Willows KDA. The setback line shall take account of the existing MMaRC Network Area A boundary, ensure access for MMaRC Contractor to maintain the M7 is protected, and that appropriate protection of residential amenity is delivered.

(ii) The following text revisions (in pink) are recommended toward the end of section of The Willows KDA entitled Boundaries and Entrance Treatments:

> Development in the vicinity of the M7 shall incorporate noise, air, light and dust mitigation measures identified as part of assessments to accompany any proposed development proposal. Mitigation measures arising shall be the sole responsibility of the developer.
>
> The development should incorporate a vegetated berm along the southern boundary to mitigate noise and air quality impacts associated with the M7 Motorway, while contributing positively to the landscape structure. This berm shall be designed having regard to compliance requirements of TII and TII Publications.

Recommendation No. 7: The Willows KDA – Phasing Strategy

The following revision (in pink) is recommended for Table 10.1: Phasing Strategy - The Willows KDA, Phase 2 – 280 Residential Units:

> The following infrastructure should be provided in tandem with Phase 2: ii. Support and facilitate the delivery of the Eastern Spine Bridge, crossing over the M7 Motorway connecting Sallins with Naas through the Monread Shopping Centre in accordance with the requirements of TII Publications and with the agreement of TII.

The following revision is recommended for Table 10.2: Implementation and Infrastructure Delivery Schedule – Sallins, The Willows Key Development Area (KDA) – C (5):

Under Movement and Active Travel (pg. 86)

> Support the development of a sustainable travel mode bridge over the M7 Motorway, to link Sallins with Naas, in conjunction with all relevant stakeholders and in compliance with TII Publications.

Under Surface Water Drainage (pg. 87)

> Development would have to cross other land holdings to find outfall for surface water/outfall onto road drainage. No connection to national road network drainage infrastructure is permitted. Agreement with adjoining landowner/roads or retain surface water on site, subject to suitability e.g. infiltration tests.

Chief Executive's Response

The comments made with respect to Chapter 3 of the Spatial Planning and National Road Guidelines and the potential adverse impact on future residents is noted. In this regard it is proposed to include a new objective to minimise noise disturbance. Recommendation No. 1 and Recommendation No. 2 are accepted; the Plan will be amended accordingly.

The Motorway Maintenance and Renewals Contract (MMaRC) boundary shall be clearly defined on Figure 10.4 the Willows KDA. Furthermore, it is proposed to provide a minimum of 35 metres setback from the southern boundary. However, it is considered that development of the site may require an additional set-back to mitigate the adverse impact from the motorway in response to the requirement of the new objective.

In relation to the vegetation berms proposed at Bodenstown and The Willows, the changes proposed in the urban design framework of the Willows are accepted. The Bodenstown Urban Design Framework has also been revised to be provide for a minimum 20 metre setback to include a vegetated berm between industrial units and adjoining properties. The scale of the buffer will be determined based on the height and massing of the proposed build form. It is considered that this is sufficient and can be assessed through the development management process.

Recommendation No. 3 is accepted. The changes proposed with respect to Connectivity and Movement (Recommendation No. 4) are not accepted. The new

objective proposed is considered sufficient with regards the impact of the M7 Motorway on future residents and therefore will be considered in detail through the development management process. Furthermore, it is the policy of the County Development Plan under TM P5 to ensure that the carrying capacity, efficiency and safety of the network and associated junctions is protected, maintained and improved and to prevent development that could hinder the future upgrading of national road network routes and interchanges.

Recommendation No. 5 is not accepted as the requested changes in Table 10.2: Implementation and Infrastructure Delivery Schedule – Sallins, The Willows Key Development Area (KDA) – C (5) (Recommendation No. 7) is considered sufficient.

Recommendation No. 6 is accepted. Recommendation No. 7 is accepted; however, the phasing strategy is proposed to be removed from the Sallins Settlement Plan (Submission 392, refers) so the requested change will not be incorporated into the Plan.

Chief Executive's Recommendation

Chapter 9, Infrastructure and Environmental Services, Section 9.3 Infrastructure and Environmental Services Objectives, insert new objective as follows:

IEO 9.8 *Require that residential schemes in close proximity to heavily trafficked roads such as the M7 Motorway or the rail line are designed and constructed to minimise adverse impacts in particular noise disturbance. A suitably qualified acoustic specialist shall be engaged in the development design process, paying particular attention to the Kildare Noise Action Plan 2019-2023 (or any subsequent plan), Chapter 3 of the Spatial Planning and National Road Guidelines for Planning Authorities (DoECLG, 2012), the EPA 'Environment and Wellbeing' Maps as outlined under Figure 9.1 Noise Mapping (Rail and Road). An Acoustic Design Statement, including proposals for post-construction noise monitoring, clearly demonstrating that significant adverse noise impacts will be avoided shall be submitted with development applications.*

Chapter 8, Movement and Active Travel, Section 8.3 Movement and Active Travel Measures, insert additional text at the end of the third paragraph, as follows:

> In line with best practice, where possible pedestrian paths and cycle lanes should be segregated as per the principles of the Design Manual for Urban Roads and Streets (DMURS). Several active travel measures are illustrated both within and beyond the Plan boundary, measures shown outside the boundary are included for context and informational purposes only. The exact route and type of infrastructure will need to be determined by future study and detailed design, *including demonstration of compliance with the requirements of Transport Infrastructure Ireland (TII) Publications where interactions with the national road network occur.*

Chapter 8 Movement and Active Travel, Section 8.4 Movement and Active Travel Objectives, amend Objective MATO 8.1, as follows:

MATO 8.1 Support and promote the use of sustainable transport modes in Sallins through the implementation of the measures detailed in Table 8.2 and illustrated on Map V2B-8.1 (Transportation Measures) in conjunction with the relevant stakeholders such as the National Transport Authority (NTA), Transport Infrastructure Ireland (TII) and Irish Rail and by actively seeking funding for the measures from relevant agencies and government sources. The indicative measures will form the basis for individual projects, which will be subject to a detailed design process, including environmental and/or ecological assessment, where applicable. All measures shall incorporate nature-based solutions to surface water management. Projects comprising of measures impacting the national road network shall have regard to the Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012) ~~(or any successor of same)~~ and *demonstrate compliance with Transport Infrastructure Ireland (*TII*)* Publications requirements, where relevant.

Chapter 8, Movement and Active Travel, Section 8.4 Movement and Active Travel Objectives, amend Objective MATO 8.9, as follows:

MATO 8.9 Investigate the feasibility of providing an active travel link (walking and cycling) *to be designed in accordance with DMURS and in compliance with Transport Infrastructure Ireland (TII) Publications, as appropriate* between Sallins and Kerdiffstown Park through The Willows Key Development Area as outlined in Section 10.1.4.

Chapter 10 Implementation, Section 10.1.4 The Willows KDA, insert additional text at the third paragraph under 'Boundaries and Entrance Treatments', as follows:

The development ~~should incorporate~~ *shall provide* a vegetated berm *with a densely landscaped buffer area of a minimum 35 metres* along the southern boundary to mitigate noise, *light* and air quality impacts associated with the M7 Motorway, while contributing positively to the landscape structure*. Regard should be had to Objective IEO 9.8, which may result in the requirement to increase/amend the buffer area to ensure no adverse impact on residents.*

The vegetated berm shall be designed having regard to compliance with the requirements of Transport Infrastructure Ireland (TII) and relevant TII Publications. Mitigation measures shall be the sole responsibility of the developer.

Chapter 10 Implementation, Table 10.2: Implementation and Infrastructure Delivery Schedule – Sallins, The Willows Key Development Area (KDA) – C (5), insert additional text, as follows:

The Willows Key Development Area (KDA) – C (5)		
Required Infrastructure	**Delivery Schedule**	**Funding Source**
Movement and Active Travel		
Appropriate access junction, associated pedestrian crossing facilities, and other standard access-related works. Requirement to provide upgraded active travel facilities along the site frontage. Facilitate the provision of the pedestrian/cyclist footbridge over railway line and associated paths linking Church Avenue - The Waterways. Support the development of a sustainable travel mode bridge over the M7 Motorway, to link Sallins with Naas, in conjunction with all relevant stakeholders *and in compliance with TII Publications.*	In tandem with development.	Developer/KCC
Surface Water Drainage		
There is evidence of flooding on site, with respect to the CFRAM Mid-Range Future Scenario (MRFS) and the High-End Future Scenario (HEFS) flood extent maps. Development would have to cross other land holdings to find outfall for surface water/outfall onto road drainage. Agreement with adjoining landowner/roads or retain surface water on site, subject to suitability e.g. infiltration tests. *No connection to national road network drainage infrastructure is permitted.*		

Submission No. 315 - Department of Education and Youth

Issues Raised

- The submission from the Department of Education and Youth notes the Plan has a housing target of 1,306 units projected from 2023 to 2029 and beyond. Taking the Census 2022 county average occupancy of 2.97 persons into account, the Department estimates an additional 3,879 people, which could see the projected population for Sallins rise to approximately 10,000 from its Census 2022 figure of 6,269 (as shown in Core Strategy Table 2.3), which would result in a substantial additional requirement for school provision in Sallins.

- The submission notes that there is currently one primary school located in Sallins and that the Department's preference would be to expand this existing facility (if possible) should there be a requirement for additional school places resulting from the population increases. In this regard, the Department acknowledges site specific E(1) which allows for the expansion of St. Laurence's National School. The submission states that notwithstanding the above, the projected growth could see the need to reserve a site for a new primary school, and, in this regard, the Department acknowledges site specific objective E(3) which identifies a site for that purpose.

- The submission states that the projected population growth identified in the Settlement Plan would also see the demand for post primary school places increase and could place significant pressure on existing schools to cater for the extra school place requirement. The submission notes that all post primary schools relevant to Sallins are located in Naas and notes that an increase in population up to approximately 10,000 gives rise to the need to consider locating a post-primary school in Sallins and, in this regard, the Department acknowledges site specific objective E(2) which identifies a site for the provision of a new post-primary school.

- The submission clarifies that the requirement for these potential new school facilities may not arise until a sizeable portion of the planned new residential development has been completed and the subsequent population growth materialises.

- States that, as enabling infrastructure for housing, schools should be positioned in the heart of new and expanding sustainable communities, allowing for the maximum benefit to the community inside and outside school hours and further to this, other community facilities and amenities should also be positioned close to school facilities to allow for all community facilities to be complementary to each other for the benefit of the whole community.

- States that all enabling infrastructure required to develop and operate school facilities should be provided in advance of the need for such schools and it is not within the remit of the Department to develop or fund this enabling

infrastructure. This infrastructure includes road, electricity, water infrastructure, sustainable transport links, active travel networks, road safety measures and safe routes to school facilities.

- Notes the Plan's initiatives to encourage safe and controlled permeability into the St. Laurence's School grounds during school hours and that the Department supports the development of sustainable travel links between schools and residential areas.

- The Department notes and welcomes Social Infrastructure Objectives (SIO 3.1) to support and facilitate improvements and expansion of the existing primary school facilities, including special needs education, and the provision of new schools and further educational opportunities which may arise, at appropriate locations and continued engagement in respect of the phased delivery of the expansion of St. Laurence's NS and phased delivery of a post-primary school and an additional primary school (SIO 3.2).

- The Department anticipates additional Special Education Needs provision at both primary and post-primary level. The Department and the National Council for Special Education (NCSE) are working with schools and patrons to make increased provision for children with special needs both in special classes at mainstream schools and in special schools – with a focus on ensuring appropriate provision in mainstream schools at primary level. Notes that the continuing need for additional provision across the country, including the Kildare area, is kept under constant review. States that the Department will consult with the Council if and when additional special education needs accommodation or sites for future special schools are required within specific locations. States that in the context of this Settlement Plan and being mindful of a substantial population growth that may arise from the various future planned housing developments within the Sallins area and its surrounds, the Department would welcome explicit support within the Plan for the provision of school accommodation for children and young people with special educational needs.

- The submission states in terms of assessing current and future capacity the Council should be mindful of potentially unforeseen circumstances such as the Ukrainian crisis.

- The Department welcomes engagement with the Council regarding the development of both new and existing schools and emphasises the critical importance of the ongoing work of the Council in ensuring sufficient land is zoned for this purpose.

Chief Executive's Response

The comments made, in particular with respect to the land use zoning objectives for the provision of an extension to St. Laurence's Primary School and the future provision of additional education facilities are noted. The Council note that the requirement for new school facilities may not arise until a sizeable portion of the

planned new residential development has been completed and the subsequent population growth materialises and that the extension of St. Laurence's primary school is preferable.

With respect to support within the Plan for the provision of school accommodation for children and young people with special educational needs. Objective SIO 3.1 supports the expansion of the existing primary school including for special needs education however an additional objective for specific support for children and young people with special educational needs is considered acceptable.

Chief Executive's Recommendation

Chapter 3, Section 3.3 Social Infrastructure Objectives, insert additional objective as Objective SIO 3.3 (this will result in a consequential amendment to the existing numbering sequence) as follows:

SIO 3.3 *Support and facilitate the Department of Education and Youth in the provision of school accommodation for children and young people with special educational needs on appropriately zoned land in Sallins.*

Submission No. 416 – Electricity Supply Board (ESB)

Issues Raised

The ESB states they are a landowner and employer in Kildare with property and infrastructural assets throughout the County, serving Sallins and its hinterland. The ESB also wishes to acknowledge the positive collaboration with Kildare County Council in the delivery of electricity infrastructure to date and to address forthcoming challenges associated with the rapid deployment of essential infrastructure, ESB respectfully requests that Kildare County Council and ESB intensify their coordination efforts.

Energy and Communications Infrastructure

The Sallins 38kV Substation, situated north of the town along the R407, is the primary facility serving Sallins and its surrounding areas. Refers to the assessment in Table 9.1 of Section 9.2 and confirms that the existing electricity network infrastructure in Sallins is currently operating at capacity, presenting limitations for future growth and development within the settlement.

The ESB acknowledges and supports objective IEO 9.1. However, suggests 'Ireland' should be replaced with 'Networks' in the objective for clarity. The ESB wishes to emphasise its commitment to actively engage with the Local Authority to collaboratively future-proof delivery of electricity infrastructure, ensuring the needs of both current and anticipated residents are met through strengthened partnerships.

Further states that early engagement by project teams with the local ESB Networks Office at the design stage of key public infrastructure projects, such as new roads, public realm upgrades, and greenways, offers opportunities to incorporate ducting

and underground cabling in the most economically efficient way, while minimising disruption to local services.

Energy Infrastructure – Planning Policy
The submission refers to the commitment to fund a major expansion of Ireland's electricity infrastructure to address critical capacity shortages and support national growth objectives with reference to the 2025 National Development Plan Review and Delivering Homes, Building Communities 2025-2030, an Action Plan on Housing Supply and Targeting Homelessness. To address this, ESB Networks' PR6 Business Plan proposes a 13.4 billion programme.

The submission states that early identification and appropriate zoning of sites will be vital to the timely and cost-effective delivery of infrastructure. ESB reaffirms its commitment to ensure adequate capacity can be delivered to serve the needs of the Sallins Settlement Plan and welcomes ongoing dialogue to evaluate the implications of the delivering the plan in particular the new residential zoning.

Chief Executive's Response
The comments made are noted. With respect to early engagement at the design stage of key public infrastructure projects, it is considered that an objective in support is warranted. Furthermore, Objective IEO 9.1 will amend the name.

Chief Executive's Recommendation
Chapter 9 Infrastructure and Environmental Services, Section 9.3 Infrastructure and Environmental Services Objectives, amend Objective IEO 9.1 as follows:

IEO 9.1	Work in conjunction with ESB ~~Ireland~~ *Networks* to prioritise and facilitate the provision of adequate electricity in a manner that will support the demand of existing and future population growth in Sallins.

Chapter 9 Infrastructure and Environmental Services, Section 9.3 Infrastructure and Environmental Services Objectives, insert additional objective (revised from the response to Uisce Éireann) as follows:

IEO 9.X	*Consult with ESB Networks and Uisce Éireann prior to the implementation of any significant Public Realm Works or Movement and Active Travel Measures in Sallins to avoid and/or mitigate impacts on existing or planned electricity, water or wastewater infrastructure.*

5. Issues Raised by Themes in Submissions made by other persons

Chapter 1 Introduction and Context

Issue: SCOT Analysis

Submission No. and Name.	Issue
4 Joanne O'Rourke	The submission notes the SCOT analysis in the Plan identifies deficits as challenges and threats and requests the council to treat the analysis seriously.

Chief Executive's Response

The Plan is committed to ensuring sustainable growth through the creation of homes and communities, building on employment growth, social infrastructure provision, and through the regeneration of the town centre.

A Social Infrastructure Audit (SIA) accompanies the Plan. The function of the SIA is to examine and analyse the availability and capacity of existing social infrastructure facilities, to determine future requirements, and to make recommendations based on anticipated settlement growth. The recommendations of the SIA specifically on education, healthcare, childcare and open space have been incorporated into the Plan. As a land use plan, the Plan ensures sufficient land is zoned for uses at appropriate locations. It does not, however, come with an associated funding mechanism or dedicated budget for the delivery of specific infrastructure projects.

Walking, cycling and public transport measures are outlined in Chapter 8 'Movement and Active Travel' of the Plan. One of the most critical elements in addressing climate change is to reduce carbon emissions from transportation and to bring about a modal shift to more sustainable travel modes.

Areas identified at risk of flooding were highlighted and zoned appropriately in accordance with Section 28 Ministerial Guidelines (Section 9, Map 9.2 Strategic Flood Risk Assessment). A Surface Water Management Strategy was prepared to inform Plan and the Nature Based Management Areas (NBMAs) are provided for on Map 9.1 (Surface Water Management Strategy) and supported by Objective IEO 9.5. The SWMS sets out a framework for the delivery of Sustainable Drainage Systems (SuDS) to manage surface water that provides maximum water quantity, water quality, amenity, and biodiversity benefits.

Chief Executive's Recommendation

No change recommended

Chapter 2 Compliance with the Kildare County Core Strategy

Issue: Core Strategy

Submission No. and Name	Issue
4 Joanne O'Rourke	The Plan, as drafted, proposes to accommodate significant additional population growth without first demonstrating that the existing population's needs are being met.
30 Kildare Green Party	The submission states that permissible developments are generally mixed unit development for the past two decades and that the model is failing. Often too large to manage and where defects exist there is no appetite to call back the developer where deficits exist – recourse unattainable. Developments need to be smaller, more manageable units and suggests that apartments with lifts should be separate to other types of development which can be managed more effectively when separate.
157 Frances Walsh	Submission states affordable housing to buy and rent must be included as part of every housing development.
200 James Strappe	Requests that the Settlement Plan adopt a phased development framework, under which zoned lands are released for residential development incrementally and conditionally subject to independent verification that the infrastructure improvements identified above have been delivered to an agreed standard, which is consistent with the principles of sustainable development and the sequential approach set out in national planning policy.
366 Osberstown Park Residents Association	Submission requests: All approved housing developments include some affordable and social housing included for lower income residents can stay living in the area they have grown up in.
139 Pat Kidney **140 Paul Cooney**	The issues raised in the submission are as follows: Asserts Table 2.2 lists the extant Sallins Wharf and Sallins Pier as 22 units whilst the planning permission is for 18 units (see condition 2 of the Grant Appeal ABP 314749-22) Further asserts this error is repeated in Table 2.4 – zoning designation C4 has a yield for 22 units.
339 Noel Moran	Submission states with regard to completions during the period up to the end of 2028, Table 2.4 does not adequately break down

343 Deirdre Moran **359 Brendan Moran** **369 Caitriona Moran**	which zoning registrations contribute towards the 674 units to be constructed before 2029. The Plan proposes an increase of 56% in the population of the village following the completion of all the zoned developments by an unspecified date in the future, and 29% by the end of Q4 2028 (Section 2.1). Submission has issue with the projected population figures used to generate the above percentages. Submission asserts Table 2.3 states that the average number of occupants per dwelling in Sallins is 2.97 but in notes it is explained projections are based off 2.75 occupants per dwelling. Assuming the 2.97 figure and the 674no dwellings by the end of 2028 that is a population increase of 2,002 persons not the 1,854 persons stated in the report. Further asserts for the 632no dwellings that are to be built following the period covered by the County Development Plan the increase would be 1,887 persons not 1,738 for a total of 62%. Requests the final Sallins Settlement Plan either correct the figures or provide justification for the methodology used in the draft version if it is to be retained.
406 Gavin Brangan	Submission asserts it cannot understand why the Council would propose to extend the settlement boundary when there are still available, undeveloped and underutilised lands within the existing boundary. Further asserts such an approach is contrary to the NDP and particularly NSO 1 which sets a clear policy direction away from suburban sprawl and towards sustainable consolidation of settlements. States any settlement plan should therefore give explicit and meaningful effect to its three core pillars: Prioritise brownfield and infill development (by bringing vacant, underutilised and derelict sites back into use before zoning additional land on the edge of the settlement) Align new residential density with high-quality, high-frequency public and active travel options so that growth reduces, rather than reinforces, car dependency Embed a Town Centre First approach that channels public and private investment into the heart of the town.

Chief Executive's Response

The issue raised in relation to the proposal to accommodate significant additional population growth in Sallins without first demonstrating that the existing population's needs are being met is noted. During the preparation of the Draft Plan Kildare County Council undertook was ongoing engagement with the Department of Education and Youth, Uisce Éireann and the ESB in relation to the capacity of existing and future infrastructure requirements in Sallins and submissions have been received from both the Department of Education and Youth and the ESB during the consultation process.

The preparation of Social Infrastructure Audit (SIA) to inform land use plans is not a statutory requirement in plan making. However, it is a key element in the evidence base assessments which accompany the Draft Plan. A deficit in the provision of social infrastructure within Sallins is one of the key findings of the SIA, which has in turn informed many of the focused objectives and specific land use zoning objectives throughout the Draft Plan in the areas of education, childcare, open space, sports and recreation, social and community and arts and cultural facilities. Kildare County Council prepared the SIA to provide a wide evidence-base and provide a bespoke and tailored assessment of existing social and infrastructure provision and requirements to better inform the Draft Plan. A summary of the findings of the SIA is included in Section 3 Social Infrastructure and the Implementation and Infrastructure Delivery Schedule at Section 10 of the Plan includes the delivery schedule and funding sources to deliver key objectives such as those relating to infrastructure and services, many of which are required to be delivered in tandem with new development within the Plan area.

Another submission relates to existing development in Sallins, which it states are mixed-use development and often too large to manage and where defects exist there is no recourse to the developer and suggests that developments need to be smaller, more manageable and where apartments include lifts, they should be separate to other development when can be managed more effectively. In that regard, it should be noted that Section 2.3.1 Residential Mix and Design refer to the Ministerial Guidelines 'Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, which were published in 2024. The Guidelines focus on creating compact, sustainable and well-designed neighbourhoods with a variety of housing types and good urban design to support sustainable and compact growth and socially inclusive patterns of development. There is a renewed focus in the Guidelines on the renewal of existing settlements and on the interaction between residential density, housing standards and quality urban design and placemaking. The concerns in relation to building defects is outside the remit of a land use plan.

Reference to affordable housing to buy and rent is noted. Kildare County Council is required to comply with the statutory provisions under the Affordable Housing Act which has been integrated into Section 242 of Part 7 of the Planning and Development Act 2024 (as amended), which means that affordable housing is now a core statutory component of housing strategies within development plans. It is noted that Section 242(10) of the Act retains the principle that up to 20% of residentially zoned land can be reserved for these housing purposes and that affordable housing requirements should now be considered alongside social and market housing needs when assessing residential capacity, zoning, density and housing mix. Objective CSO 2.2 of the Draft Plan requires monitoring of the level of residential development

during the lifetime of the Plan and apply appropriate development management prioritisation measures to ensure the delivery of strategic plan-led and co-ordinated balanced development in Sallins.

One submission requests that the Settlement Plan adopt a phased development framework, under which zoned lands are released for residential development incrementally subject to independent verification that the development has been delivered to an agreed standard according to the principles of sustainable development and the sequential approach as set out in national planning policy is noted. In that regard, the Draft Plan has been prepared having regard to the capacity of existing and planned infrastructure, including water services, transport networks, community facilities and other supporting infrastructure, which has informed the *Implementation and Infrastructure Delivery Schedule* in Table 10.2 with reference to the Key Development Areas (KDAs) and the Bodenstown Employment Area. In addition, the detailed assessment of infrastructure capacity and the suitability of individual sites for development will continue to be considered through the Development Management process, including consultation with relevant infrastructure providers. The introduction of a requirement for independent verification of infrastructure delivery prior to the release of zoned lands is not considered necessary within the Settlement Plan framework, as existing statutory processes provide for the assessment of infrastructure availability and capacity at both plan making and development managements stages.

Several submissions made comments in relation to the methodology used to determine the projected population increase in Sallins to 2029 and beyond and the reference to the 674-housing unit allocation in the Draft Plan are noted. It is noted that the housing growth projection of 674 units referenced in Tables 2.1 and 2.3 of the Draft Plan refers to the unit allocation provided for in the Core Strategy of the Kildare County Development Plan 2023-2029 (as varied) (CDP) following the adoption of Variation No. 3 of the CDP, which amends the Core Strategy of the CDP to include an increased housing growth requirement for the remaining 3 years of the CDP in order to align with the National Planning Framework (NPF) Implementation: Housing Growth Requirements – Guidelines for Planning Authorities (2025). The amended Core Strategy of the CDP aims to deliver an additional 18,070 housing units over and above the CDP housing unit allocation at the adoption of the CDP in January 2026. The additional units will accommodate an additional circa 49,512 - 53,668 persons in the county using a household occupancy range of 2.75 persons to 2.97 persons to reflect the changing demographic profile of the county. Table 2.4 *Estimated Residential Development Capacity* of the Draft Plan provides the estimated housing unit yield from all sites zoned to facilitate residential development in Sallins. The net density (dwellings per hectare – dph) of each site is determined using the methodology set out in the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024). The Draft Plan outlines the estimated residential unit yield as 1,306 units which would accommodate an estimated 3,592 additional persons when fully built out, using the 2.75 household occupancy rate. The NPF First Revisions (2025) confirmed that the average household size was 2.74, with households in urban areas tending to be smaller and therefore it was considered appropriate to use 2.75 in Sallins.

One submission asserts that it cannot understand why the Council would propose to extend the settlement boundary when there are undeveloped and underutilised lands

within the area and that such an approach is contrary to the National Planning Framework (NPF). It is noted that all other sites in the town that comply with the principles of sequential development and that are considered appropriate for new residential development have been zoned for such a purpose. It is considered that the proposed expansion area scores well in the Settlement Capacity Audit (published with the Plan) terms of compact growth, social infrastructure and infrastructural services and is sequentially preferable for the development of the Plan area, which complies with the provisions of the NPF. With reference to prioritising brownfield and infill development, Objective TCO 4.1 of the Plan promotes the town centre as the primary focus for commercial, civic, social, cultural and tourism activity by supporting the reuse and renewal of existing buildings, derelict sites and brownfield lands that reinforce compact growth and the vibrancy of the urban core. It is considered that Objectives TCO 4.2, TCO 4.3 and TCO 4.4 embed a town centre first approach to the development of the Plan area.

Two submissions suggest that there is an error in Table 2.2 *Housing Completions and Extant Permissions* and Table 2.4 *Estimated Residential Development Capacity,* which allocates a housing unit yield of 22 units to the subject site. The submissions state that the correct allocation should be 18 units as provided for under Pl. Ref. No. 21/1276 (ABP-3124749-22). In that regard, it should be noted that Planning permission Ref. No. 24/61359 amended Ref. No. 21/1276 (ABP-3124749-22) to provide for 14 no. units (see Condition No. 2) added to the 8 no. units in Block B already permitted by An Bord (now Coimisiún) Pleanála, which results in a total of 22 no. units.

Chief Executive's Recommendation

No change recommended.

Chapter 3 Social Infrastructure

Issue: Social Infrastructure Deficits and Provision

Submission No. and Name.	Issue
4 Joanne O'Rourke	The submission raises concern that the current population is already inadequately served across four critical areas of social infrastructure: education, healthcare, open space and sport. States the Planning and Development Act 2024 requires that development plans be consistent with the proper planning and sustainable development of the area, it is not consistent to invite significant additional population into a settlement whose existing residents are already under-provided with schools, healthcare, open space and a functioning town centre.
7 Marcus Lannigan	Submission states the expansion of Sallins and its rapid population growth has not been matched by the delivery of essential community infrastructure and provision is inadequate for a town of this size. Asserts there is only one playground and no dedicated community centre. Level of provision is inadequate. States the community requires public playgrounds and recreational spaces, a fully serviced community centre, allotments, youth facilities.
12 Pamela Cranks	Submission states facilities are limited and include the scout's den and community centre requiring refurbishment.
13 Simona Di Magno	Clear deficits in community facilities and existing recreational facilities) are already under pressure. Requests a community centre, community recreational spaces, safe walkways, play areas (see Cairns development in Blessington).
15 Aurélio Guedes	States absence of adequate green spaces and public parks.
17 Fran Nugent	States that Sallins has fallen significantly behind in key areas of infrastructure over the past 20 years. This includes schools and community spaces.
20 Daniel and Caoimhe Owens	Submission states that the town hall should be given priority funding over any proposed new community centre, as it is a listed heritage building. States the provision of a youth centre facility in the town hall would dramatically decrease instances of anti-social behaviour

	in the area, as youths have nothing to do in the area outside of sport. Submission questions why the Plan includes a cricket pitch when a football pitch would have a drastically greater impact in supporting an already established community with a greater need and following and states that members of the community have expressed very real concerns for this becoming a priority.
30 Kildare Green Party	Submission suggests that Braithewaite House (referred to as Home Farm House in the Plan) should pass into public ownership. Requests it's prioritised as a community centre with dedicated youth spaces, a meeting room for use by many volunteer groups, and a venue for Comhaltas to host subsidised classes so that Sallins can be part of the trad music scene. It could also be an anchor building for Cill Dara le Gaeilge.
33 Paul O'Brien	Submission states large-scale housing developments place increasing pressure on existing overburdened amenities and public services. Children and young people are increasingly affected by the lack of accessible recreational infrastructure. An imbalanced and unsustainable commuter settlement is created if housing developments are being approved without the corresponding investing in sports / recreational facilities and community centres and youth spaces.
148 Sallins Community Council, 165 Ronan Hogan	Submission asserts no social infrastructure has been provided by KCC since Sallins grew from a village to a town with a seven-folder increase in population since the late 1990s. Requests provision of a new community and arts centre as provided for in SIO 3.10. Requests transfer of Home Farm house into community or Council ownership for community use.
157 Frances Walsh	Submission states the Council needs to take over the Church building as it is. Welcomes Braithwaites House being developed into a community culture centre but there is still a need for another community centre at the Willows and must both be a condition before builders are allowed to build houses. States Age Friendly Housing should be a priority (SIO 3.5/6) before any town centre development takes place.

158 Richard Maher	Submission states there is no modern dedicated community centre that can be enjoyed for all ages and all purposes year-round.
167 Cecilia Guerra	Submission states there is a clear need for basic amenities such as public toilets, which are not available and the public park is not yet delivered with a lack of sports and community facilities. There is a need for a community centre with indoor spaces.
172 Karla Murphy c/o Parents Assoc of St. Laurence's NS	Submission states that a significant gap within the Settlement Plan relates to facilities for teenagers and young people. While playgrounds and green spaces are important, there is insufficient emphasis on facilities for older children and teenagers. Requests the Plan include informal youth recreation spaces and safe social spaces for teenagers.
174 Ilona Survilo	The submission outlines Sallins does not have any gyms and parks.
176 Noel Foy	Submission states Sallins has grown rapidly and the principal piece of social infrastructure provided by Kildare County Council has been a playground funded by Local Property Tax. The supporting infrastructure outline the Draft Plan needs to be amended to make delivery enforceable. The submission is not opposed to growth, however, it is requested that the Council learn from its own delivery record. The Social Infrastructure Audit identifies that an additional 385-460 primary school places (roughly 17-20 classrooms), no post-primary school, 9 additional GPs, 314 childcare places, and deficits in outdoor sports area, public open space, parks and playgrounds.
177 Ignat Savkin	Submission supports and agrees with the Parent's Association submission.
178 Frank Holohan	Submission asserts a significant gap in the Plan relates to facilities for teenagers and young people. Requests the Plan include an informal youth recreation/safe social spaces.
182 Cllr. Fintan Brett	Submission states that there is a need to upgrade the Community centre and for the council to acquire the premises by lease from the Parish. Its lease would send a message to local residents that amenities is a priority that can be delivered before or early in the settlement plan process.

190 Tony Gavin	The submission states, as a member and former chairman of Súlt na Sollán, a community based Irish language, culture and music organisation and expresses disappointment at the lack of provision of a Cultural Centre for Sallins in the Kildare County Development Plan. States that Súlt na Sollán provides music classes for up to thirty musicians every Wednesday evening in the Parish centre but often has to postpone or cancel due to pressure of the limited facilities which has to be shared with many other clubs and societies in the town. States that they are no longer able to run Irish language classes with Cill Dara le Gaeilge due to lack of a premises. Submission calls on Kildare County Council to make provisions for a cultúrlann or cultural centre, providing a home for Irish language activities, traditional music sessions, and cultural events that celebrate the town's identity and attract visitors.
194 David Pollock	Submission states housing must not proceed ahead of youth facilities. Submission asserts a significant gap in the Plan relates to facilities for teenagers and young people. Requests the Plan include an objective for dedicated youth and teenage recreation facilities and requests provision of informal youth recreation/safe social spaces and indoor youth club facilities.
195 Anton Madirazza	Submission states a significant gap in the Draft Plan relates to facilities for teenagers and young people and there is insufficient emphasis on facilities for older children and teenagers. The Draft Plan should include safe and informal youth social spaces.
200 James Strappe	Submission states that the absence of proper facilities is all the more striking given the breadth and vitality of community life in Sallins and lists the following groups: Sallins Community Council, Sallins GAA, Sallins Celtic, Sallins Scouts, Sult na Sollán, Sallins Dramatic Society, Irish dancing schools, active age groups such as the Sunshine Club and Men's Shed and Women's Shed, and numerous other voluntary bodies that serve many hundreds of residents of all ages and, in most cases, without any dedicated space in which to operate and that proper, permanent facilities are needed. Requests the provision of a new community and arts centre as provided for in SIO 3.10.

206 Maria Cunningham	States that the elderly should always be at the forefront as well.
213 Sallins Dramatic Society	Submission asserts a key challenge is the lack of on-site storage and all equipment for the society is stored off site in a locked shed at Sallins GAA club and due to the nature of the community centre the society's stage cannot remain permanently assembled and is dismantled twice yearly. There is no storage space for curtains which are rented and create ongoing financial burden on the society. States a multi-purpose arts centre would be invaluable to community and with appropriate support and infrastructure groups can continue to expand and contribute to cultural vitality.
216 Maria O'Brien/ **218 Glenda McGovern/** **219 Rachel Churchill/** **221 Kelley Yeates/** **222 Elaine Tarres/** **223 Paul Kiernan/** **225 Eric O'Flynn/** **228 Patrick McCarry/** **229 Niamh O'Brien Vaughan/** **232 Adelita Graf/** **233 Barry Madden/** **235 Duane Kearney/**	Submission states the Society needs a diverse space to accommodate the various roles and artists. Refers to the lack of arts and cultural facilities in Sallins and states that the Society shares the Sallins Community Centre with 10 other groups Notes that a key challenge for the Society is the lack of dedicated on-site storage and all of the Society's equipment and a significant proportion of staging is currently stored off-site, as due to the size and shared nature of the Community Centre, the stage cannot remain permanently assembled and must be constructed and dismantled twice yearly, requiring considerable volunteer time and effort. States that due to lack of storage, stage curtains have to be rented for each production, creating an ongoing financial burden for the society. Submits that a multi-purpose arts centre in Sallins will be an invaluable addition to the community and states that amateur dramatic societies play an important role in enriching local life, strengthening social cohesion and encouraging lifelong learning. States that with appropriate support and infrastructure, groups such as the Society can continue to expand their activities and contribute meaningfully to the cultural vitality of Sallins.

236 Siobhan Dineen/ **242 Louise Donnelly/** **245 Maria Delaney/** **250 Joey Conlon** **246 Ian Redican/** **261 Harry Murphy/** **267 Jess McLoughlin/** **368 Michelle McPadden/** **273 Sheila Peelo/** **274 Ray McBride/** **330 Denise Proudfoot/** **355 Eunice Lavelle/** **374 Paul Sheehan**	
200 James Strappe	Submission requests transfer of Home Farm House into community or Council ownership for community use.
221 Kelley Yeates	Submission states that a Sallins Youth Theatre is in the process of being set up for Sallins and Naas, which is affiliated with Youth Theatre Ireland. States that they are struggling to find a space where the group can meet and as there is no permanent stage space, the group has nowhere for performance.

	States that the group require a permanent stage setting, a rehearsal space and storage space for props and equipment as the group grows. Submits that the arts is important for young people for their growth and integration into community and urge Kildare County Council to take this into account when they are planning for the future of Sallins.
224 Bernie Johnston	Submission states the absence of permanent facilities for existing community groups.
230 John Weldon	Submission states current community infrastructure is severely under pressure and is required in advance or alongside future growth.
234 Ricky Keane	Submission states significant construction in the area has noticeable placed extra strain on existing infrastructure. Submission requests general use areas and facilities for young people/teenagers that aren't necessarily sports focused. Requests multi use venues for different age groups at different times of day. Requests areas for allotments.
259 Vincent Harris	Submission states there are no public toilets in Sallins and is a basic infrastructure gap and the absence undermines the use inclusivity of public spaces. Requests public toilets are provided in the town centre and near major public amenities such as the greenway, canal and Amenity Park and should be well-maintained and available for everyone.
263 Ronan McMahon	The submission notes that the Sallins playground has been the only community facility delivered by the council in decades It also states there is growing pressure on existing school infrastructure which has insufficient capacity and numerous community groups are operating without dedicated spaces.
297 Geoff Fullam	Submission states existing facilities such as schools, healthcare access, childcare provision, sports facilities, community spaces, and recreational amenities are under pressure with the current population.
301 Aidan Farrelly TD	Submission states a multi-purpose community centre should be included in the Draft Plan to support services like childcare,

	youth activities, and drama, along with proper performance and storage spaces.
332 Parents Association – St. Laurence's NS **334 Alison Kavanagh Murphy**	Submission states there is a significant gap within the Settlement Plan relates to facilities for teenagers and young people and there is insufficient emphasis on facilities for older children and teenagers. States that the Parents Association believes the Plan should include informal youth recreation spaces, safe social spaces for teenagers. Children and young people must be placed at the centre of future planning decisions and a plan for growth must also be a plan for children and families.
336 Rebecca Grogan	Submits additional playgrounds, seating areas, and family friendly public spaces and public toilets should be incorporated within the town centre and recreational areas to ensure accessibility and usability. States Sallins has experienced significant growth, however, schools, healthcare and community services have not kept pace.
349 Paul Burke	Submission is concerned with infrastructure delivery and no social infrastructure has been provided apart from a playground despite the population increase. The absence of permanent facilities for existing community groups. Requests the provision of a new community centre as provided for in SIO 3.10.
353 Joe Neville TD	Submission supports the retention of all lands zoned F: Public Open Space and Amenity, as the retention of these spaces will ensure that local sports and community groups such as the Scouts will continue to be available for future generations to come.
366 Osberstown Park Residents Association	Submission requests assisted-living accommodation (like McAuley Place) be included for elderly residents. The Sallins Parish Community Centre be upgraded to modern 'inclusivity' building standards before any development takes place and it be taken over by KCC from the Church. Requests assisted-living accommodated with safe, inclusive and secure housing would assist old residents to downsize and free up houses. The Church owns the Parish Centre and is unable to make investments required to make this a warm, safe, inclusive, secure environment.

372 Barry Kelly	This submission supports the Draft Plan as it will provide the necessary services and recreational facilities in the medium to long term.
389 Mary McConnon	Submission states Sallins has experienced significant development in terms of, inter alia, residential development, road network, retail development, however, the social and community facilities in Sallins have not developed. States previously there was a pitch and putt course and horse-riding stables but have disappeared due to residential development. Sallins lacks a large multi-purpose, accessible indoor sports and community hall to support activities like indoor sports, community events, and drama performances.
391 Stephen Connolly	Submission asserts the level population expansion is substantial and appears disproportionate when measured against existing infrastructure deficits identified in the Council's own support documents. The Plan acknowledges deficits in education provision, healthcare services, childcare capacity, public services, recreation/amenity infrastructure.
400 Karen McDonnell	Submission states the absence of permanent facilities for existing community groups Requests the provision of a new community centre as provided for in SIO 3.10. Requests the transfer of Home farm or known locally as Braithwaite House into community or Council ownership for community use
406 Gavin Brangan	Submission asserts a significant gap in the Plan relates to facilities for teenagers and young people. Requests the Plan include informal youth recreation/safe social spaces
409 Fergus Carpenter	Submission notes the absence of permanent facilities for existing community groups. States essential facilities before further residential development proceeds are the provision of a new community and arts centre as provided for in SIO 3.10.
412 Hugh Byrne	Submission states growth has not been matched with the delivery of essential community infrastructure. States the local school is operating at full capacity, there is one GAA pitch, one playground, a soccer pitch located on private land subject to potential development, and an existing community centre

	requiring upgrades to facilitate local groups, events and indoor activities. It states the community urgently requires public playgrounds, recreational spaces, a fully serviced community centre and youth facilities. The submission states the delivery of these amenities align with the objectives of the Healthy Ireland Framework 2013-2025 which promotes physical activity, wellbeing and community development.
421 Sallins Tidy Towns	The submission states there is currently no community centre in the town. It notes that the parish hall is in need of total renovation which has been met with resistance. The submission states that a new community centre which is multi-purpose and accessible to all will be essential to facilitating local community groups. The submission supports the development and refurbishment of Home Farm House for community use, supported by a small courtyard which could serve as a community garden.

Chief Executive's Response

A Social Infrastructure Audit (SIA) formed part of the supporting studies of the plan making process and has been published alongside the Plan. The SIA was carried out to examine the availability and capacity of existing social infrastructure facilities in Sallins, to determine the future requirements and make recommendations based on existing and anticipated population growth. The Plan has identified the social infrastructure deficits and Table 3.1 gives a summary of social infrastructure requirements such as education, childcare, healthcare, residential care, open space, public parks, playgrounds/play areas, outdoor sports, social and community facilities.

The Plan provides specific objectives and land use zoning objectives to reserve lands for required social infrastructure.

The KCC Part 8 for the Sallins Amenity Lands was adopted with modifications in June 2022[4]. Detailed design considerations include but are not limited to; allotments, a community garden, playground, facilities for teenagers, a community and sports hall, and biodiversity area. In that regard it is an objective of Kildare County Council to prioritise the delivery of the Sallins Amenity Park on lands zoned 'F (1) Open Space and Amenity' (Objective SIO 3.7). It is a Chief Executive's Recommendation under this Report to include the Sallins Amenity Lands under Table 10.2 Implementation and Infrastructure Delivery schedule – Sallins.

Regarding requests for additional playgrounds and play areas whilst there are no current Irish standards for playground provision at a settlement level, the

[4] Available to view here: https://consult.kildarecoco.ie/en/consultation/sallins-amenity-lands-p8202201

requirements for play areas within new residential developments are included in Sections 15.6.5 and 15.6.6 of the CDP 2023-2029 (as varied) and Section 4.4 of the Planning Design Standards for Apartments – Guidelines for Planning Authorities (DHLGH, July 2025).

Submissions requesting public toilets with suggested locations in the town centre and near major public amenities such as the greenway, canal and Amenity Park are noted. It is considered appropriate to include under the Economic Chapter to facilitate the provision of accessible public toilets (please see relevant section of the report).

Regarding submission requests for a community centre, and an additional community centre in The Willows KDA, Objective SIO 3.9 actively supports the development of universally accessible community centres/halls that supports a wide range of uses. Some submissions refer to the need for onsite storage within any community centre to support local groups, however this level of detail is outside the remit of a settlement plan. It is proposed to amend Objective SIO 3.10 to include reference the delivery of a new community centre within the Link Road KDA and Sallins Amenity Lands.

Regarding submissions requesting a cultural/arts centre for Sallins, the development of Home Farm House (Section 10.1.1 of the Plan) on lands zoned 'A: Town Centre' as a civic space aims to create a destination on the corner of Main Street and Grand Canal Greenway that attracts visitors and increases footfall, and a new public space to meet the needs of the community with areas for recreation, rest, social gatherings and events. Cultural, theatre and arts use are Permitted in Principle within lands zoned 'A: Town Centre' and 'MU: Mixed Use'. Nonetheless, it is considered appropriate to add a new objective to the Plan to support the development of cultural, arts and performance spaces in Sallins.

Matters relating to the ownership of Home Farm House, the Parish Hall and the prioritisation of funding for their respective development, fall outside the statutory remit of a land use plan.

Land zoned 'A: Town Centre' include a wide range of land uses including Group/Older Persons and Special Needs Housing are considered 'Permitted in Principle'. Objective SIO 3.5 of the Plan support the development of age-friendly housing in Sallins, particularly on lands located within town centre or on lands proximate to the town centre.

One submission states the Plan is not consistent with the Planning and Development Act 2024 by proposing significant additional population into a settlement whose existing residents are already under-provided with schools, healthcare, open space and a functioning town centre. One of the Office of the Planning Regulator's (OPR) key functions is the assessment of statutory plans to ensure consistency with legislative and policy requirements relating to planning. The Office has evaluated and assessed the proposed Variation No. 6 (Sallins Settlement Plan) pursuant to Part 3 of the Planning and Development Act 2024 (as amended). Recommendations issued by the OPR further to section 58(9) of the Act relate to clear breaches of the relevant legislative provisions, of the national or regional policy framework and/or of the policy of Government. There was no recommendation made in relation to the housing

growth Sallins under the Draft Plan. The submission by the OPR can be reviewed in Section 3 of this report (Submission No. 381).

Chief Executive's Recommendation

Chapter 3 'Social Infrastructure, Section 3.3 'Social Infrastructure Objectives' insert additional objective as follows:

SIO 3.X *Support, promote and facilitate the development of cultural, arts and performance spaces in Sallins.*

Chapter 3 'Social Infrastructure, Section 3.3 'Social Infrastructure Objectives' amend Objective SIO 3.10 as follows:

SIO 3.10 Require the delivery of social infrastructure particularly a new Community Centre *(within the Link Road KDA), a Community and Sports Hall Building (within the Sallins Amenity Lands)* in addition to the refurbishment and extension of the existing Sallins Community Centre, through the application of a Special Development Contribution on Key Development Areas (Home Farm House Key Development Area, Link Road Key Development Area, West Link Road Key Development Area) where specific exceptional costs are not covered by the Council's Development Contribution Scheme or through developer led provision and in tandem with housing delivery.

Issue: Social Infrastructure Delivery and Phasing

Submission No. and Name.	Issue
4 Joanne O'Rourke	Submission states the deficits need to be fixed before housing or delivered in tandem with housing growth. The submission asserts that the Plan's delivery mechanisms for remedying these deficits are, across the board, weak. The Plan's delivery mechanisms rely on private developers, on 'engagement' with State departments, on 'seeking funding' from competitive funds, and on aspirational objectives with no timelines and no binding conditions. The submission raises that the distinction between aspirational zoning and binding, sequenced infrastructure delivery is the difference between a plan that works for residents and one that works against them.
6 Stephen Leonard	Submission requests the Council prioritise the delivery of recreational infrastructure in advance of further residential development.

7 Marcus Lannigan	Further states amenities are necessary for quality of life and align with the objectives of the Health Ireland Framework 2013-2025. Submission states the community infrastructure needs to be prioritised ahead of, or with, further housing development. People of Sallins deserve a balanced approach to growth which ensures the town can flourish and thrive rather that placing increasing strain on already limited resources.
8 Olavo Xavier	Submission is concerned that the wording around social infrastructure being delivered "in tandem" with population growth is too vague. States the Plan correctly identifies that Sallins required additional school places, childcare, GP provision, open space, play areas, sport facilities and community facilities but identification of need is not the same as delivery. States historically Ireland has seen housing occupied long before facilities are open and Sallins should not repeat this pattern. Requests that the Plan be amended so that "in tandem" is clearly defined "prior to occupation or prior to defined occupation thresholds". Further requests the plan includes: Clear phasing triggers linking housing to delivery of social infrastructure No large residential phase to proceed unless school, childcare, healthcare, open space and community facility has been assessed and secured A requirement for each major planning application includes a Social Infrastructure Capacity Statement Annual monitoring by KCC comparing housing delivery with delivery of schools, childcare, healthcare, community facilities, open space, sport facilities and play areas Stronger wording requiring social infrastructure to be operational and accessible (not merely planned, zoned or proposed).
9 Olavo Xavier	Submission states the plan must protect both existing and future residents by ensuring essential services are delivered at the right time. Welcomes that the plan recognises the need for additional provision but should go further to not simply add population first and solve deficit later.
12 Pamela Cranks	Submission has concerns regarding the timing, balance, accuracy, and impact of development particularly in relation to infrastructure delivery, residential amenities, healthcare and community needs.

	Housing to be delivered ahead of critical infrastructure and services such as schools, roads and healthcare may lag behind which is the current trend in Sallins. Asserts clear commitments are needed on infrastructure prior to new development, especially Phase 1 of all developments (a creche per phase is bare minimum).
13 Simona Di Magno	Submission asserts development must be phased and tied to timely delivery of infrastructure with clear commitment by developers. Delivery of such infrastructure needs to be prioritised with funding secured and implementation commitments from developers.
15 Aurélio Guedes	Submission strongly objects to further large-scale builds until existing infrastructure deficit is addressed. States for a community to be sustainable, "roofs" must be matched by "roots" and wants Sallins to grow sustainably. Urges the planning department to condition any further residential permissions on the simultaneous (or prior) delivery of dedicated community hubs and recreational facilities. States the "Infrastructure First" model is essential: adding further high-density residential units to a struggling town will lead to degradation of the area.
17 Fran Nugent	Submits that it is essential that infrastructure is developed in tandem with any additional housing.
30 Kildare Green Party	Submissions states permissions in the KDAs should be legally contingent on social infrastructure being delivered in tandem with residential development. Ensure the timely provision of childcare and education is strictly enforced through planning conditions.
33 Paul O'Brien	Development must be balanced, sustainable, and supported by the infrastructure necessary to maintain quality of life for existing and future residents. Further housing development be conditional upon the delivery in advance of funded infrastructure, including sports and recreation facilities, school capacity expansion, transport improvements, and community amenities proportionate to the scale of population growth proposed. Approving of further high-density residential development without ensuring adequate community facilities is inconsistent with planning principles within the National Planning Framework and Kildare County Development Plan.
148 Sallins Community	Submission states the Plan should honour the civic spirit of Sallins and match it with a planning framework worthy of its

Council, 165 Ronan Hogan	community and has concerns about actual delivery of infrastructure. Submits that planning permission for additional housing should not be granted until essential community facilities, are in place or robustly committed to. Contends many groups operate without any dedicated space and need permanent facilities and community facility thresholds should be met before planning applications for new residential developments are approved. Requests a phased development framework with zoned residential lands released incrementally and conditionally subject to independent verification that infrastructure improvements have been delivered. Asserts the Plan makes a reciprocal investment in the infrastructure, facilities and public spaces that the community needs.
165 Ronan Hogan, 166 Elzbieta Hogan	Submission requests the Plan establish a firm, enforceable policy position: infrastructure first, housing to follow.
167 Cecilia Guerra	Submission Requests new housing development is matched with delivery of essential infrastructure and services.
176 Noel Foy	Submission states that despite the deficits identified in the Social Infrastructure Audit, the Draft Plan delivery mechanism place housing first and the supporting infrastructure later. Notes delivered "in tandem with development" - a phrase that in practice allows homes to be occupied before the services that should accompany them exist. Asserts the Plan should not be adopted with social and physical infrastructure expressed only as aspiration. The phased delivery mechanism at Objective CSO 2.3 and Section 10.1.4 / Table 10.1 for The Willows and requests the Council to extend that same phased, infrastructure-tied mechanism to all Key Development Areas in the Draft Plan, and to extend it to social infrastructure (schools, healthcare, childcare, sports facilities) tied to occupation, not just to physical infrastructure tied to construction. Requests that the Draft Plan identify a minimum set of social infrastructure deliverables that must be in place - or robustly committed to with timelines and funding - before further residential planning applications are approved. At a minimum, this should be:

	the provision of a new community centre as provided for in SIO 3.10 through application of the Special Development Contribution mechanism. It is requested to express these as enforceable conditions of further residential approvals, not as aspirational objectives. SIO 3.8 already commits the Council to "actively seek funding... including the Large-Scale Sports Infrastructure Fund (LSSIF)" and requested that this commitment be given a timeline and progress reporting obligation rather than left open-ended.
178 Frank Holohan	Submission supports growth but is concerned about infrastructure delivery.
182 Cllr. Fintan Brett	Submission States that it is imperative that progress is made on providing pitches and amenities in tandem with or before the provision of more housing and it is also essential that the provision of schools, creches and medical facilities. States that Variation No. 3 to the CDP clearly states that developers must contribute to the provision of infrastructure and amenities, and it is essential that developers understand this and deliver in a timely fashion.
186 Christine Barretto	Submission requests a planned approach to expansion and Sallins needs invested and consideration for its settled population.
194 David Pollock	Submission supports the planned growth of Sallins but is conditional on the timely guaranteed delivery of essential infrastructure. States the Plan recognises infrastructure needs but a number of these depend on future funding, private land ownership, future delivery by other bodies, and implementation "over the lifetime of the plan and beyond" and asserts many of these pressures for families are not future issues, they exist now. Requests the Plan includes clearer, stronger and more specific commitments to infrastructure delivery prior to residential growth which is planned, funded and delivered before growth occurs.
199 Joseph Kelly	Submission states it is essential that infrastructure is developed in tandem or ahead of any additional housing, as Sallins has fallen behind with community spaces. Requests additional infrastructure is prioritised and the Council secure funding and implementation commitments from developers.
200 James Strappe	Submission submits that planning permission for additional housing in Sallins should not be granted until essential community facilities, traffic management and public transport

	improvements are demonstrably in place or robustly committed to. Refers to the Plan's provisions in relation to the Willows KDA, which provides for phased housing so that social infrastructure can be delivered alongside it and states that the same logic must now be applied to Sallins as a whole. Requests that Plan include binding conditions, not aspirational objectives, requiring that specific, deliverable community facility thresholds be met before planning applications for new residential developments are approved.
203 Stephen McGibney	Submission requests critical infrastructure is delivered in advance or alongside housing including community and sports infrastructure. Requests existing community assets are protected or fully re-accommodated within the town. Asserts recreational infrastructure must reflect actual demand and phasing requirements must be clear, robust and enforceable – ensuring infrastructure is front-loaded and not deferred.
210 Min. James Lawless TD	Submission asserts it is important development matches investment in community facilities. Outlines the Plan proposes 700-1000 new homes and highlights importance of phased delivery, to ensure recreational amenities are delivered in tandem with growth.
211 Patrick Sinnott	Submission states the Plan anticipates significant population growth (towards 10,000 people) and will have increased pressure on schools, transport infrastructure and public spaces. A SCA confirms infrastructure provision must underpin zoning decisions.
224 Bernie Johnston	Submission has concerns related to infrastructure delivery and no social infrastructure has been provided apart from a playground despite the population increase. The proposed housing in the Draft Plan will be developed, however, there is no confidence that the social infrastructure will be delivered. Planning permission for additional housing should not be granted until essential services and improvements are delivered such as community infrastructure. The Willows KDA phased housing demonstrates that social infrastructure must be delivered in parallel to housing, the same principle needs to be applied to the overall town. Requests the council to correct the inaccuracies in the Draft Plan and to include binding conditions requiring that specific,

	deliverable community facility thresholds be met before planning applications for new residential developments are approved. Infrastructure should be developed first prior to housing developments.
230 John Weldon	Submission requests the Plan places a stronger emphasis on recreational and community amenities. Community organisations are central to the social fabric of the town. Supports the principle of sustainable growth in Sallins but must be matched by investment in parks and wider community infrastructure.
234 Ricky Keane	Submission Asserts the housing development plans are significant but the necessary infrastructure needs to be put in place to allow residents already living in the town maintain current standard of living and not diminished. Further asserts there is a sense of vagueness around the plans and the only concrete timelines seem to be the number of houses to be built in each phase of the development sites.
243 Cllr Carmel Kelly	Submission states it is essential that infrastructure is developed in tandem or ahead of housing as Sallins has fallen significantly behind over the past 25 years; including in community spaces.
259 Vincent Harris	Submission states it is important that future development is planned in a coordinated, sustainable and community-focused way. Is concerned that Sallins has grown without adequate supporting infrastructure. Asserts further residential development should not be permitted unless the necessary public open space and community facilities are delivered in tandem and states the Council's own supporting documents identify these shortfalls.
263 Ronan McMahon	Submission requests that the development of the Sallins Amenity Lands, the transfer of Home Farm House for community use and the delivery of a new community centre are prioritised before any further development is progressed. The submission recommends a phased and conditional approach to development, supported by the release of land incrementally and the delivery of infrastructure prior to housing approval.
297 Geoff Fullam	Submission states the delivery of social, sporting, educational, environmental, and medical infrastructure should be prioritised prior to large-scale residential development. Housing growth cannot continue to outpace the delivery of supporting infrastructure. The following should be delivered in advance of, or at minimum in tandem with, future housing growth: expanded primary and

	post-primary school capacity, new childcare and crèche facilities, additional GP and healthcare services, community centre expansion and new community facilities, expansion of the greenway and walking and cycling infrastructure, expansion of Sallins GAA, and secure location for Sallins Celtic Football Club. Requests the Council to ensure infrastructure delivery is directly linked to residential phasing, community and supporting facilities are delivery first, recreational amenities are prioritised, and future growth is balanced.
301 Aidan Farrelly TD	Submission requests support for the community's ambitions by zoning land for essential services like education, healthcare, and recreational facilities.
334 Alison Kavanagh Murphy	Submission asserts future growth without timely and guaranteed infrastructure delivery risks placing pressure on schools, families, childcare, healthcare, traffic infrastructure, recreational amenities, and community wellbeing.
336 Rebecca Grogan	Submission states the Draft Plan should be strengthened to ensure that community infrastructure is delivered in tandem with future growth as opposed to infrastructure not keeping pace with residential development. Parks, sports pitches and community facilities should be delivered in parallel with, or in advance of, major residential development. Temporary or shared arrangements are not adequate for a town of Sallins' size or projected growth. The Draft Plan to be amended to ensure that greater emphasis on schools, parks, playgrounds, and social infrastructure are delivered in a timely and coordinated manner alongside population growth. Supports the delivery of additional school capacity, GP and healthcare services, family-oriented public amenities and playgrounds, and sports and recreation infrastructure.
339 Noel Moran **343 Deirdre Moran** **359 Brendan Moran** **369 Caitriona Moran**	Submission States that the Plan provides for new facilities for the community in the Willows KDA but notes that the vast majority of them are included in the Phase 2 and 3 of the development. States that the construction of 674 houses in the timeframe currently set out in the Draft Plan, without allowing sufficient time for the provision of vital services and infrastructure will have significant negative impacts on the quality of life of the existing residents of Sallins.

349 Paul Burke	Submission states the proposed housing in the Draft Plan will be developed, however, there is no confidence that the social infrastructure will be delivered. Planning permission for additional housing should not be granted until essential services and improvements are delivered such as community infrastructure. The Willows KDA phased housing demonstrates that social infrastructure must be delivered in parallel to housing, the same principle needs to be applied to the overall town. Requests the council to correct the inaccuracies in the Draft Plan and to include binding conditions requiring that specific, deliverable community facility thresholds be met before planning applications for new residential developments are approved.
353 Joe Neville TD	Submission notes that the proposed development of up to 1,000 new houses over the span of this Plan means that the vital infrastructure must be delivered alongside the housing. Continued investment in infrastructure, transport, education and community facilities will be critical to ensuring that quality of life for existing and future residents is maintained and enhanced.
366 Osberstown Park Residents Association	Submission states it is essential that sports, social, educational and community infrastructure is delivered in parallel with development.
389 Mary McConnon	Submission requests prioritisation of the delivery of the social infrastructure to support the growing population.
391 Stephen Connolly	Submission objects to elements of the proposed zoning framework, residential expansion strategy and spatial distribution of social infrastructure. The proposed scale of growth is not match by existing infrastructure. Further asserts the proposed zoning front-loads residential expansion in advance of infrastructure delivery, contrary to sustainable planning principles.
400 Karen McDonnell	Submission states the Willows KDA phased housing demonstrates that social infrastructure must be delivered in parallel to housing, the same principle needs to be applied to the overall town. Requests the council to correct the inaccuracies in the Draft Plan and to include binding conditions requiring that specific, deliverable community facility thresholds be met before planning applications for new residential developments are approved.

409 Fergus Carpenter	Submission states the proposed housing in the Draft Plan will be developed, however, there is no confidence that the social infrastructure and other infrastructure will be delivered. The Willows KDA phased housing demonstrates that social infrastructure must be delivered in parallel to housing, the same principle needs to be applied to the overall town Requests the council to correct the inaccuracies in the Draft Plan and to include binding conditions requiring that specific, deliverable community facility thresholds be met before planning applications for new residential developments are approved.
412 Hugh Byrne	Submission asserts this level of provision is inadequate for a growing town and recommends that the development of community infrastructure is prioritised ahead of, or in conjunction with any future housing development ensuring no further strain on existing limited resources.
421 Sallins Tidy Towns	Submission states that amenities need to be delivered before or alongside future housing proposals in the town, noting the planned population growth for the town and the limited amenity provision currently available.

Chief Executive's Response

A Social Infrastructure Audit (SIA) formed part of the plan making process and has been published alongside the Plan. The SIA was carried out to examine the availability and capacity of existing social infrastructure facilities in Sallins, to determine the future requirements and make recommendations based on existing and anticipated settlement growth. The Plan has identified the social infrastructure deficits and Table 3.1 gives a summary of social infrastructure requirements. The Plan then provides specific objectives and land use zoning objectives to reserve lands for this required social infrastructure.

Many submissions refer to prioritising physical and social infrastructure before any more housing is delivered and seek the inclusion of timelines for the delivery of the social infrastructure. In addition, some submissions are concerned with the wording 'in tandem' and request stronger wording in this regard. It should be noted that a land use plan such as the Settlement Plan is subject to certain limitations. It is not accompanied by a budget and while it can identify site-specific infrastructural needs it does not have the financial powers to ensure their delivery. However, Objective SIO 3.10 of the Plan requires application of a Special Development Contribution on Key Development Areas where specific exceptional costs are not covered by the Council's Development Contribution Scheme or through developer led provision in tandem with housing delivery. Aside from some exceptions such as schools and healthcare, the majority of new social infrastructure envisaged to be delivered in Sallins will be developer-led. Consequently, the delivery of such infrastructure will be delivered in tandem with development.

In relation to comments regarding requirements for each major planning application to include a Social Infrastructure Capacity Statement, and requests to condition future housing developments for the simultaneous (or prior) delivery of dedicated community hubs and recreational facilities, it is important to note objective SC O16 of the CDP requires residential schemes of 20 units or more to submit a Social Infrastructure Audit (SIA). SC O15 of the CDP requires that in cases where there is a deficiency of a certain type of community infrastructure as part of the development proposal, the frontloading of such infrastructure is required as part of the first phase of development and fully operational prior to the occupational of any residential unit on the subject site.

Submissions requesting monitoring of housing delivery in Sallins is noted. Objective CSO 2.2 of the Draft Plan requires the Council to monitor the level of residential development and apply appropriate development management prioritisation to ensure the delivery of strategic plan-led and coordinated balanced development within the town.

Regarding a submission which states that the Plan is inconsistent with planning principles within the NPF and CDP, one of the Office of the Planning Regulator's (OPR) key functions is the assessment of statutory plans to ensure consistency with legislative and policy requirements relating to planning. The Office has evaluated and assessed the proposed Variation No. 6 (Sallins Settlement Plan) pursuant to Part 3 of the Planning and Development Act 2024. Recommendations issued by the OPR further to section 58(9) of the Act relate to clear breaches of the relevant legislative provisions, of the national or regional policy framework and/or of the policy of Government, there was one Recommendation in relation to flood risk. The submission by the OPR which can be reviewed in Section 3 of this report (Submission No. 381).

Chief Executive's Recommendation

No change recommended.

Issue: Table 3.1 Summary of Social Infrastructure Requirements

Submission No. and Name.	Issue
12 Pamela Cranks	Submission states the Plan lists four arts and cultural facilities but is unclear and may not reflect reality.
148 Sallins Community Council, 165 Ronan Hogan	Submission asserts Table 3.1 lists six "social and community facilities" but reality is that Sallins has one parish hall and a scout den. There are no community facilities and the two owned are not owned by local community groups or the local authority. Further asserts the town has four facilities for arts and culture but there are none and this raises serious questions about the adequacy of the consultation and fact-finding process that informed the SIA. Requests the Plan corrects the factual inaccuracies.

157 Frances Walsh	Submission asserts research is wrong and there are not six social and community facilities – there are two. One owned by the Church and derelict condition and one is owned by the Scouts National Organisation. Asserts the Plan states four arts and culture facilities but questions where these are.
200 James Strappe	Submission states that there are inaccuracies in Table 3.1 of the Plan which, lists six social and community facilities, and states that Sallins has one parish hall (owned by the Catholic Church) and a Scout den owned by the Scouts. States that there are no other community facilities and the two that exist are not owned by local community groups or the local authority. States that the Plan's assertion that Sallins currently has four facilities for arts and cultural activities are wholly inaccurate as there are none, which it states raises serious questions about the adequacy of the consultation and fact-finding process that informed the Social Infrastructure Audit (SIA).
213 Sallins Dramatic Society	Submission asserts contrary to the Plan there are not four arts and cultural facilities, and the community centre is shared with ten other groups.
224 Bernie Johnston/ **349 Paul Burke/** **400 Karen McDonnell/** **409 Fergus Carpenter**	Submission states there are inaccuracies in the Draft Plan regarding the number of social and community facilities in Table 3.1. There is one parish hall and one Scout den and no dedicated arts or cultural facilities. The two facilities that do exist are owned by national organisations, not by local community groups or the local authority. Furthermore, there are no arts and cultural activities. This raises questions about the adequacy of the consultation and fact-finding process that informed the Social Infrastructure Audit.
263 Ronan McMahon	Submission asserts that existing community facilities are overstated in the Draft Plan as there is only one parish hall and one scouts den which are both privately owned. It further states that reference to arts and cultural facilities are inaccurate.
339 Noel Moran/ **343 Deirdre Moran/** **359 Brendan Moran/** **369 Caitriona Moran**	Submission refers to significant inaccuracies in the Plan regarding the current state of social and community facilities in Sallins, with reference to the stated six 'social and community facilities'. In that regard, submission states that there is one parish hall and a scout den built by a developer and owned by Sallins Scouts and there are no other community facilities. States that the assertion that Sallins currently has four facilities for arts and cultural activities is wholly inaccurate: there are none and this raises serious questions about the adequacy of the consultation

	and fact-finding process that informed the Social Infrastructure Audit.

Chief Executive's Response

A Social Infrastructure Audit (SIA) was prepared by Kildare County Council (KCC) for the purposes of informing the Plan. The preparation of a SIA is to inform land use plans, however, is not a statutory requirement in plan making. The Social Infrastructure Audit (SIA) notes there are six social/community services/facilities within the study area of Sallins which include Sallins Community Centre, Castlefen Community Centre, An Garraí Beag, Sallins Men's Shed, Post Office and Kildare Sallins Scouts. In addition, the Audit lists four arts and culture organisations/facilities located in Sallins offering music lessons, drama and creative film; Frame It Productions, Sult na Sollán, Sallins Dramatic Society and Ceola Academy of Music. While every effort has been made to ensure the accuracy and completeness of the information, it is possible that some facilities, clubs, or organisations may have been inadvertently omitted, or that new ones have been established since the audit was conducted between April and May 2025. There is no exhaustive criteria relating to the nature of the service which deems it acceptable for inclusion in the SIA, noting again that the Audit is non-statutory. The findings are based on the best available data at the time of the study. Any perceived inaccuracies will have no material effect on the deficits outlined in the SIA. No change is deemed necessary.

Chief Executive's Recommendation

No change recommended.

Issue: Sallins Celtic Club

Sub. No.	Name
6	Stephen Leonard
7	Marcus Lanigan
12	Pamela Cranks
20	Daniel and Caoimhe Owens
25	Joe Lenehan
30	Kildare Green Party
31	Brian McGrane
34	Donal Mc Mahon
35	Mick Murphy
36	Kaylee Moore
37	Sabrina Ennis
38	Eoin Brennan
39	Elaine Murphy
40	Daniel O Connell
41	Kenneth Byrne
42	David Dongiovanni
43	Declan Madsen
44	Brian Whelan
45	Enda Daly
46	Denis & Lynne Buckley
47	Gary Richardson
48	Tom Anderson
49	Amanda Anderson
50	Karen Flanagan
51	Gordon Walsh
52	Declan Guinan
53	Wayne Finn
54	Laura Greene
55	Chelsie Finnegan
56	Jennifer Greene
57	Stephen Mitchell
58	Sally Kennedy
59	Simona Di Magno
60	Roy Butler
62	Michelle Farrelly
63	Carrie Brazil
64	Eamonn Leamy
67	Lina Ostberg
68	Keith Redmond
69	Graham Dowler
70	Pawel Drab

Sub. No.	Name
71	John McCarthy
72	Agnieszka Zbieska
73	Megan McGann
74	Sarah Sheridan
75	Ciara Timmons
76	Tina McCarthy
77	Mark Moran
78	Teresa Odea
79	Michael Breen
80	Laura O'Dea
81	Shane Meagher
82	Adam Berry
83	Dillan McLoughlin
84	Olavo Xavier
85	Jake Mcloughlin
86	Robert Wong
87	Ronan Flanagan
88	Barry Crosbie
89	Gerard Murray
90	Dara Carpenter
92	Mark Doheny
93	Shane Doyle
94	Gurpreet Singh
96	Kelda Lewis
97	Michael Crosbie
98	Orla Farrell
99	Alice Kayode
100	Graeme Crosbie
101	Aoife Hand
102	Nessa Hand
103	Karla Murphy
104	Lynn-Marie Cowin
105	Jane Crosbie
106	Dawn Whelan
107	Katarzyna Lazicka
108	Sharon Bradley
109	Antoinette Rooney
110	Declan Lackey
111	Shauna Newey
112	Sinead Smith
113	Fergus Heading

Sub. No.	Name
114	Sean Farrell
115	Lorcan Madsen
116	John Paul Hannafin
117	Oliver Smith
120	Magdalena Puto
121	Mary Doyle
122	James Dixon
124	Mollie Daly
125	Rahul Prashar
126	John Algar
127	Sarah Ryan
128	Colm Jackson
129	Sarah Fitzpatrick
130	Susan Heading
131	Liam Kennedy
132	Magda Frank
133	Lisa Lancaster
134	Linda Walsh
135	Trevor Guilfoyle
136	Niall Curry
137	Suzanne Rae
138	Pat Kidney
140	Paul Cooney
141	Shirley Fox
143	Tracy Kenny
144	Chloe Burke
145	Deckan Burke
146	Eoin Daly
147	Jamie Hogan
148	Sallins Community Council
149	Justyna Trybel
150	Loyola McGrane
151	Marie Madsen
153	Darren Murray
154	Deborah Francis
155	Edward Keyes
156	Niamh Connolly
157	Frances Walsh
160	Geraldine Keane
161	Orla Murphy
162	Siobhan Carey
163	Kevin Bohan
164	Mark Keane

Sub. No.	Name
165	Ronan Hogan
166	Elzbieta Hogan
168	Derek Lowry
169	Brian Healy
172	Karla Murphy c/o Parents Assoc of St. Laurence's NS
173	Alison Kavanagh Murphy
175	Emma Leonard
176	Noel Foy
177	Ignat Savkin
178	Frank Holohan
181	Daniel Walker
182	Cllr. Fintan Brett
183	Tami Sheridan Wong
184	Emma McLoughlin
185	Ravitha Shebin
186	Christine Barretto
187	Anne Marie McClean
189	Ruth McMahon
191	Caroline Murphy
192	Martin McAllorum
194	David Pollock
195	Anton Madirazza
200	James Strappe
203	Stephen McGibney
204	Dawn Culhane
205	Neville Homes Limited
212	Patrick Sinnott
217	J McGrath
221	Kelley Yeates
224	Bernie Johnston
226	Joanna Drab
227	Connie Finnerty
228	Patrick McCarry
230	John Weldon
231	Natasha Reid
234	Ricky Keane
238	Laura Magalhaes
259	Vincent Harris
263	Ronan McMahon
278	Michael O'Connor
280	Mary Walsh
284	Darren McDermott

Sub. No.	Name
285	Niamh Harris
289	Sally Kennedy
297	Geoff Fullam
299	Elizabeth Klis
301	Aidan Farrelly TD
302	Angela Dolan
334	Alison Kavanagh Murphy
336	Rebecca Grogan
339	Noel Moran
340	Neal Plunkett
343	Deirdre Moran
346	Peter Rynne
348	Ronan O'Reilly
349	Paul Burke
358	Patrick Collins
359	Brendan Moran
361	Oisin Reilly
363	Jenny O'Connor-Madsen
369	Caitriona Moran
370	Riona Tate
371	Ronan Brazil
373	Karen Byrne
378	Peter Finnan
391	Steven Connolly
400	Karen McDonnell
403	Helen Cooley
406	Gavin Brangan
409	Fergus Carpenter
411	Kenneth Nunn
415	Colette Hancock
421	Sallins Tidy Towns
422	Fergus R
423	Zoe Borie
424	Kate Walker
425	Shannon Maher
427	Rebecca Francis
428	Deborah Francis
429	Sophie Francis
430	Jack Francis
431	Lucy Lawlor
432	Roisín Callaghan
433	Aine Callaghan
434	Ashley Burger

Sub. No.	Name
435	Shane Callaghan
436	David Monaghan
437	John Roberts
438	Amy Monaghan
439	Brian Callaghan
440	Conor Farrell
441	Siobhán Hannafin
442	Caroline Farrell
443	Carol Lawlor
444	Eric Farrell
445	Luca Mangan
446	Kate Farrell
447	Finn Mangan
448	Pádraig Wall
449	Ethan Mangan
450	Lorraine McGuinness
451	Katie Kelleghan
452	Graham Synnott
453	Steven Mangan
454	Aaron Byrne
455	Emily Synnott
456	Connor Synnott
457	Grace Kelleghan
458	Séan Kelleghan
459	Brenda McC
460	Dáire Kelleghan
461	Frank Mooney
462	RoseAnne Byrne
463	Dan Kelleher
464	Tara McHugh
465	Vishnu Doodipala
466	Anne Flangan
467	Catherine Kelleher
468	Aoife Kelleher
469	Thiego de Ponte
470	George Guing
471	Oxana
472	Edy Farias
473	Jennifer Greene
474	George Francis
475	Stephen Murphy
476	Oleskii
477	David Mac Munn

Sub. No.	Name
478	Shane Murtagh Colleen Murtagh
479	Gareth Jepson
480	Donal Kelleher
481	Ife Alabi
482	David Nolan
483	Michelle Ellis
484	Paulina Jaworell
485	Jennifer Senior
486	Eimear Phelan
487	Pat Culhane
488	Declan Spellman
489	Kamil Jaworek
490	Sarah Dalton
491	Ethan Cleary
492	Neale Dalton
493	Scott Timmons
494	Confidence C
495	Josephine Coyle
496	Harry Coyle
497	Abhishek Sobbana
498	Ryan Nolan
499	J Keegan
500	Sophie Niland
501	T O'Reilly
502	Brian Lynch
503	Sam O'Shea
504	Aoife Gavin
505	Marian Greene
506	Sean Ryan
507	Nicola Withey
508	Denis Dalton
509	D. McDonnell
510	Michael Mealy
511	Valerie Ryan
512	Margaret Duane
513	John Sullivan
514	Robin O'Neill
515	Brian O'Draighneain
516	Elaine and Ger O'Neill
517	Sebastian Bedx
518	Deirdre Roberts
519	Mark Hannon
520	Brian

Sub. No.	Name
521	Rachael Roberts
522	Micheal Niland
523	Ella Tobin
524	Julia Dongiovanni
525	Sue Tobin
526	Mark Mulhern
527	Paula Piris
528	Simon Greaves
529	Maurice Curran
530	Alan Seery
531	Dara Cokorilo
532	Valencia Craucamp
533	Ireiveusz .
534	Louise Butler
535	Marie Quin
536	Hannah Rynne
537	Krzysztot Barsdike
538	Monika Knet
539	Pawel Dziabor
540	Alice Goodwin
541	Zaneta Dziabor
542	David Gasirabo
543	Keith Nolan
544	Liz Maguire
545	Dr Evans Salada
546	Martins Cvetkoos
547	Vilnis Neza
548	Mary Higgins
549	Maria Quinn
550	Nadea Vacarciue
551	John Boylan
552	Henrietta Cameron
553	Brendan Walsh
554	Rory Whelan
555	Mario Mirkovic
556	David Mooney
557	Rachel O'Connor
558	Aislinn Morris
559	Nigel Morris
560	Ruairi Byrne
561	Greg Glynn
562	David Dowling
563	Liam Hannefin

Sub. No.	Name
564	Claire Morris
565	Michel Lorickn
566	John Paul Hannefin
567	Stephen McCarthy
568	Aine Hannafin
569	Anthony Atkinso
570	Gisele Constantinoo Menezes
571	Ronan McMahon
572	Leo Timmons
573	Adam Smith
574	Fiona Meehan
575	Sinead Mulhere
576	Susan Grimes
577	Daniel Neary
578	Shauna Neary
579	Kathleen Ashby
580	Helen Doyle
581	Krysztof Spym
582	J Coffey
583	Siobhan Johnson
584	Carlos Coctho
585	Gloria .
586	Paula Burke
587	Aoife Rynne
588	Vanessa Brannigan
589	Cathal Rynne
590	Ciara Rynne
591	Deborah Umera
592	Graeme Locke
593	Karol Rynne
594	Peter Rynne
595	Anna Mankuwska
596	Eddie Butler
597	Deirdre Flanagan
598	John Robinson
599	Paul Doyle
600	Michael Kenny
601	Tracy Jenning
602	Aleksander Kavanagh
603	Christine McClune
604	Mick Eccles
605	Vicky Nelson
606	Neil O'Donnell

Sub. No.	Name
607	Miki Nakagome
608	Angela Conway
609	Helen Seery
610	Aisling Doar
611	Sophie fagan
612	Morgan Owen
613	Darren Balzondki
614	Laura Doran
615	Sandra O'Neill
616	Colm Mitchell
617	Phyllis Byrne
618	Colm Dalton
619	Gareth Enright
620	M. Uusut Musood
621	Brendan Skelton
622	Francie Connolly
623	John Byrne
624	Jenny Herbert
625	Paddy Donovan
626	Stacey Rose
627	Carol Abbey
628	Deborah MacNamee
629	Tomasz Wojciuch
630	Patrick Teehan
631	Audrey McDonnell
632	Andy McDonnell
633	Declan Corcoran
634	John Ryan
635	Loretto Mhelesi
636	Killian Yiadom
637	Illdrem Xhydo
638	John Lynn
639	Rashnu Das
640	Conor Kilduff
641	J McWeeney
642	Mary Rice
643	L O'Connell
644	Kay Whelan
645	Edel Nugent
646	Kieran Counsel
647	Derek Murphy
648	Leanne Delaney
649	Michael Nugent

Sub. No.	Name
650	Tony Champ
651	Seamus breslin
652	Bernie Kinahan
653	Andrew Gillespie
654	Fiona Farrell
655	Clodagh Bone Kehoe
656	Stefan Coor
657	Rachel Neilan
658	Jody Senior
659	Niall Butler
660	Joseph O'Loughlin
661	Mark Sullivan
662	Brian Callaghan
663	Marie Synnett
664	Brooke Spence
665	Brian Lucy
666	Victor Pop
667	Stephen Connolley
668	Martin Dempsey
669	Hugh Byrne
670	J O'Sullivan
671	Stephen Leonard
672	John Duggan
673	Anne Lawler
674	Jamie Kelly
675	Robert Lynch
676	Lynda Turley
677	Rachel Murray
678	Christine Sweeney
679	Gráinne Ni Dhaonait
680	Gary Oakes
681	Martin Somers
682	Agata Jahorlea
683	Robert Fadden
684	Mick Dagg
685	John Carr
686	Jamie Murphy
687	Luke Hayden
688	Jordi Garcia
689	Caroline McGuerl
690	Con Cotter
691	David Barrett
692	Pawel Truszczyosk

Sub. No.	Name
693	Ciaran Lenehan
694	Ross Murphy
695	Robert Flynn
696	Brendan Moriarity
697	Jamie Byrne
698	Tony O'Regan
699	Cian Conway
700	Jamie Coyle
701	Ciaran McCabe
702	Adam Gannon
703	Stephen Hayes
704	Bina Islam
705	Ben Hogan
706	Stephen Wilson
707	James Norris
708	Ross Connolly
709	Louis Doyle
710	Filip Potianio
711	Harry Kennedy
712	Glenn Sibawda
713	Ruaidhi Keating
714	Sarah Kennedy
715	Bernie Johnston
716	Craig Johnston
717	Wojciech Witkowski
718	Rob Johnston
719	Sean Power
720	Sonu Cherien
721	Reiltin Power
722	Jamie Bessent
723	Niamh McNamara
724	Jo-Anne Butler
725	Paul Kiernan
726	Therese Lowry
727	Amy Fogarty
728	Sylvia Meade
729	Leigh Corrigan
730	Margaret O'Brien
731	Beatrice Shally
732	William Doherty
733	Jamie Carey
734	Kevin Stenson
735	Marie McGowan

Sub. No.	Name
736	Paul Jackson
737	Kristina Pareigyte
738	Sam Tange
739	Irena Pareigiene
740	Tadhg Condron
741	Elaine O'Neill
742	Peter Monahan
743	Steve Harris
744	Robert Andrew
745	Maura Doyle
746	Christina Keating
747	Mick Magill
748	Edward Donnelly
749	Lara Merron
750	Conor Bolger
751	Ryan McGinley
752	Deborah Readman
753	Rolandas Krukarkas
754	Ciarán Errity
755	Leah Cooper
756	Gary Corcoran
757	Garan Denniehm
758	R McNamara
759	Sharon Mooney
760	Anthony Quinn
761	Bernerd McDonnell
762	Dean Bailey
763	John O'Brien
764	Des Mulherne
765	Patrick McCorry
766	Lesley Sutten
767	Paddy Jones
768	John Angland
769	Patricia Doyle
770	Marie Jay
771	Kathleen Robinson
772	Phil Walsh
773	Caroline Doyle
774	Oswabb Rojas
775	Catriona Norris
776	Chris Hughes
777	Shebin Mathew
778	Ben Hogan

Sub. No.	Name
779	Sharon Kelly
780	Sarah Jane Tracey
781	Diego Dongiovanni
782	Thomas Hogan
783	Andrew Ge
784	Mary Cahill
785	Fintan McKeon
786	David Connolly
787	Lorcan Murphy
788	Eilish Reddan
789	Jacqui Doyle
790	Kate Holmes
791	Grainne O'Halloran
792	Annette Hammond
793	Caroline Brogan
794	Eimear Lenehan
795	James McGovern
796	Catherine Jeffers
797	Anne Flanagan
798	Adam Kenny
799	Marie Cullen
800	Maura Dillon
801	Ciaran Davenport
802	Olwyn Delaney
803	Martin Molloy
804	Jon Couch
805	Lara O'Neill
806	Caroline Murray
807	Shane Kirwan
808	Lia Mooney
809	Sean Claffey
810	Kris Wanga
811	Amy Maher
812	Ian Arnold
813	Anna Higgins
814	Daniel O'Sullivan & Aisling Geraghty
815	Ann Kelly
816	Stephen Kearney
817	Charley Loakman
818	Paul McGuinness
819	Cathriona Murray
820	Ryan Tierney

Sub. No.	Name
821	Brian Elliott
822	Matthew Shirran
823	Nathan Pierry
824	Afrin Zahad
825	Maria Shirran
826	Ethan Reilly
827	Brian Gallagher
828	Brian Lawler
829	Mindaugan Grybe
830	Siobhan Noctor
831	Brian Tracey
832	Annette Hogan
833	Valare Grybyte
834	Ethan Bolger
835	Peter Anderson
836	Sandra Grybiene
837	Jennifer Anderson
838	Chris Ryan
839	Edel Atkinson
840	Beth Kinyau
841	Evan Aspinell
842	Christopher Artkinson
843	Cillian Davy
844	Philip Daly
845	Luke Donegan
846	Jason Dunne
847	Malik Ade
848	Paul Kiernan
849	Michelle Conway
850	Kate McGrath
851	Barbara Daly
852	Emmanuel A
853	Jack McGrath
854	Noel McGrath
855	Conor Grimes
856	Julie Foley
857	Jane Healy
858	Andy Byrne
859	Sofia Di Steffano
860	Rosemary Byrne
861	Katie O'Connor
862	Sony Kavanagh
863	Eabha Farrell

Sub. No.	Name
864	M Jenkins
865	Stephanie Brazil
866	Katelynn Allison Curtis
867	Bernadette Buchanan
868	Stella Cook
869	Hannah Plummar
870	Sean Conboy
871	Adam Burke
872	Breda Kilgellon
873	C Grimes
874	Annette McWilliam
875	Cara Conboy
876	Ciara Tate
877	Joe Donnelly
878	R Kavanagh
879	Cian McGrath
880	Alan Dunne
881	S Cully
882	Gráinne Begley
883	Mary Donnelly
884	Jonathan Waters
885	Sinéad Egan
886	Sean McDonnell
887	Amy Donegan
888	Mahesh .
889	Anna Mae Keane
890	Adam Donnelly
891	Cillian O'connor
892	Lyla Cusack
893	Aurilio Costa Quela
894	Emilia Harrington
895	Damian Dio
896	Miya Poynton Cree
897	Julia .
898	David Donnelly
899	Jea Cervantes
900	Khadija Ismail
901	Declan Byrne
902	Layla Rajon
903	Maggie Winders
904	Hailee Garcia
905	Cheryl Zeta
906	Robert Delves

Sub. No.	Name
907	Bea Rajon
908	Alex Murphy
909	Eileen O'Connor
910	Elaine McEvoy
911	Anthony Atkinson
912	Jim Culleton
913	Declan Lackey
914	Seamus Culleton
915	Ellena Kenny
916	Veronica Cooke
917	Alan P
918	Joaquin Mingrone
919	Dian Ivanov
920	Snehe Ann John
921	Evija Cuetkova
922	Patricia Foley
923	Sam Whelan
924	Iocob Cuperce
925	Aaron McDermott
926	Eoin F
927	Gareth O'Brien
928	Vincent Harris
929	Fiona Greenlaw
930	Shane McCarthy
931	Rachel O'Connor
932	Kathleen Commons
933	Ktisztian Busosa
934	Bridget Purcell
935	Suzanne & Darragh O'Toole
936	Melinda Novak
937	Tsuzsanna Banu
938	Cindy Jane Harvath
939	Jeff Halid
940	Gabor Horvath
941	Steven Connolly
942	Pauline Husin Lawler
943	Gráinne Daly
944	Orlagh Healy
945	Christine Slator Fox
946	Ben Buckley
947	Stephen Fox
948	James Walsh
949	David Bowen

Sub. No.	Name
950	Conor Fox
951	Kelly Mooney
952	Emmett Fox
953	Ella Mooney
954	Magdalena Mulhall
955	Elizabeth De Forge
956	John Mulhall
957	Anne Murphy
958	Emma Edmonds
959	James McCabe
960	Celene Cross
961	Eoghan MacNamee
962	Ali Amhiar
963	Josey Keane
964	June Murphy
965	Catherine Fox
966	Mollie Murphy
967	Declan Corcoran
968	Dylan O'Neill
969	Patrick Hogan
970	Conor Mac Namee
971	Sarah Reidy
972	Brian Mac Namee
973	Carmel Doyle
974	Louise Maher
975	Graínne McGovern
976	Liam Cusack
977	Gabriela Filanova
978	Mary Reilly
979	Mag Cross
980	Valerie Smyth
981	Oisin Reilly
982	Damian Daly
983	Anthony Daly
984	Andrew Glennon
985	Rachel Kelly
986	Ger Kennelly
987	Amain Ibrahim
988	Mark Beatty
989	Geraldine Beatty
990	Niall G
991	Rox Barry
992	Kevin Connolly

Sub. No.	Name
993	Kalvin Coyle
994	Jonathan Barry
995	Joe O'Brien
996	Kieran Lindsey
997	Noel Condan
998	Rodrigo Barbosa
999	Bailey
1000	Peter Kelly
1001	Julie Dalton
1002	Michael Smyth
1003	Peter Nolan
1004	Bahle Fynn
1005	Paulie Buggle
1006	Aoife Rogers
1007	Eddie Corr
1008	Anya O'Connor
1009	David Horgan
1010	Jazmin Wallington
1011	Kelly Maher
1012	Mark Doyle
1013	Shane McCaul
1014	Caitriona Doyle
1015	Dale Hynan
1016	Eoghan O'Connell
1017	Chris O
1018	Jack Grassick
1019	Peter Herbert
1020	Derek Walsh
1021	Shauna Hayes
1022	Stephen Bradley
1023	L Carollina
1024	Jocelyn Yap
1025	Andrew Clare
1026	Neville O'Brien
1027	Jessica Hamill
1028	Stephen Dunne
1029	Adrian Burke
1030	Olga Hannon
1031	Aoife Rogers
1032	Melissa Quirke
1033	Maurice Dunne
1034	Tara Kenna
1035	Kate McDonnell

Sub. No.	Name
1036	Maureen Maher
1037	Abbie Kenna
1038	Sean McDonnell
1039	Luke Byrne Kenny
1040	Fintan Kenny
1041	Darren Conlon
1042	Martina F
1043	Padhraig Jones
1044	Gina Gillick
1045	Fiona Burke
1046	Amanda Doyle
1047	Tunde Ahmed
1048	Paul Reville
1049	Dara Ahmed
1050	Maria Conlon
1051	J Hannon
1052	Eileen Kilgallon
1053	Philip Byrne
1054	John McGarr
1055	Elaine McGowan
1056	Michael Keane
1057	Mary Hayes
1058	John Greely
1059	Mihaiela Aflot
1060	Donal McFadden
1061	Marie Aflot
1062	Emer O'Connor
1063	Janusz Kojolar
1064	Colin Edmonds
1065	Gerard O'Sullivan
1066	A Smith
1067	Agniexke Zavadska
1068	Fiona Byrne
1069	Amy Smith
1070	Dominic Molphy
1071	Jamie Byrne
1072	Ruth Smith
1073	Carrie McGarr
1074	Brenda Whelan
1075	James O'Brien
1076	John Whelan
1077	Tina Donnelly
1078	Finbar O'Sullivan

Sub. No.	Name
1079	Mary Doyle
1080	Bridget Canty
1081	Thérése Gilligan
1082	Adele Byrne
1083	Caoímhín Lydon
1084	Danielle Byrne
1085	rebecca Byrne
1086	Marése O'Sullivan
1087	Ludmila Bulout
1088	Tyler -
1089	Bernadette Gray
1090	Ems Shanagher
1091	Alex Brady
1092	Linda Murphy
1093	Kalem Carov
1094	Darren Cunningham
1095	Conor Murphy
1096	Mariia and Serhiy Krasyuc
1097	Hilary Horan
1098	Orla Algan
1099	Gordon Walsh
1100	Alan Norton
1101	Danielle Walsh
1102	Anne Higgins
1103	Patricia Cronin
1104	Keith Molloy
1105	Patricia Clifford
1106	Dermot Clifford
1107	Cormac Molloy
1108	Paul Clifford
1109	Ken D
1110	Hayley Clifford
1111	B Walsh
1112	Leonie Sarsfield
1113	Michael Shanley
1114	Mary Shanley
1115	Michael Corcoran
1116	Martin Woulfe
1117	D Coyle
1118	Olwyn Nunn
1119	Francis Wals
1120	Mary McKivenigan
1121	Ethan Algar

Sub. No.	Name
1122	Shauna O'Brien
1123	Andrew Macnamee
1124	Megan O'Brien
1125	Liam MacNamee
1126	Brendan Walsh
1127	Amalia MacNamee
1128	Frances Cody
1129	Simon T
1130	Vera Walshe
1131	Aine Murphy
1132	Tom Carney
1133	Trevor Murphy
1134	Charles Carri
1135	Debbie Coffey
1136	Sheila Swan
1137	Michael Johnson
1138	Conor Johnson
1139	Mary Gibbons
1140	Odhran Gibbons
1141	Nuala Gibbons
1142	Eleana Gibbons
1143	Beth Maher
1144	Adam Johnson
1145	Jason Bowers
1146	Lisa Bowers
1147	Andrew Gormans
1148	Maria Johnson
1149	Gary Pender
1150	Tim Connolly
1151	Emer Pender
1152	Cian Pender
1153	Ellie Pender
1154	Aaron Brosnan
1155	Sylvia Brosnan
1156	Amanda Keogh
1157	Roisin Keogh
1158	David Dawson
1159	Gary Mills
1160	Grace Bekes
1161	Esther Bekes
1162	Anthony Connor
1163	Shane Devine
1164	Chris Ayres

Sub. No.	Name
1165	Assante Bazoumana
1166	Vincent Timmons
1167	Monika Vinczeova
1168	Selena Doncic
1169	Alison Loakman
1170	Lisa Connors
1171	Calistas Chatoro
1172	Ciara Timmons
1173	Sophie Chathorga
1174	H Hannigan
1175	Therese Curran
1176	Kathleen Blalchker
1177	Damien Martin
1178	Mark Higgins
1179	Melissa Raposo
1180	Sarah Farrant
1181	Angela Dolan
1182	Ava Connolly
1183	Marie Smith
1184	Adrian Delaney
1185	Andy Murphy
1186	Kate Molo
1187	Caroline Connolly
1188	Luke Connolly
1189	Julie Benleven
1190	Nora Connolly
1191	Siomha McKean
1192	Isabelle Connolly
1193	Fiadh McKean
1194	Sandra Nelson
1195	Deborah McKean
1196	Paul O'Donnell
1197	Cian Cooke
1198	Bernard Redmond
1199	Laura Treacy
1200	Robert Treacy
1201	Lisa Redmond
1202	Ciara Finn
1203	Rubel -
1204	Caitriona McGarry
1205	Sarah Swan
1206	Ted Hurley
1207	Shay McKean

Sub. No.	Name
1208	David Gahan
1209	Eoin Moran
1210	John Norton
1211	Lorraine Murphy
1212	Jacob Burger
1213	James Waller
1214	Daniel Chupu
1215	Hannah Carroll
1216	Ailish Waller
1217	Kenneth Carroll
1218	Stephen Murphy
1219	Brendan Clarke
1220	Piotr Jakubowski
1221	Conor Murphy
1222	Olga Pikulska
1223	Scott Murphy
1224	Aaron Dalton
1225	m Kenny
1226	Gillian Dempsey
1227	Claire Dalton
1228	Philip Niland
1229	Ursula O'Brien
1230	Edel Niland
1231	Diego Durata
1232	David Cullen
1233	Stephen McGibney
1234	Seán Byrne
1235	Trish McGibney
1236	Morik Dubz
1237	Padraig Byrne
1238	Sarah Donoghue
1239	Martin Byrne
1240	Aoife Byrne
1241	Ciaran Donoghue
1242	Calum Lynch
1243	Niamh Keane
1244	Cian Lynch
1245	C Donnellan
1246	Jamie Lynch
1247	Michael McNally
1248	Leanne Lynch
1249	Lauren Sheehan
1250	Janette Kinane Kennedy

Sub. No.	Name
1251	Laura Moore
1252	Daniel Fitzgerald
1253	Audrey Nolan
1254	Augustas Valiukas
1255	Emma Cunningham
1256	Miarose Nolan
1257	Katie Power
1258	Ashley Jepson
1259	Harry Jepson
1260	Lorraine Dobs
1261	Paige Keenan
1262	Tom Mahon
1263	Michelle Kavanagh
1264	S Antonio
1265	Sean Anderson
1266	Bartiomiez Zygmunt
1267	Tom Anderson
1268	Michael Voon
1269	Molly Jepson
1270	Lauren Anderson
1271	Celine Byrne
1272	Helena Szlachta
1273	Stephen Flaherty
1274	Sabrina Fogarty
1275	Paul Roberts
1276	Robin Powell
1277	Michelle Kelly
1278	Magda Petrania
1279	Thalyta Rojas
1280	Ava Carey
1281	Ben Mitchell
1282	Michail C
1283	James Keavny
1284	Zoe Burke
1285	Laura Fannin
1286	Eamon Woods
1287	Seán Keogh
1288	Diane Fleming
1289	Amanda Anderson
1290	Angela Biserrie
1291	Gilíosa Kiernan
1292	Nicholas Ward
1293	Aoife Segovia

Sub. No.	Name
1294	Claire Mullally
1295	Maria McCormack
1296	Maíread and Jason Woods
1297	Anna Byrne
1298	Jason Woods
1299	Daniel Byrne
1300	David Byrne
1301	Sheena Murphy
1302	Emma O'Beirne Cleary
1303	Diamantina Malollari
1304	Neal Kirwan
1305	Damian O'Beirne
1306	Nuala Daly
1307	Ilonfa Pellowska
1308	Lili-Rose O'Beirne
1309	Tara Joyce
1310	Jacques O'Beirne
1311	Louie Cleary
1312	Brendan O'Brien
1313	Oscar Cleary
1314	Louise Kearney
1315	John McLaughlin
1316	Jamie Murphy
1317	Shane Holden
1318	Rory Brown
1319	Louise Brown
1320	Derek Ennis
1321	Dan Byrne
1322	Josephine Lovett
1323	Fiona Byrne
1324	Jesus Forsyt
1325	Amy Waters
1326	Colm O'Mongan
1327	Philip Leonard
1328	Rory O'Cleary
1329	Gary Rowan
1330	Elaine McEllin
1331	Brian McEllín
1332	Margaret Cully
1333	Tatiana Gimmel
1334	Tony Cully
1335	Val Pedreschi
1336	Jenny Murphy

Sub. No.	Name
1337	Brian Dalton
1338	Riley Murphy
1339	Conor Henley
1340	Yvonne Campbell
1341	Derek Keane
1342	Anne Henley
1343	Laura Keane
1344	Mark T. Herley
1345	Edward Murphy
1346	Colm Herley
1347	Colette Rooney
1348	Feargal Rooney
1349	Tara Herley
1350	John Kinsella
1351	Lucas Hennessy
1352	Ciara Kinsella
1353	Fionnuala Ni Dhomhnall
1354	Sophie Noble
1355	John Doyle
1356	Barrie Brown
1357	Declan Fogarty
1358	Carmel Brown
1359	Padraig Brennan
1360	Keith Murphy
1361	Aoife Raggett
1362	Alanagh Raggett
1363	Luolmila Trofimova
1364	Colette Beausary
1365	Ingrid Semnicka
1366	Angela Nolan
1367	Vincent Raggett
1368	Arnesa Beriska
1369	Anita King
1370	Michelle Cullinane
1371	Vitor Emanuel R. Sucepita
1372	Madeline Laffan
1373	Maree Rothwell
1374	Barry O'Leary
1375	Niamh Greely
1376	Fran McCormack
1377	Joseph Smullen
1378	Monica Fitzpatrick
1379	Manpreet Bawa

Sub. No.	Name
1380	Keith O'Brien
1381	David O'Halloran
1382	Sarah Kehoe Keane
1383	Neil Chapman
1384	Dave Murphy
1385	Ronan Brown
1386	Fionn Moran
1387	Ian Lacey
1388	Odie Burke
1389	Alfie Beahan
1390	Geraldine Eaton
1391	Siobhan Beahan
1392	Pamela Crotty
1393	Pauline Farrell
1394	Anne Moran
1395	Welem Sky
1396	Linda Kavanagh
1397	Stephen Molloy
1398	Eimear Dillon
1399	William Nelson
1400	Michael Dolly
1401	Muriel Dolly
1402	Rebecca Giles
1403	Cormac Ryan
1404	John Kehoe
1405	John McMahon
1406	Orla Quinn
1407	Pamela Dunphy
1408	Conor Dalton
1409	Nicola Nugent
1410	James Dalton
1411	Eileen Holmes
1412	Ann Moran
1413	Brendan Slaughter
1414	Anna Fullam
1415	Dan O'Toole
1416	Marie Louise Chapman
1417	Dara Connolly
1418	Terence McCann
1419	David Hughes
1420	Niall Scully
1421	Declan Eg
1422	Aileen Brennan

Sub. No.	Name
1423	Justine -
1424	Paul Farrelly
1425	C Manenor
1426	Michael Kilbane
1427	E Zunde

Sub. No.	Name
1428	C O'Neill
1429	Colette Byrne
1430	A Lawlor
1431	S Collins

A summary of each submission is included in Appendix B for reference.

The issues raised in the submissions received in relation to Sallins Celtic Football Club are:

- **Existing recreational use at risk:** The current Sallins Celtic Football Club pitches are located on lands zoned for development in the Draft Plan for residential development. Various submissions raise that the lands are also an important part of the open space/amenity green space and is used for numerous recreational purposes.
- **Failure to recognise the club:** The Draft Plan does not identify or acknowledge the operations of the club or the facilities.
- **Absence of replacement facilities:** The submissions raise concerns there is no commitment to replace the pitches or guarantee that existing facilities will not be lost before replacements are available. This risks that the Club will cease to exist and become displaced.
- **Allocation and operational issues:** The submissions raise concerns that the delivery of the Sallins Amenity Lands might not meet the needs of the club's operations and whether Sallins Celtic Football Club will be accommodated and guaranteed access. The Amenity lands should be complementary infrastructure, not a replacement.
- **Security of tenure:** The submissions states that replacement facilities should include certainty of tenure for the club.
- **Alignment of sports infrastructure with community needs:** Various submissions raise concerns regarding the inclusion of a cricket pitch in the Draft Plan, particularly in relation to local need, land use priority, and impact on existing sports facilities provision.
- **Delivery of sports infrastructure:** The delivery of housing development must not come at the expense of community infrastructure and sports facilities. Sports infrastructure needs to be delivered in tandem with residential development.
- **Landowner submission:** Submission No. 205 states that the lands currently used by Sallins Celtic Football Club are on a temporary licence agreement arrangement pending the future development of the lands for residential. The landowners are committed to facilitating the future provision of lands and a replacement soccer pitch on lands proposed as zone 'F: Open Space and Amenity', located to the west of Site C (2) within the wider landholding and adjoining the lands zoned E (3).

Chief Executive's Response

The Social Infrastructure Audit (SIA) identified the Sallins Celtic Football Club as an existing sports and recreational facility, therefore the Club has been recognised in the Plan. The lands, currently used by Sallins Celtic Football Club, are zoned 'C: New Residential' under the Sallins Local Area Plan 2016–2022 since its adoption in 2016. Furthermore, the subject lands were zoned for residential use in the Sallins Local Area Plan 2001 and the Sallins Local Area Plan 2009. While concerns have been raised regarding the loss of the existing pitches, it is noted that the club's use of the lands has been on a temporary basis under licence agreement arrangements (Submission No. 205, refers).

It is important to note that a Settlement Plan is a land use framework that guides the development of land in a structured and sustainable manner. A land use plan does not dictate a specific end user or occupier. In this regard, in accordance with the Table 10.5 Land Use Zoning Matrix, playing pitches are 'Permitted in Principle' on land zoned 'F: Open Space and Amenity' within the Plan area. Furthermore, community facilities and/or sports buildings are 'Open for Consideration' on land zoned as 'F: Open Space and Amenity' zoning. However, given the concern raised with respect to the loss of land being used for existing sporting facilities it is considered that additional lands zoned for 'F: Open Space and Amenity' within the Plan area is warranted.

The comments regarding which clubs will be accommodated and the provision of guaranteed access within the Sallins Amenity lands are noted. However, such matters relate to the operational management of the Sallins Amenity Land and are outside the remit of a land use plan.

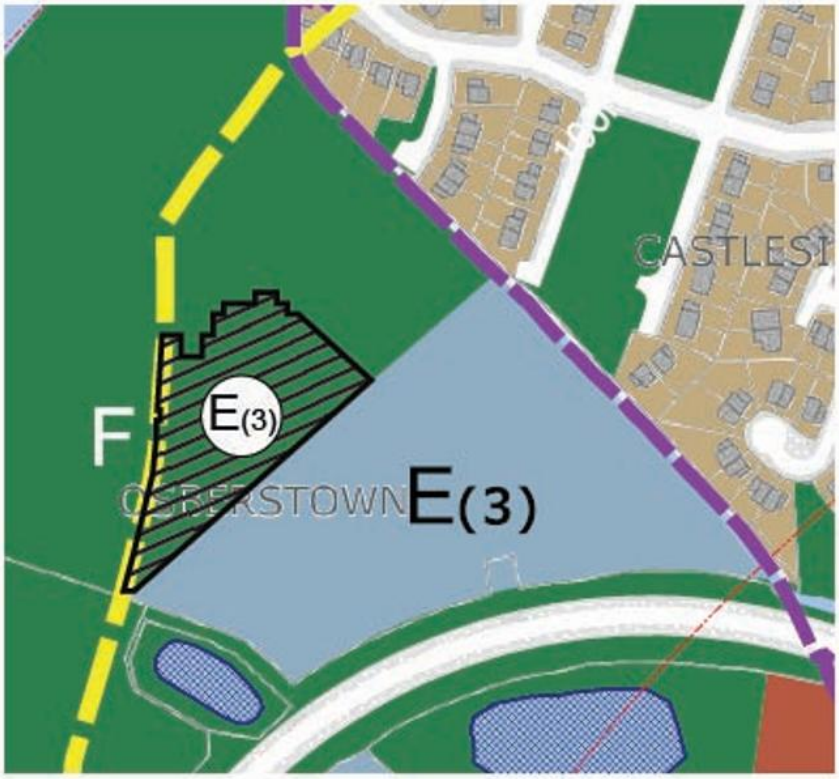
The submissions received in relation to the provision of the cricket pitch and community needs are noted. The cricket pitch and other aspects of the Key Development Area (KDA) are indicative only. A need has been established at a county level for cricket pitches and same, may be accommodated if proposed through the development management process.

The concerns related to the provision of housing and delivery in alignment with sports infrastructure are noted. As stated, a Settlement Plan is a land use framework. Objective SC O2 of the Kildare County Development Plan 2023-2029 (as varied) requires the Council to make provision, through appropriate land use zoning in settlement plans to deliver community infrastructure, supports and services in a planned and co-ordinated manner within the county. The Sallins Settlement Plan informed by the deficits identified in the Social Infrastructure Audit has zoned land for community infrastructure as required. However, a Settlement Plan does not come with an associated funding mechanism or dedicated budget for the delivery of specific infrastructure projects.

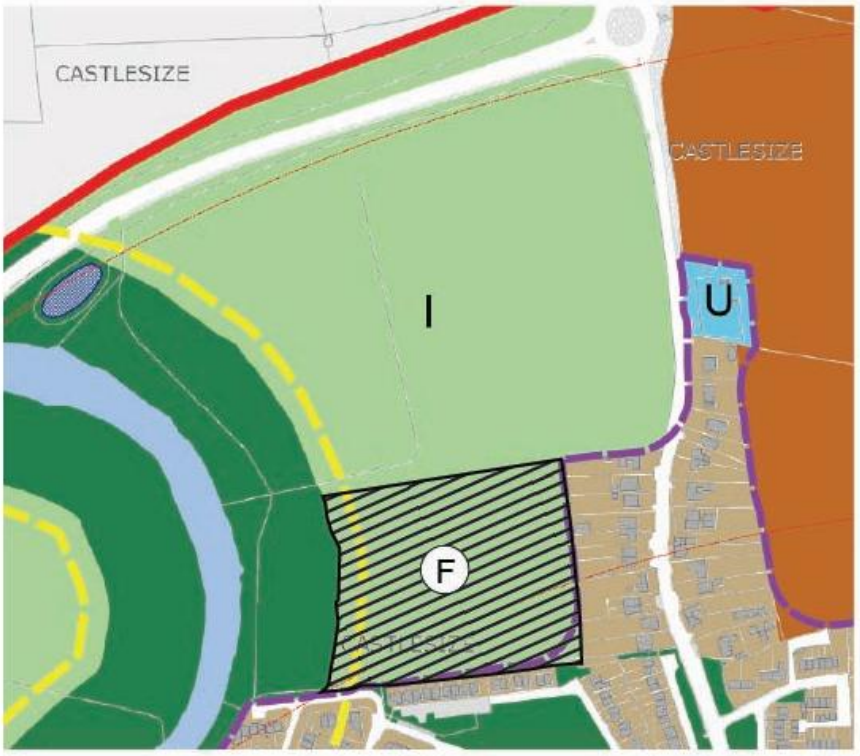
Chief Executive's Recommendation

Appendix A - Maps, Map V2B - 10.1 - Land Use Zoning, amend circa 1.0 hectares of land zoned E (3) to 'F: Open Space and Amenity' (identified in black hatching) as follows:

Appendix A - Maps, Map V2B - 10.1 - Land Use Zoning, amend circa 1.0 hectares of land zoned 'F: Open Space and Amenity' to 'E: Community and Education' (identified in black hatching) as follows:



Appendix A - Maps, Map V2B - 10.1 - Land Use Zoning, amend circa 3.23 hectares of land zoned 'I: Agriculture' to 'F: Open Space and Amenity' (identified in black hatching) as follows:



Issue: Sport Facilities

Submission No. and Name	Issue
7 Marcus Lannigan	Submission states the community requires additional multi-use playing pitches and youth facilities (such as skate parks).
13 Simona Di Magno	Submission requests sport infrastructure.
15 Aurélio Guedes	States Sallins has absence of modern sports/gym facilities.
17 Fran Nugent	States that Sallins has fallen significantly behind in key areas of infrastructure over the past 20 years. This includes sports facilities.
18 Marc Jones	Submission states that while the plan refers to open space and the amenity lands, there is a lack of clear timelines and accessible facilities for children and teenagers. States that there is a need for a skate park, outdoor basketball courts, multi-use outdoor games' areas, which are essential facilities for young people and should form a core part of

	community infrastructure, not optional extras delivered at a later stage.
20 Daniel and Caoimhe Owens	Submission supports community building through the provision of a purpose-built football pitch for the local team, which has a membership of 300+. Questions why the Plan includes a cricket pitch when a football pitch would have a drastically greater impact in supporting an already established community with a greater need and following and states that members of the community have expressed very real concerns for this becoming a priority.
30 Kildare Green Party	Submission asserts the cricket ground does not appear to be favoured by residents.
33 Paul O'Brien	Submission states there is a shortage of sports and recreational facilities, and that local clubs and community sports organisations are struggling with limited pitch availability, overcrowded training schedules, insufficient parking, and lack of indoor facilities. Clubs do not have the capacity to absorb continuous population growth without substantial investment in new facilities and land allocation.
167 Cecilia Guerra	Submission states local clubs need secure pitches.
172 Karla Murphy c/o Parents Assoc of St. Laurence's NS	Submission requests the Plan include basketball courts, Multi-use Games areas (MUGAs), A skate park and additional outdoor sports infrastructure.
177 Ignat Savkin	Submission supports and agrees with the Parent's Association submission.
178 Frank Holohan	Requests the Plan include a skate park, basketball courts, MUGAs, additional sports infrastructure, soccer facilities.
186 Christine Barretto	Submission asserts there is no swimming pool, gym, tennis courts. States Naas for public swimming is very busy with limited access.
194 David Pollock	Submission requests provision of a skate park, basketball courts, MUGAs, additional sports infrastructure, soccer facilities.
195 Anton Madirazza	Submission states the Draft Plan should include: a skate park, basketball courts, multi-use games areas, and outdoor sports infrastructure.

199 Joseph Kelly	Submission states Sallins has fallen behind with sports facilities.
203 Stephen McGibney	Submission asserts local sports clubs are already struggling to secure suitable facilities. Submission notes the Plan identifies infrastructure including expanded sports/recreational facilities but is concerned this infrastructure is linked to longer-term delivery, depended on external funding or developer-led provision, at risk of being delayed or reduced in scope.
206 Maria Cunningham	States that children have to leave Sallins for sport and extra-curricular activities. Submission agrees with many other submissions and states that basketball, skate park and tennis courts are basic needs for a growing family population and refers to the lack of a community park.
230 John Weldon	Submission requests local sports clubs have a permanent home and proper facilities. Sporting organisations are central to the social fabric of the town. Supports the principle of sustainable growth in Sallins but must be matched by investment in sports facilities.
243 Cllr Carmel Kelly	Sallins has fallen significantly behind over the past 25 years in sports facilities.
309 Rory Gavin	This submission supports the development of pitches in Sallins.
332 Parents Association – St. Laurence's NS	States that the Parents Association believes the Plan should include, a skate park, basketball courts, multi-use games areas (MUGAs), additional outdoor sports infrastructure and soccer facilities.
334 Alison Kavanagh Murphy	The Parents Association believes the Draft Plan should include: skate park, multi-use games areas (MUGAs), and additional outdoor sports infrastructure.
408 Orlagh Kelly	Submission expresses serious concern regarding the lack of firm, deliverable provision for outdoor sports facilities which is a critical omission given the scale of planned population growth. States population growth is driven by young families with 25% of population aged under 14 signalling a sustained and increasing demand for field-based sports and the Plan's own evidence base confirms a significant shortfall with an additional requirement of 10.16 hectares. Further states this represents a critical deficit requiring near doubling of provision and despite this the Plan does not provide

	certainty as to where, when or how these facilities will be delivered. Asserts that while the Amenity Lands and Willows KDA reference sport uses, these remain aspirational rather than guarantee and tied to long-term phasing. Further asserts this approach is inadequate and risks creating a situation where housing is delivered without the essential infrastructure. Submission states the issue is immediate and failure to act for the existing facilities under pressure will result in: Reduced participation in youth sport Overreliance on neighbouring towns Long-term damage to communities Requests amendments to the plan as follows: Clear policy requiring delivery of sports infrastructure in tandem with residential development Commitment to deliver a dedicated GAA hub or multi-pitch facility within the Amenity Lands and /or the Willows KDA Active pursuit of funding (including LSSIF) with defined timelines. Urges KCC to revise the Plan with clear and enforceable commitments and ensure that sports facilities are prioritised, properly planned, and delivered in line with population growth.
406 Gavin Brangan	Submission requests the Plan include a skate park, basketball courts, MUGAs, additional sports infrastructure and soccer facilities.
412 Hugh Byrne	Submission requests Youth facilities (ie. skate park), facilities for minority sports (basketball, volleyball, badminton and cricket crease) and additional playing pitches (GAA, soccer and multi-use).
418 Tasneem Ismail	The submission highlights the need for more pitches in the town for clubs to keep operating.

Chief Executive's Response

The Social Infrastructure Audit (SIA) published alongside the Plan requires an additional 10.06 hectares of outdoor sports areas. However, it is expected that the Sallins Amenity Park which extends to 19 hectares will address the shortfall, through the provision of inter alia, GAA pitch, soccer pitch, all-weather pitch, tennis and basketball courts, a teen play area and skate park facilities. In addition, the draft Plan has zoned a substantial part of the Willows Key Development Area as 'F: Open Space and Amenity' to provide for community/amenity use, the development of which will form part of a planning application.

The submissions received in relation to the provision of the cricket pitch and skate park are noted. The cricket pitch and other aspects of the Key Development Areas

(KDAs) are indicative only (Section 10.1 of the Plan). A need has been established at a county level for cricket pitches which may be accommodated at this location should same be proposed. The urban design framework of the Link Road KDA (Section 10.1.2 and Figure 10.2 of the Plan) provides for a Multi-Use Games Area (MUGA) as park of the overall open space amenities.

With respect to no swimming pool or (indoor) gym in Sallins. Based solely on population benchmarking, there is not a current provision gap for a swimming pool in Sallins, as the Active Recreational Infrastructure Strategy benchmark, 2024, is one swimming pool per 27,500 population. With respect to gyms in Table 10.5 – Land Use Zoning Matrix sports buildings (including gyms) are 'Permitted in Principle' on lands zoned 'A: Town Centre', 'and 'MU: Mixed Use'.

Regarding comments requesting clear policy that requires delivery of sports infrastructure in tandem with new residential development, objective CSO 2.3 of the Plan states new residential development within the Willows Key Development Area will be required to be phased and delivered in tandem with the social infrastructure provision identified on lands zoned 'F: Open Space and Amenity'. Additionally, Objective SC O16 of the CDP requires a social infrastructure audit to be submitted as part of residential schemes greater than 20 units. In this context, Objective SC O15 of the CDP requires that in cases where there is a deficiency of a certain type of community infrastructure as part of the development proposal, the frontloading of such infrastructure is required as part of the first phase of development and fully operational prior to the occupational of any residential unit on the subject site. In addition, Objective SIO 3.10 of the draft Settlement Plan requires the application of a Special Development Contribution on Key Development Areas for the delivery of social infrastructure where specific exceptional costs are not covered by the Council's Development Contribution Scheme or through developer led provision and in tandem with housing delivery. Regarding requests for additional pitches in accordance with the Table 10.5 Land Use Zoning Matrix, playing pitches are 'Permitted in Principle' on land zoned 'F: Open Space and Amenity'. Furthermore, community facilities and/or sports buildings are 'Open for Consideration' on land zoned as 'F: Open Space and Amenity' zoning. However, given the concern raised with respect to the loss of land being used for existing sporting facilities, it is considered appropriate that additional lands are zoned as 'F: Open Space and Amenity' within the Plan area, as detailed above.

Chief Executive's Recommendation
No change recommended.

Issue: Sallins GAA

Sub. No.	Name
7	Marcus Lannigan
157	Frances Walshe
182	Cllr. Fintan Brett
247	Rebecca Devine
248	Heather Devine
249	Ina Mulrooney
251	Craig Hughes

Sub. No.	Name
252	Anna Byrne
253	Siobhan Cunniffe
254	Graham Dowler
256	Adrian Devine
257	Gavin Cooke
258	Stephanie Kinahan
260	Manpreet Bawa

Sub. No.	Name
262	Pauric Dunne
264	Carol Cashman
266	Harman Murtagh
268	Fran Dowling
269	Cathal Hannigan
270	Simona Sniezkaite
271	Graeme Black
272	Dawn Whelan
275	Amy Devine
276	Fintan McKeon
277	Fergal Nugent
279	James Dalton
281	Noel Murray
283	Pat Kidney
286	Darragh Brennan
288	Orla McCarthy
291	Sharon Bradley
292	Emma Reilly
293	Cecilia Guerra
294	Siobhan Carey
297	Geoff Fullam
298	Aoife O'Doherty
300	Danny Byrne
303	Michael Johnson
305	Sean O Domhnaill
307	Eoghan O'Connell
308	Eoin McConnon
310	Anne Killian
313	Greg Brennan
314	Luke Killian
316	Ian Swan
318	Eddie Humphreys
319	Sean Killian
320	Lorcan McKenna
321	Daragh Murphy
322	Mark Doyle
323	Anne Collins
324	Ryan Herbert
325	Philip Niland
326	Sean Conway

Sub. No.	Name
327	Maria Gahan
328	Alison Kavanagh Murphy
336	Rebecca Grogan
338	Eabha Owens
339	Noel Moran
341	Neil O'Donnell
342	Peter Rynne
350	Cassie Collins
351	John Mc Carthy
352	Lia Reilly
354	Len O'Connell
356	Stephen Kelly
357	Eric O'Flynn
364	Colm Ó Mongáin
365	Luke Kiernan
367	Anne Moran
371	Ronan Brazil
373	Karen Byrne
376	Brendan Owens
377	Muireann Scully
379	Paul Hodson
380	Niamh Kinahan
382	Patrick Keane
383	Sallins GAA
384	Ella Tobin
386	Anna Carpenter
387	Noeleen Brennan
388	Saoirse Collins
390	Sean Coyle
394	Elaine Lee
395	Ronan Flanagan
396	Páraic Walsh
398	Amy Maher
400	Karen McDonnell
401	Monique Malherbe
404	Donna Gahan
406	Gavin Brangan
408	Orlagh Kelly
410	Sienna Jones
413	Jennifer Greene

A summary of each submission is included in Appendix B for reference.

The issues raised in the submissions received in relation to Sallins GAA Club are:

- **Level of provision is inadequate:** As the largest club in the area, the existing facilities are struggling to meet the needs of the club and to cater for the rapidly expanding population in the village. The club is regularly required to go outside the town to avail of alternative facilities in order to play games and fulfil fixtures as it is operating at capacity. The level of engagement demonstrates the strength of the club but places pressure on existing facilities struggling to meet current needs. Additional grounds to cater for the rapidly expanding population
- **Commitment:** Specific detail of the Plan should be added; that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games**.** Concern regarding the lack of firm, deliverable provision for GAA which is a critical omission given the scale of planned population growth.
- **Funding and Delivery:** Active pursuit of funding (including LSSIF) with defined timelines. Clear policy requiring delivery of GAA facilities in tandem with residential development. Commitment to deliver a dedicated GAA hub or multi-pitch facility within the Amenity Lands and/or the Willows KDA. Formal engagement with local GAA stakeholders to ensure facilities are appropriate and deliverable.

Chief Executive's Response

The KCC Part 8 for the Sallins Amenity Lands was adopted with modifications in June 2022[5]. Detailed design considerations include but are not limited to a GAA pitch and an all-weather pitch. In addition, Table 10.5 Land Use Zoning Matrix indicates that playing pitches are 'Permitted in Principle' on land zoned 'F: Open Space and Amenity'.

The requests from submissions to add specific detail to the Plan to dedicate pitches to Gaelic games and ensure guaranteed access within the Sallins Amenity Lands/ Willows KDA are noted however are not within the remit of a land use plan. It is not the function of a statutory land use plan to identify dedicated pitches and/or facilities to a particular group/sport or organisation. A Settlement Plan is a land use framework that guides the development of land in a structured and sustainable manner. A land use plan does not and cannot dictate a specific end user or occupier of facilities. Similarly, the operational management of the Sallins Amenity Land and Willows KDA is outside the scope of this Settlement Plan.

Comments in relation to funding and delivery of sports infrastructure are noted. It is an objective of the draft Plan Kildare County Council to actively seek funding from relevant agencies and government sources including the Large-Scale Sports Infrastructure Fund (LSSIF) or other funding sources to secure financial support to develop sports and recreation facilities in Sallins (Objective SIO 3.8). The inclusion of clear objectives within a plan is often a critical first step in securing future funding and support. Regarding formal engagement with local GAA stakeholders, it is an

[5] Available to view here: https://consult.kildarecoco.ie/en/consultation/sallins-amenity-lands-p8202201

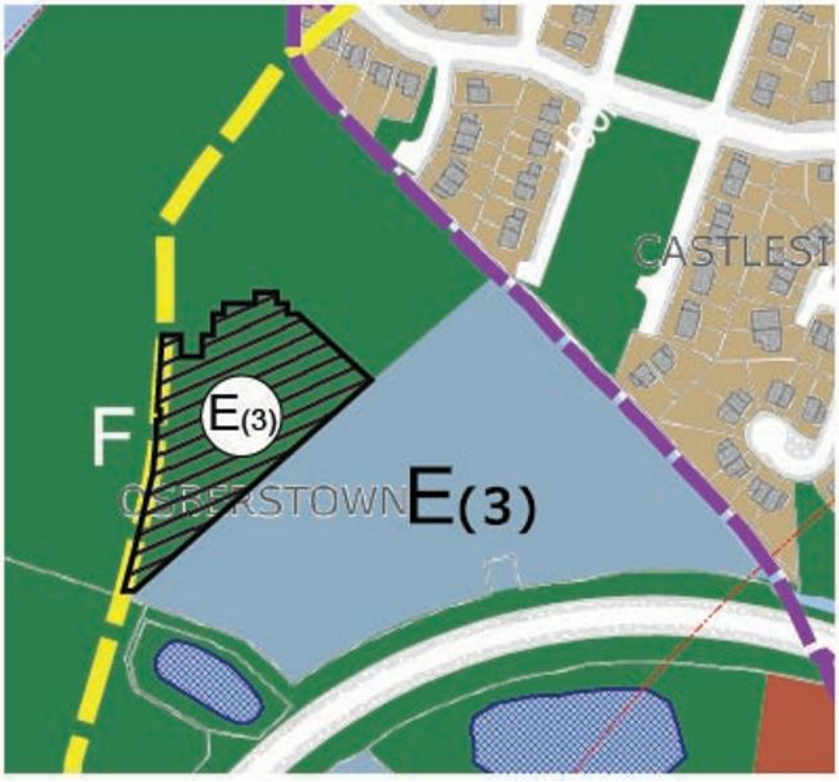
objective of the CDP to liaise with sporting organisations to ensure that where possible the needs of sports clubs and the communities are met in the provision of quality facilities in line with the vision and objectives of the National Sports Policy, 2018-2027 (Objective LR O89, refers).

However, given the concern raised with respect to the level of provision being inadequate it is considered that additional lands zoned for 'F: Open Space and Amenity' within the Plan area is warranted.

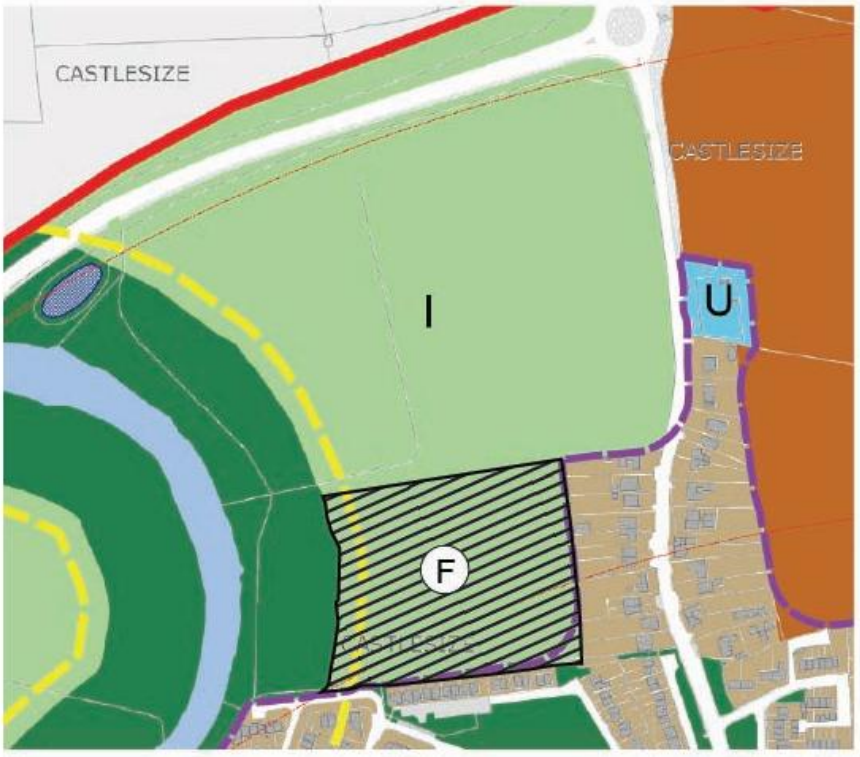
Chief Executive's Recommendation

Appendix A - Maps, Map V2B - 10.1 - Land Use Zoning, amend circa 1.0 hectares of land zoned E (3) to 'F: Open Space and Amenity' (identified in black hatching) as follows:

Appendix A - Maps, Map V2B - 10.1 - Land Use Zoning, amend circa 1.0 hectares of land zoned 'F: Open Space and Amenity' to 'E: Community and Education' (identified in black hatching) as follows:



Appendix A - Maps, Map V2B - 10.1 - Land Use Zoning, amend circa 3.23 hectares of land zoned 'I: Agriculture' to 'F: Open Space and Amenity' (identified in black hatching) as follows:



Issue: Sallins Amenity Lands - Infrastructure-Led Development, Delivery, and Funding

Submission No. and Name	Issue
4 Joanne O'Rourke	The submission is concerned with deficits with regards the undelivered amenity park. The deficits need to be fixed before housing or delivered in tandem with housing growth. • The Sallins Amenity Park has been discussed and anticipated by residents for a number of years. • The Sallins Amenity Park does not appear in the Implementation and Infrastructure Delivery Schedule (Table 10.2) with a specific delivery timeframe or funding source. • The submission notes SIO 3.7 and 3.8, emphasising that there is no timeline, no committed budget, and no binding trigger. • It is contended that the Sallins Amenity Park has been zoned F(1): Open Space and Amenity, with both a Phase One and a Phase Two identified - zoning land for a purpose is not the same as delivering it. • Residents need to know when Phase One will be constructed, how it will be funded, and what will happen if funding is not secured within a defined period. • Submission requests: Phase One of the Sallins Amenity Park should be included in the Implementation and Infrastructure Delivery Schedule as a short-term deliverable (Years 1–2), with identified funding sources (including LSSIF application status), a responsible delivery party, and a contingency commitment that alternative funding will be sought if LSSIF is not awarded. The plan should not permit occupation of new residential units in the Willows KDA until Phase One of the Amenity Park is operational. **Summary of Requested Amendments** Amenity Park: Inclusion of Phase One of the Sallins Amenity Park in the Infrastructure Delivery Schedule as a short-term deliverable with identified funding, a responsible party, and a condition linking occupation of Willows KDA homes to its delivery.
12 Pamela Cranks	• Sallins Amenity Lands is now at a critical point to support population growth. • Concerned over delivery timelines and government funding will not be enough to cover increased construction costs. • Requests integration with local clubs.

Submission No. and Name	Issue
17 Fran Nugent	• Refers to the delay in delivering the promised community lands in Sallins, which were intended to include GAA and soccer pitches, along with other much-needed sports and recreational facilities, which were not progressed despite the allocation of government funding. • States that given the existing infrastructure deficits and the lack of progress on previously committed community amenities, it is difficult to support further housing developments in Sallins. • Seeks the prioritisation of the delivery of essential infrastructure and the completion of the community lands before approving additional residential development.
30 Kildare Green Party	• States that to rebuild trust in the community, the community lands should be progressed immediately.
148 Sallins Community Council **165 Ronan Hogan** **166 Elzbieta Hogan**	• Completion of three phases of the community park and commitment to SIO 3.7 and 3.8 to pursue LSSIF grant to fund Phases 1 and 3 below: - Phase 1: Basic pitches, car park, perimeter path and entrances (funded from current committed resources) - Phase 2: Allotments, basketball court, walkways and other elements – in line with the full site plan already approved with planning permission. - Phase 3: Buildings including dressing rooms, indoor sports facilities and a community centre - potentially incorporating a cultúrlann (cultural centre).
157 Frances Walsh	• Submission states the Amenity lands have to be developed as a matter of urgency but should avoid what is happening in Kerdiffstown Park which is not available and overpriced for local sports groups.
176 Noel Foy	**Minimum social infrastructure thresholds before further housing is approved** • Requests that the Draft Plan identify a minimum set of social infrastructure deliverables that must be in place - or robustly committed to with timelines and funding - before further residential planning applications are approved. At a minimum, this should be: - The completion of all three phases of the Sallins Community Park (basic pitches and access; further amenities for a "park for all"; and buildings including dressing rooms, indoor sports facilities and a community centre).

Submission No. and Name	Issue
186 Christine Barretto	• Submission states there is still no park in Sallins.
190 Tony Gavin	• The submission recognises the delivery of community services such as the Grand Canal Greenway and the children's playground. However, states that the community park remains unfinished with no changing or community facilities on site. • The submission calls on Kildare County Council to commit explicitly in the Settlement Plan to all three phases of the community park, as follows: – Phase 1: Basic pitches, car park, perimeter path and entrances (fundable from current committed resources); – Phase 2: Further amenities to make it a park for all including allotments, basketball court, walkways and similar facilities – in line with full site plan already approved and for which planning permission is in place. – Phase 3: Buildings, including dressing rooms, indoor sports facilities, and a community centre – potentially incorporating a cultúrlann. • States that given the significant investment required, the Council is called on to commit to SIO 3.7 and 3.8 to actively pursue future LSSIF grant applications to fund Phases 1 through 3. This approach has been successfully used by projects elsewhere in Ireland and is entirely achievable with community support.
199 Joseph Kelly	• Submission is concerned with delay in delivering the promised community lands which were intended to include GAA and soccer pitches and other sports/recreational facilities and despite government funding allocated, there has been no meaningful progress to date. • Requests KCC prioritise the completion of the community lands before approving residential developments.
200 James Strappe	• Calls on Kildare County Council to commit explicitly in the Settlement Plan to all three phases of the community park. • States that given the significant investment required, the Council is called upon to commit in SIO 3.7 and 3.8 to actively pursuing future LSSIF grant applications to fund the park, which has been done elsewhere in Ireland and is entirely achievable with community support.
209 Ger Loughlin	**Fund and build the community park**

Submission No. and Name	Issue
	• The community pak will provide an essential facility benefiting both residents and visiting tourists.
210 Min. James Lawless TD	• Submission asserts a major issue with residents is the continued lack of progress on the delivery of the planned community facilities, including pitches and recreational amenities. • States funding has been secured but little visible advancement has taken place, and it is essential KCC focus on this infrastructure before permitting further significant housing development in the area.
224 Bernie Johnston	• Essential facilities before further residential development proceeds are the completion all three phases of the community park. • Requests Council to commit in the Draft Plan to the phased development of the community park as follows: Phase 1: Basic pitches, car park, perimeter path and entrances, Phase 2: Further amenities to make it a park for all, including allotments, basketball court, walkways and similar facilities - in line with the site plan already approved and for which planning permission is in place, Phase 3: Buildings, including dressing rooms, indoor sports facilities, and a community centre - potentially incorporating a cultúrlann. • Requests the Council to commit to SIO 3.7 and 3.8 to actively pursuing future LSSIF grant applications to fund Phases 1 through 3.
230 John Weldon	• Submission states the long-promised amenity park has yet to materialise and a growing community needs accessible green spaces.
234 Ricky Keane	• Submission asserts it is staggering that the community lands are 10 years in the pipeline and nothing done. No house should be given permission until funding has been received, a tender process completed and development has started.
243 Cllr Carmel Kelly	• Submission asserts concern in the delay delivering the promised community lands in Sallins which were intended to include GAA and soccer pitches along with other needed sports and recreational facilities. This is a significant shortfall for a growing community.
259 Vincent Harris	• Submission states the delivery of the amenity park must be treated as a priority as promises have been made but there is still no completed park for the community. The

Submission No. and Name	Issue
	Council's own documents identify the importance of the amenity lands and identifies need for additional play space and outdoor sports provision. • Requests the Plan includes a clear delivery timeline and not relay on vague long-term aspirations. States the park should include: - Accessible walking/cycling routes and universal access - Children's play areas and teen Space - Sports pitches and biodiversity areas - Seating, public toilets, lighting • Links to canal, greenway, schools and residential areas.
263 Ronan McMahon	• Requests that the development of the Sallins Amenity Lands are prioritised before any further development is progressed.
265 Kirsty McMuldroch	**Sallins Amenity Lands** • The submission refers to the Sallins Amenity Lands which is part of the long-term development of the area and has not yet been delivered. It states it is unacceptable for further large-scale development of warehousing and additional housing to be proposed before community infrastructure commitments are fulfilled. • It further states the council should prioritise the delivery of this public park and amenities, including the delivery of proper community infrastructure for existing and future residents.
282 Darren McDermott	**Sallins Amenity Lands** The submission refers to the Sallins Amenity Lands which has not progressed in the last 10 years which continues to leave the community without access to important amenities.
297 Geoff Fullam	• The Sallins Amenity Lands needs to be treated as an urgent priority, the lack of delivery and delay is frustrating for the community.
329 Michelle Owens	• Refers to delays in delivering the community park and further development should be contingent on delivery of infrastructure in advance.
336 Rebecca Grogan	• The delivery of Sallins Amenity Lands, public parks and sports facilities should be a core priority of the final plan. • Sallins has experienced substantial growth without the corresponding adequate recreational and community

Submission No. and Name	Issue
	infrastructure. Community infrastructure should be prioritised ahead of large scale residential expansion. • Request that the Council include a clearer and more explicit commitment to the early delivery of pitches and recreational facilities for local sporting organisations, particularly Sallins GAA and Sallins Celtic. • Requests that the Draft Plan be amended to include dedicated provision for Gaelic games pitches as a specific and defined element of the amenity lands.
349 Paul Burke	• Essential facilities before further residential development proceeds are the completion all three phases of the community park. • Requests Council to commit in the Draft Plan to the phased development of the community park as follows: Phase 1: Basic pitches, car park, perimeter path and entrances, Phase 2: Further amenities to make it a park for all, including allotments, basketball court, walkways and similar facilities - in line with the site plan already approved and for which planning permission is in place, Phase 3: Buildings, including dressing rooms, indoor sports facilities, and a community centre - potentially incorporating a cultúrlann. • Requests the Council to commit to SIO 3.7 and 3.8 to actively pursuing future LSSIF grant applications to fund Phases 1 through 3.
353 Joe Neville TD	• Refers to the continued lack of progress in the delivery of the promised community lands, although funding has already been secured and Kildare County Council must focus on providing this amenity before permitting more significant housing in the locality
362 Laura Buckley	• The lands for the community park have been purchased since 2016, and the facilities have still not been delivered. Resulting in residents waiting for recreational infrastructure and green space. • It is unacceptable that large scale development, warehouses, or housing is being proposed prior to the existing commitments to the community being fulfilled. • The Council should prioritize delivery of public parks and amenities, recreational facilities, community infrastructure, and address shop frontages that are unsightly and do not compliment the area. No large-scale development should proceed until the long-promised amenities are delivered.

Submission No. and Name	Issue
366 Osberstown Park Residents Association	• The Amenity Park be completed before any development is permitted and that this park becomes the new home for Sallins Celtic FC ensuring it is not excluded should other sports or clubs require the pitches too. - A new cúlturlan (cultural centre) be consider in Phase 3 of the Sallins Amenity Park or in another suitable site • Submission further states the Amenity Park should be opened in the coming year rather than the long term so sports will be catered for.
371 Ronan Brazil	• There is no clear commitment of how the sports and recreation infrastructure in the Sallins Amenity Lands will be delivered, phased, or funded, which is concerning regarding a timely and effective implementation. • The Draft Plan doesn't show that the Sallins Amenity Lands will be enough to support existing clubs like Sallins GAA and Sallins Celtic, highlighting a gap in ensuring sports facilities keep up with residential development and population growth.
389 Mary McConnon	• The solution to providing the much needed social and community infrastructure is the development of the Sallins Amenity Lands that could provide pitches for the soccer club and the GAA club which is undersupplied with pitches. The Sallins Amenity Lands could be used to provide a large purpose-built community hall. • The amenities provided in The Willows KDA are necessary, however, the pressing community infrastructure needs is the Sallins Amenity Lands and Kildare County Council are central to the delivery of the Sallins Amenity Lands. • The submission urges Kildare County Council to take leadership in delivering the Sallins Amenity Lands initially and to consider what the community really needs and that there could be potential to engage with the landowner of The Willows KDA in relation to the matter. • Requests Council to commit in the Draft Plan to the phased development of the community park as follows: Phase 1: Basic pitches, car park, perimeter path and entrances, Phase 2: Further amenities to make it a park for all, including allotments, basketball court, walkways and similar facilities - in line with the site plan already approved and for which planning permission is in place, Phase 3: Buildings, including dressing rooms, indoor sports facilities, and a community centre - potentially incorporating a cultúrlann.

Submission No. and Name	Issue
	• Requests the Council to commit to SIO 3.7 and 3.8 to actively pursuing future LSSIF grant applications to fund Phases 1 through 3.
400 Karen McDonnell	• Essential facilities before further residential development proceeds are the completion all three phases of the community park. • Requests Council to commit in the Draft Plan to the phased development of the community park as follows: Phase 1: Basic pitches, car park, perimeter path and entrances, Phase 2: Further amenities to make it a park for all, including allotments, basketball court, walkways and similar facilities - in line with the site plan already approved and for which planning permission is in place, Phase 3: Buildings, including dressing rooms, indoor sports facilities, and a community centre - potentially incorporating a cultúrlann. • Requests the Council to commit to SIO 3.7 and 3.8 to actively pursuing future LSSIF grant applications to fund Phases 1 through 3.
409 Fergus Carpenter	• Essential facilities before further residential development proceeds are the completion all three phases of the community park. • Requests Council to commit in the Draft Plan to the phased development of the community park as follows: Phase 1: Basic pitches, car park, perimeter path and entrances, fundable from current committed resources (including the €3 million announced by the Government in November 2024 and not yet transferred to the Council), Phase 2: Further amenities to make it a park for all, including allotments, basketball court, walkways and similar facilities - in line with the site plan already approved and for which planning permission is in place for several years, Phase 3: Buildings, including dressing rooms, indoor sports facilities, and a community centre - potentially incorporating a cultúrlann. • Requests the Council to commit to SIO 3.7 and 3.8 to actively pursuing future LSSIF grant applications to fund Phases 1, 2 and 3.
421 Sallins Tidy Towns	**Sallins Amenity Lands** • The submission refers to Sallins Amenity Lands and states the proposed park needs to be developed alongside future housing development. The submission recommends that

Submission No. and Name	Issue
	the development of this amenity should be funded by developers seeking to deliver new housing in the town.

Chief Executive's Response

It is an objective of the draft Plan to prioritise the delivery of the Sallins Amenity Park on lands zoned 'F (1) Open Space and Amenity' (SIO 3.7). However, a Settlement Plan is a land use plan which guides the development of land in a structured and sustainable manner. It does not, however, come with an associated funding mechanism or dedicated budget for the delivery of specific infrastructure projects. Given the concerns raised with respect to the delivery of the Sallins Amenity Park, it is considered that Table 10.2 Implementation and Infrastructure Delivery Schedule – Sallins, should be amended to include details regarding the delivery of the Sallins Amenity Lands.

The comments regarding the provision of facilities and local clubs within the Sallins Amenity Lands are noted. However, such matters relate to the operational management of the Sallins Amenity Park and are outside the remit of a land use plan.

A Social Infrastructure Audit (SIA) was prepared by Kildare County Council (KCC) for the purposes of informing the Plan. The preparation of a SIA is to inform land use plans and is not a statutory requirement in plan making. However, it is a key element in the evidence base assessments which accompany the Settlement Plan. The function of the SIA is to examine and analyse the availability and capacity of existing social infrastructure facilities, to determine future requirements, and to make recommendations based on anticipated settlement growth. A lack of overall open space provision within Sallins is one of the key findings of the SIA, which has in turn informed many of the focused objectives and specific land use zoning objectives throughout the Settlement Plan. The SIA identified an additional 10.16 hectares of outdoor sports will be required to sustain the anticipated future population growth. In response, the Plan includes measures such as the prioritisation of the Sallins Amenity Park (Objective SIO 3.7, refers) and the zoning of a substantial part of Willows KDA as 'F: Open Space and Amenity'.

Furthermore, it is an objective of Kildare County Council to actively seek funding from relevant agencies and government sources including the Large-Scale Sports Infrastructure Fund (LSSIF) or other funding sources to secure financial support to develop sports and recreation facilities in Sallins (SIO 3.8).

Various submissions raised comments regarding a cúlturlan (cultural centre) in the Sallins Amenity Lands. In accordance with the Table 10.5 Land Use Zoning Matrix, Cultural Uses / Theatre / Library are 'Not Normally Permitted' on land zoned 'F: Open Space and Amenity', as it would be considered that the town centre location would be preferable. However, community facilities and/or sports buildings are 'Open for Consideration' on land zoned as 'F: Open Space and Amenity' zoning.

Chief Executive's Recommendation

Chapter 10 Implementation, Section 10.2 Implementation and Infrastructure Delivery Schedule, include additional text in Table 10.2 Implementation and Infrastructure Delivery Schedule – Sallins, as follows:

Sallins Amenity Lands		
Required Infrastructure	***Delivery Schedule***	***Funding Source***
Sallins Amenity Lands ***Phase 1*** *Southern Section of Land (16.8 ha) consisting of:* *main entrance from the Sallins link road and car parking,* *Secondary pedestrian and cycle entrances from the canal towpath,* *Creation of a path network within the site,* *One natural grass GAA sized pitch* *One natural grass soccer sized pitch* *Three grass training pitches* *Construction of Wetland area* *Seating* *Landscaping* ***Phases 2*** *Southern Section of Land (16.8ha) consisting of:* *Playground,* *Community Allotments,* *Completion of 2 additional multi use grass pitches* *All Weather Pitch* *Tennis, basketball and skate park facilities,* *Boardwalk at wetland* *Restoration of the old stone farm buildings.* *Northern Section of Land (2.2ha) consisting of:* *Entrance off the Sallins Link Road with associated overflow car parking area,* *Path network,* *Enhancement of the existing attenuation area,*	*2022: Part 8 approved* *2024: Application to Large Scale Sporting Infrastructure (LSSIF)* *2025: LSSIF awarded by Department of Culture, Communication and Sport (DCCS)* *June 2026: Confirmation received from DCCS that project received Gateway 1 approval, allowing project to be tendered* *Preparation of tender: 12 weeks* *Q2, 2027: On-site commencement, estimated construction period 18 months subject to approval of Gateway 3 by DCCS consisting of submission of tender outcome and final business case.*	*Local Infrastructure Housing Activation Fund (LIHAF)* *KCC- Phase 1 €3.76 million,* *DCCS- Large Scale Sporting Infrastructure Fund-€3 million*

Enlargement of the existing wetland area, *Platform area with access for canoes to the River Liffey.*		

Issues: Spatial Location and Accessibility of Infrastructure

Submission No. and Name	Issue
391 Stephen Connolly	• Submission asserts concern over location of Amenity Park and associated public facilities and the proposed strategy shifts open space, recreation and sports infrastructure to peripheral lands. • This is inappropriate for a growing town and this infrastructure should strengthen the established urban core and existing communities, not be relocated to fringe lands to facilitate new residential expansion. • States it weakens accessibility, walkability, social cohesion, civic integration, sustainable settlement structure and public infrastructure should be central and universally accessible.

Chief Executive's Response

The movement and active travel measures set out in Section 8.3 of the Draft Settlement Plan, and as illustrated on Map V2B-8.1 (Transportation Measures), support and ensure enhanced accessibility to the Sallins Amenity Lands. It is an objective of the draft Plan to adopt a 'whole journey approach' to delivering transport infrastructure in Sallins, to ensure universal accessibility is integrated into all stages of a person's journey from starting point to destination. This includes making all footpaths, tactile paving, cycle paths, roads, pedestrian crossing points, greenways and bus stops / shelters fully accessible to older people, people with disabilities and people with young children (MATO 8.2).

Chief Executive's Recommendation

No change recommended.

Issue: Education

Submission No. and Name	Issue
4 Joanne O'Rourke	The submission is concerned with deficits with regards schools. The deficits need to be fixed before housing or delivered in tandem with housing growth. **Education: School Capacity Already Exceeded** The submission notes the zoning of land as E1, E2 and E3 to address the deficits in school places and notes the delivery mechanism as the Department of Education and Youth (DEY). The submission states there is no committed funding, no commencement date, no binding trigger, and no consequence if delivery does not occur. Objective SIO 3.2 commits the Council to 'continue to engage' with the Department, which is purely aspirational and unenforceable position. The submission requests a condition that no residential planning permission be granted on any Key Development Area until planning consent for the primary school expansion (E1 lands) has been obtained and construction has commenced. The delivery of the new primary school (E3) and post-primary school (E2) should each be tied to specific housing unit trigger thresholds, not left to open-ended engagement with the Department of Education. **Summary of Requested Amendments** Education: Binding sequential trigger linking commencement of residential development in KDA's to confirmed planning consent and commencement of construction on school expansion and new school sites (E1, E2, E3).
6 Stephen Leonard	Submission asserts the Plan does not adequately address deficits in essential services such as additional school places in local schools that are oversubscribed (including need for ASD classes). Submission requests the Council prioritise the delivery of education in advance of further residential development.
7 Marcus Lannigan	Submission asserts the local school is operating at full capacity.
9 Olavo Xavier	The issues raised by a resident of Sallins in the submission are as follows: Asserts concerns about population growth and pressure on schools of which Sallins already has limited local provision. States Sallins has only one primary school, no post-primary school and future residential development will increase demand immediately.

	Requests that the plan include a specific Schools Delivery Test for all residential development in Sallins and each major planning application would demonstrate: - The expected number of children and families arising from the proposed development - How additional demand will be met - Which facilities are already operational, funded, permitted or under construction - The maximum number of homes that may be occupied before additional services are delivered. Further requests KCC consult with the Department of Education before permitting large residential phases. Asserts Sallins should not be placed in a position where residents are told that schools will arrive eventually while population has already increased
12 Pamela Cranks	The school is already under pressure and with significant population a new primary school is needed and should be delivered with early housing phases.
13 Simona Di Magno	Submission states there are clear deficits in education and existing schools are already under pressure. Submission requests another primary school and a new secondary school.
14 Shane O'Neill	The submission supports the findings of the Social Infrastructure Audit (SIA) specifically Table 3.1 which identifies the requirement for an additional 385-460 primary school places over the plan period and beyond. The quantified requirement is highly significant as the existing primary school is insufficient to meet the needs of the current and projected population. Welcomes the zoning of E1 Community and Education (lands for the expansion of St. Laurence's National School) and E3 Community and Education (lands for an additional primary school). Asserts the inclusion of these lands with the identification of the Department of Education and Youth as the delivery mechanism, represents a clear pathway for addressing the deficit. **<u>Importance of Early Activation of the E3 Site</u>** Requests that the final Settlement Plan includes strengthened wording to: Prioritise early engagement between the Council and Department of Education regarding the E3 site. Ensure delivery of the additional primary school is aligned with early phases of residential development.

	Recognise that delay in securing and activating this site will compound existing pressures on school places for families in Sallins. Asserts the E3 lands are a critical and necessary component of the plan as it is unlikely the expansion of the existing school alone can adequately address future demand. **<u>Alignment with Population Growth and Residential Development</u>** Requests the final Settlement Plan: Strengthens the commitment of the delivery of the E3 additional primary school site. Prioritises early engagement with the Department of Education on this matter. Ensures that educational infrastructure delivery is closely aligned with residential growth. Recognise that new provision should take account of the evolving educational preferences of the local community. Asserts without timely provision of educational infrastructure, families are increasingly required to seek school places outside their community, contrary to sustainable settlement planning principles. Requests engagement with Department on new provision to reflect the diversity of educational preferences including demand for multi-denominational education models.
15 Aurélio Guedes	Submission urges the planning department to condition any further residential permissions on the simultaneous (or prior) delivery of commitments for increased school enrolment capacity. States currently Sallins is at a breaking point in Education: Local schools are exceeding capacity, and new residents require guaranteed school places.
17 Fran Nugent	Submission states that it is essential that infrastructure is developed in tandem with any additional housing. States that Sallins has fallen significantly behind in key areas of infrastructure over the past 20 years. This includes schools.
18 Marc Jones	States that local primary schools are already operating at or near capacity and access to secondary schools in Naas is increasingly uncertain. Welcomes the identification of land for future schools but without clear timelines for delivery, this does not address the immediate and short-term needs of growing families.

	There must be firm commitments that new schools are delivered in advance of, or at a minimum, in tandem with any new houses.
30 Kildare Green Party	St. Lawrence's National School is at 100% capacity. There needs to be a second primary school. Consideration should be given to a Bunscoil or dual language medium school on the same site, with an Autistic unit as this is also lacking. Students who are denied places in St. Lawrence's NS go to four other primary schools in Naas and Caragh.
33 Paul O'Brien	The submission raises concerns regarding school capacity and asserts that large scale housing without educational infrastructure will intensify the school capacity issues.
149 Justyna Trybel	Submission states there are not enough school spaces in, and no plan to build new school or extension to the current location.
157 Frances Walsh	Submission asserts no building of houses until new school and secondary school are built.
158 Richard Maher	Submission states all-Irish pre-schools, primary and secondary schools are absent from the town.
172 Karla Murphy c/o Parents Assoc of St. Laurence's NS	Submission refers to the student numbers in St. Laurence's NS, which it states clearly demonstrates that demand for school places is already exceeding available capacity before the delivery of the substantial additional housing proposed under the Settlement Plan. Refers to the significant uncertainty for families regarding access to secondary school places and the proposed population growth within Sallins will further intensify pressure on post primary education unless school capacity is planned and delivered in parallel with residential development. Refers to the identification of lands in Sallins for future educational use but has concerns in relation to the subject lands being in private ownership and the dependency of the Department of Education's needs for timelines and guarantees. In relation to Special Education Needs (ASD Provision), the submission states that it welcomes the recognition of educational growth requirements but believes significantly greater emphasis must be placed on Special Education Needs provision and raises concerns in relation to the growing demand for ASD classes, increased pressure on existing supports, need for dedicated SEN infrastructure and capacity constraints within existing schools.
177 Ignat Savkin	Submission supports and agrees with the Parent's Association submission.

178 Frank Holohan	**Schools and Families – Capacity, Delivery and Certainty** Submission references Section 3.2; Section 10.1.4; CSO 2.3 of Plan. Outlines existing primary school capacity pressures and provides admissions data from 2025/2026 intake list and states it demonstrates demand for school places exceeding capacity before delivery of additional housing proposed in the Plan. Further outlines secondary school access challenges and uncertainty regarding school places which will intensify unless additional school capacity is planned. Asserts concerns regarding private ownership of school lands zoned in Plan and the dependency of the Department of Education regarding timelines and guarantees. Further asserts greater emphasis must be placed on Special Education Needs provision as there is a growing demand for ASD classes, pressure on existing supports, need for dedicated SEN infrastructure and capacity constraints in existing school.
182 Cllr. Fintan Brett	Submission welcomes the new primary and post-primary schools proposals ideally located close to the amenity lands.
194 David Pollock	**School Capacity, Delivery and Certainty** Submission references Section 3.2; Section 10.1.4; CSO 2.3 of Plan. Outlines existing primary school capacity pressures and provides admissions data from 2025/2026 intake list and states it demonstrates demand for school places exceeding capacity before delivery of additional housing proposed in the Plan. Asserts zoned land does not guarantee school places. Further asserts greater emphasis must be placed on Special Education Needs provision including ASD and SEN infrastructure as housing growth with increase demand for mainstream and specialist places and provision should be planned and funding from the outset, not after pressure has increased. Requests clear, specific and binding objectives for: primary, post-primary, ASD and SEN school-capacity expansion planned, funded and delivered before or alongside residential development formal coordination with the Department of Education with clear timelines for delivery. Delivery certainty for zoned school lands
199 Joseph Kelly	Submission states Sallins has fallen behind with schools and requests educational infrastructure be explicitly referenced as a priority in phasing and implementation sections of the Plan.

203 Stephen McGibney	Submission requests critical infrastructure is delivered in advance or alongside housing, including schools (particularly post-primary provision). Submission states new housing is necessary, but Sallins is oversubscribed in education and has no post-primary school. Asserts further residential development without addressing these constraints will place unsustainable pressure on town. Submission notes the Plan identifies infrastructure requirements including a new post primary school, additional primary school capacity but is concerned this infrastructure is linked to longer-term delivery, depended on external funding and at risk of being delayed or reduced in scope. Asserts phasing requirements must be clear, robust and enforceable – ensuring infrastructure is front-loaded and not deferred.
210 Min. James Lawless TD	Submission outlines the Plan proposes 700-1000 new homes and highlights importance of phased delivery, to ensure school provision is delivered in tandem with growth.
230 John Weldon	Submission asserts additional school capacity (primary and secondary level) is required and further housing will increase pressure. Supports the principle of sustainable growth in Sallins but must be matched by investment in schools.
234 Ricky Keane	Submission requests increasing the size of the existing school or building a new primary school. Waiting lists already exist each year and class sizes are large. Requests provision of a secondary school as the submission process for an existing secondary school is not clearly defined and luck based if you are accepted into the school.
243 Cllr Carmel Kelly	Submission states it is essential that infrastructure is developed in tandem or ahead of housing as Sallins has fallen significantly behind over the past 25 years; including schools.
259 Vincent Harris	Submission asserts further residential development should not be permitted unless the necessary schools are delivered in tandem and states the Council's own supporting documents identify these shortfalls. Asserts the shortage of school places is one of the most pressing issues and should be treated as a critical infrastructure issue and the Plan recognises significant additional provision is required as the town grows.

	Further asserts the Plan should make clear that large scale residential development should not proceed unless school capacity and wraparound care needs are addressed. States there is daily pressure on families and increases car dependency because parents have to drive children to school and after-school activities. Requests the Plan should include stronger wording including: Active engagement with Department of Education and Youth to secure delivery of additional primary and post-primary sites Dedicated planning for wraparound care – including before and after school care and school holiday provision
332 Parents Association – St. Laurence's NS.	<u>Existing Primary School Capacity Pressures</u> Notes the current significant capacity pressures in St. Laurence's NS and class sizes are operating above recommended pupil/teacher rations and this approach is not a substitute for additional educational infrastructure. Secondary school access challenges (Naas etc.) Many families in Sallins already experience significant uncertainty regarding access to secondary school places, particularly in Naas and the current system is perceived by parents as increasingly competitive and uncertain, with enrolment often dependent on catchment criteria and oversubscription pressures. Proposed population growth will further intensify pressure on post-primary education unless additional school capacity is planned and delivered in parallel with residential development. States that concerns remain regarding lands zoned E: Community and Community that remain in private ownership. <u>Special Education Needs (ASD Provision)</u> Parents Association welcomes recognition of educational growth requirements but believes significantly greater emphasis must be placed on Special Education Needs provision. Key concerns include: Growing demand for ASD classes; Increased pressure on existing supports; need for dedicated SEN infrastructure; capacity constraints within the existing school. Notes that the Board of Management has already formally approached the SENO (Special Educational Needs Organiser) in writing to indicate its willingness to establish 2 ASD classes when suitable accommodation becomes available which in reality will take some time. States that the Settlement Plan must actively support expansion opportunities within the existing campus, delivery of accommodation required for ASD Classes. It must future proof school infrastructure and deliver educational provision earlier than the growth cycle.

	States that children with additional needs should not be required to wait for later phases of development before appropriate education supports become available.
339 Noel Moran **343 Deirdre Moran** **359 Brendan Moran** **369 Caitriona Moran**	The submission outlines the extent of the capacity issues in the St. Laurence's NS, which it states is oversubscribed. States that the situation with secondary school access is even more challenging with many families in Sallins already experiencing significant uncertainty regarding access to secondary school places, particularly in Naas, and the current system is perceived by parents as increasingly competitive and uncertain, with enrolment often dependent on catchment criteria and oversubscription pressures. Proposed population growth will further intensify pressure on post-primary education unless additional school capacity is planned and delivered in parallel with residential development. States that concerns remain regarding lands zoned E: Community and Community that remain in private ownership.
263 Ronan McMahon	Submission states there is growing pressure on existing school infrastructure which has insufficient capacity.
389 Mary McConnon	**Education and Training** Regarding the lands zoned as 'E1', St. Laurence's National School is already a 3-stream school and is at maximum enrolment capacity and that the school is already big enough from a teacher and pupil perspective. It would be beneficial to provide another primary school rather than increase the size of the school.
406 Gavin Brangan	**Schools and Families – Capacity, Delivery and Certainty** Submission outlines existing primary school capacity pressures and provides admissions data from 2025/2026 intake list and states it demonstrates demand for school places exceeding capacity before delivery of additional housing proposed in the Plan. Further outlines secondary school access challenges and uncertainty regarding school places which will intensify unless additional school capacity is planned. Asserts concerns regarding private ownership of school lands zoned in Plan and the dependency of the Department of Education regarding timelines and guarantees. Further asserts greater emphasis must be placed on Special Education Needs provision as there is a growing demand for ASD classes, pressure on existing supports, need for dedicated SEN infrastructure and capacity constraints in existing school.
412 Hugh Byrne	Submission states the community urgently requires educational facilities.

Chief Executive's Response

The Social Infrastructure Audit (SIA), which accompanies the Plan, has determined that 385-460 primary school student places and 996 post-primary school places are required over the lifetime of the Plan and beyond. Having regard to the SIA, lands zoned E (1) allows for the expansion of St. Laurence's National School, a site E (3) has been identified for a new primary school and site E (2) identified for the provision of a new post-primary school.

The submission by the Department of Education and Youth (Submission No. 315, Section 4 of this Report) notes the projected increase in population in Sallins would result in a substantial additional requirement for school provision. The Department of Education and Youth states in their submission that 'the requirement for the potential new school facilities may not arise until a sizeable portion of the planned new residential development has been completed and the subsequent population growth materialises. It is important to note that the Sallins Settlement Plan is a land use plan, which guides the development of land in a structured and sustainable manner. It does not, however, come with an associated funding mechanism or dedicated budget for the delivery of specific infrastructure projects. The delivery of new schools and acquisition of land is the responsibility of the Department of Education and Youth, and it is therefore outside the remit of a land use plan to set out specific timelines or planning conditions in relation to the delivery of educational infrastructure.

The comments with respect to the consideration in the Plan of school type (diversity of educational preferences, multi-denominational education models, Bunscoil, dual language) are noted. The school type/classification or school patronage is outside the remit of land use planning and not a matter for KCC.

In response to the submission received from the Department of Education and Youth (Submission 315, refers) a new objective is proposed for specific support for the provision of school accommodation for children and young people with special educational needs (Section 4 of this report, refers).

In relation to the comment regarding a requirement for a Schools Delivery Test for all applications for residential development, Objective SC O70 of the CDP requires social infrastructure audits to be submitted with development proposals to outline up to date capacity and enrolment figures of schools within the catchment with verification in writing by individual schools.

Chief Executive's Recommendation

No change recommended.

Issue: Primary Care Centre

Submission No. and Name.	Issue
1 David Monaghan	• A public primary care centre is absolutely essential for Sallins, and a site should be identified as soon as possible. • The lack of a proposed healthcare facility to cater for a new population of 10,000 (not including Naas environs) is incomprehensible.
4 Joanne O'Rourke	• The submission requests the Plan should zone a specific, accessible site for a primary care centre or medical hub and include this within the infrastructure delivery schedule with a short-to-medium term delivery timeframe.
5 David Monaghan	Establishing a public Primary Care Centre (PCC) in Ireland is managed by the Health Service Executive (HSE), the submission outlines key criteria for establishing a PCC as follows: **Population Size and Density:** • Centres are designed to serve catchment area of 7,000 to 10,000 people. • It is stated that Sallins will have population close to 10,000 as per the Plan. • Sallins has areas of social deprivation classes as "Disadvantaged" as per the 'Pobal' Deprivation Index (2022) and areas with high social deprivation, high numbers of medical card holders, or high age profiles are often prioritised. **Service Integration:** • GPs, Public Health Nursing, Physiotherapy and Occupation Therapy, Mental Health Services and Dental Care can be co-located in a single, modern and purpose designed facility – under one roof. **Access and Infrastructure:** • The site must be accessible via public transport and support existing/future road networks. • Bus route 139 passes the proposed lands at "The Willows" and is also located near the train station – where some existing/future bus routes terminate/will terminate (e.g. Local link services and proposed new NTA (TFI) routes (Route 130). **Existing GP Coverage:**

Submission No. and Name.	Issue
	• The HSE addresses areas where current health services are insufficient, fragmentated and require consolidation. • The fragmented nature of existing services in Sallins and the need for 9 additional GPs should be a factor in considering a new healthcare facility.
13 Simona Di Magno	• Submission requests a health centre (see Caragh village)
18 Marc Jones	• States that there is an immediate and urgent need to prioritise the delivery of primary healthcare facilities, not just identify them, as access to GP services is already extremely limited and, as a working family, it is often not possible to secure appointments when needed. • Acknowledges that the Social Infrastructure Audit (SIA) identifies the need for additional GPs, but this must translate into reality.
30 Kildare Green Party	• The submission supports the call by Mr. David Monaghan (Submission No. 1) for a Primary Care Centre (PCC) in Sallins to address the healthcare deficits in the town, as Sallins and Clane are the closest urban centres for West Kildare area which it states is more than justified given that the area has a population of approximately 28,000 persons.
259 Vincent Harris	• Submission states the lack of healthcare is a major concern and the Plan identifies additional GPs are required and there is no residential care setting for older people with a requirement over the lifetime of the Plan and beyond. • Further states the Plan should include a stronger objective to secure a primary care centre or healthcare hub with space for GPs, nursing, community health, older persons' support and related services. Healthcare provision should be planned as essential infrastructure alongside housing, schools and transport.
301 Aidan Farrelly TD	• It is essential that lands are appropriately identified to deliver a community medical centre which would facilitate the delivery of increased GP and counselling/therapeutic services.
421 Sallins Tidy Towns	• It also states that if the town grows to 10,000 residents, a primary care facility will be required considering the lack of General Practitioners (GPs) currently available.

Chief Executive's Response

Objective SC O89 of the Kildare County Development Plan supports the provision of primary care centres and GP practices within existing settlements particularly where they are close to public transport links and safe walking and cycling infrastructure.

Furthermore, the draft Plan includes an objective to support and liaise with operators of public and private healthcare facilities by encouraging the provision of facilities in appropriate locations in Sallins in order to address the current deficit provision and to meet future needs during the lifetime of the Plan (Objective SIO 3.4). In this context, Table 10.5: Land Use Zoning Matrix, identifies the land use 'Medical Consultant/Health Centre', which includes primary care centres, as 'Permitted in Principle' within lands zoned 'A: Town Centre', 'E: Community and Education', and 'MU: Mixed Use'. In addition, this use is, 'Open to Consideration' on lands zoned 'B: Existing Residential / Infill', 'C: New Residential', and 'R: Commercial and Retail'. There are a number of available sites within the town centre, on existing and proposed mixed use zonings without the need to designate a specific site for this purpose.

The delivery of healthcare facilities are outside of the remit of the local authority. Responsibility for same lies with the HSE and/or private developers.

Chief Executive's Recommendation

No change recommended.

Issues: GP Services and deficits

Submission No. and Name.	Issue
1 David Monaghan	• Given the demand for GPs a site similar to what is being planned for education should be provided, accessible by existing or proposed active travel routes.
4 Joanne O'Rourke	• The submission is concerned with deficits with GPs.
6 Stephen Leonard	• Submission asserts healthcare provision is insufficient with limited GP capacity.
9 Olavo Xavier	• Asserts concerns about population growth and pressure on GP services of which Sallins already has limited local provision. • States Sallins has limited GP availability, and future residential development will increase demand immediately. • Requests that the plan include a specific Healthcare Delivery Test for all residential development in Sallins, and each major planning application would demonstrate: - The expected number of children and families arising from the proposed development

Submission No. and Name.	Issue
	- Existing GP capacity and whether local practices are accepting new patients - How additional demand will be met - Which facilities are already operational, funded, permitted or under construction - The maximum number of homes that may be occupied before additional services are delivered. • Further requests KCC consult with the HSE, local GP practices before permitting large residential phases. • Asserts Sallins should not be placed in a position where residents are told that doctors will arrive eventually while population has already increased.
12 Pamela Cranks	• Submission states the plan identifies a need for additional GPs which is already an urgent reality but relies on private delivery and is concerned vital healthcare may lag behind development.
167 Cecilia Guerra	• Submission states access to healthcare is a concern with an undersupply of GPs.
172 Karla Murphy c/o Parents Assoc of St. Laurence's NS	• Families in Sallins already experience difficulty accessing GP services and timely appointment for children.
177 Ignat Savkin	• Submission supports and agrees with the Parent's Association submission.
178 Frank Holohan	• Submission contends difficulty accessing GPs and timely appointments for children and without parallel healthcare with population growth there will be further strain.
194 David Pollock	• Submission contends difficulty accessing GPs and timely appointments for children and without parallel healthcare with population growth there will be further strain.
195 Anton Madirazza	• Difficulty accessing GP services and timely appointment for children and population growth without parrel investment in healthcare will result in more pressure on GP services, access to healthcare, and wellbeing.
234 Ricky Keane	• Submission requests increased GP access as Sallins Medical is no longer accepting new patients.
332 Parents Association –	• Refers to difficulty accessing GP services and community healthcare services.

Submission No. and Name.	Issue
St. Laurence's NS	
334 Alison Kavanagh Murphy	• Families in Sallins experience difficulty accessing GP services and timely appointment for children.
339 Noel Moran	• Difficulties in accessing GP services.
343 Deirdre Moran	• Difficulties in accessing GP services.
359 Brendan Moran	• Difficulties in accessing GP services.
369 Caitriona Moran	• Difficulties in accessing GP services.
406 Gavin Brangan	• Submission contends difficulty accessing GPs and timely appointments for children and without parallel healthcare with population growth there will be further strain.

Chief Executive's Response

The Social Infrastructure Audit (SIA) identified and recorded the deficit in healthcare services in Sallins. The draft Plan supports the operators of public and private healthcare facilities in the delivery of healthcare facilities at appropriate locations in Sallins. However, the delivery of healthcare services are outside of the remit of the local authority. Responsibility for same lies with the HSE and/or private developers.

Chief Executive's Recommendation

No change recommended.

Issues: Specialised healthcare day care services

Submission No. and Name.	Issue
2 Precious lindelwa Phiri	• Urgent and growing need for specialised community-based healthcare services, particularly for individuals living with dementia and Alzheimer's disease. • The submission asserts there is a clear gap in accessible, community-led day care services that support both patients and their families. • The submission notes that the author is in the process of establishing a non-profit organisation, ONXY Services,

Submission No. and Name.	Issue
	focused on the provision of dementia and Alzheimer's day-care support within the community. • The submission states that the vision of ONXY Services aligns closely with the objectives of sustainable development, social inclusion, and community wellbeing as outlined in the Plan. **Business Plan: Dementia and Alzheimer's Day Care Center in Tullamore, Co. Offaly** • The submission includes an accompanying document which outlines the business plan of a Dementia and Alzheimer's Day Care Centre for Tullamore. The document provides an overview of, inter alia, executive summary, mission statement, vision statement, market analysis, services offered, operations plan, financial plan, legal considerations, investment and funding opportunities and risk management, partnerships and collaborations.

Chief Executive's Response

It is a policy of the Kildare County Development Plan (Policy SC P6, refers) to facilitate the provision of continuing care facilities for older persons, such as inter alia, day-care facilities, nursing homes, step down care centres, and specialised care units (e.g. dementia specific units) at appropriate locations throughout the county.

In this context, the Link Road Key Development Area (KDA) provides for the development of key community facilities, including a nursing home, on the lands zoned 'E: Community and Education' within the subject lands.

Under Table 10.5: Land Use Zoning Matrix ', Group / Older Persons and Special Needs Housing' which includes inter alia, retirement villages, nursing homes, supportive housing and long-term care facilities which are 'Open to Consideration' on these lands. Furthermore, this land use is also 'Permitted in Principle' on lands zoned 'A: Town Centre', 'B: Existing Residential / Infill', 'C: New Residential' and 'MU: Mixed Use'. However, it is considered reasonable to amend the reference to 'nursing home' in the Link Road KDA to instead refer to a broader category of older person and special needs accommodation.

Chief Executive's Recommendation

Chapter 10 Implementation, Section 10.1.2 Link Road KDA, Built Form and Urban Structure, amend text under the fifth paragraph, as follows:

> The development will include key community facilities, a nursing home */ care facility* and community centre on the lands zoned 'E: Community and

Education'. ~~The facilities will serve both the new residential development and existing neighbourhoods on the northern side of the town.~~

Issue: Health infrastructure delivery

Submission No. and Name.	Issue
4 Joanne O'Rourke	• GP deficits need to be fixed before housing or delivered in tandem with housing growth. • The Council should also engage with the HSE's primary care capital programme to seek State funding. This should be reflected as a binding objective, not a supporting aspiration. • The submission asserts that the delivery mechanism for additional GP capacity is stated as 'private developer-led' and there is no objective, no commitment, and no zoned land specifically designated for a new primary care centre. • The submission raises that SIO 3.4 is the Plan's sole objective on healthcare and contends that 'encouraging' and 'liaising' are not delivery mechanisms. • Furthermore, it is asserted that a community already underserved cannot wait for private healthcare operators to decide, in their own commercial time, whether to invest in Sallins. **Summary of Requested Amendments** • Healthcare: Specific zoning of a site for a primary care centre, inclusion in the Infrastructure Delivery Schedule with a short-term timeframe and confirmed engagement with the HSE primary care capital programme.
6 Stephen Leonard	• Requests the Council prioritise the delivery of healthcare in advance of further residential development.
12 Pamela Cranks	Submission states the plan identifies a need for additional GPs which is already an urgent reality but relies on private delivery and is concerned vital healthcare may lag behind development.
172 Karla Murphy c/o Parents Assoc of St. Laurence's NS	• States that population growth without parallel healthcare investment will place further strain on GP services, community healthcare, child health access and family wellbeing. • States that healthcare infrastructure must therefore form part of overall infrastructure delivery planning rather than being treated as a secondary issue after residential expansion.
177 Ignat Savkin	• Submission supports and agrees with the Parent's Association submission.

Submission No. and Name.	Issue
178 Frank Holohan	• Requests healthcare infrastructure must form part of overall infrastructure planning rather than secondary issue after residential expansion.
194 David Pollock	• Requests healthcare infrastructure must form part of overall infrastructure planning rather than secondary issue after residential expansion and the Plan includes clear, specific and binding objectives for GP and healthcare.
195 Anton Madirazza	• Healthcare must form part of the overall infrastructure delivery planning as opposed to being treated as a secondary issue.
199 Joseph Kelly	• States it is essential that infrastructure is developed in tandem or ahead of any additional housing, as Sallins has fallen behind with healthcare.
203 Stephen McGibney	• Submission requests critical infrastructure is delivered in advance or alongside housing, including healthcare facilities in which Sallins has limited capacity. • Submission notes the Plan identifies requirements for more GPs but is concerned this infrastructure is linked to longer-term delivery, depended on external funding or developer-led provision, at risk of being delayed or reduced in scope. • Asserts phasing requirements must be clear, robust and enforceable – ensuring infrastructure is front-loaded and not deferred.
210 Min. James Lawless TD	• Submission outlines the Plan proposes 700-1000 new homes and highlights importance of phased delivery, to ensure healthcare services are delivered in tandem with growth.
243 Cllr Carmel Kelly	• States it is essential that infrastructure is developed in tandem or ahead of housing as Sallins has fallen significantly behind over the past 25 years; including healthcare deficits.
334 Alison Kavanagh Murphy	• Population growth without parallel healthcare investment will place further strain on GP services, community healthcare, child health access and family wellbeing. • Healthcare infrastructure must form part of overall infrastructure delivery as opposed to being treated as a secondary issue after residential expansion.
339 Noel Moran **343 Deirdre Moran**	• Population growth without parallel healthcare investment will cause further strain on GP services, community healthcare, child health access.

Submission No. and Name.	Issue
359 Brendan Moran **369 Caitriona Moran**	• Healthcare infrastructure must form part of overall infrastructure delivery planning rather than being treated as a secondary issue after residential expansion.
406 Gavin Brangan	• Requests healthcare infrastructure must form part of overall infrastructure planning rather than secondary issue after residential expansion.
412 Hugh Byrne	• Submission states community urgently requires healthcare facilities.

Chief Executive's Response

The Social Infrastructure Audit (SIA) identifies and records the deficit in healthcare services in Sallins. Responsibility for same lies with the HSE and/or private developers. It is an objective of the draft Sallins Settlement Plan to support and liaise with operators of public and private healthcare facilities by encouraging the provision of facilities in appropriate locations in Sallins in order to address the current deficit provision and to meet future needs during the lifetime of the Plan (SIO 3.4).

Chief Executive's Recommendation

No change recommended.

Issue: Childcare and Afterschool Provision

Submission No. and Name	Issue
9 Olavo Xavier	Submission is concerned about population growth and pressure on childcare of which Sallins already has limited local provision. States Sallins has significant childcare demand, and future residential development will increase demand immediately. Requests that the plan include a specific Childcare Delivery Test for all residential development in Sallins, and each major planning application would demonstrate: The expected number of children and families arising from the proposed development Existing childcare capacity and waiting-list pressures How additional demand will be met Which facilities are already operational, funded, permitted or under construction The maximum number of homes that may be occupied before additional services are delivered.

	Further requests KCC consult with childcare providers before permitting large residential phases. Asserts Sallins should not be placed in a position where residents are told that childcare will arrive eventually while population has already increased.
13 Simona Di Magno	Submission requests more preschool places as existing childcare is already under pressure.
18 Marc Jones	Submission states that childcare is another critical pressure point and additional housing will significantly increase demand and there is no guarantee that sufficient childcare spaces will be delivered alongside early phases of development. States that childcare provision should be required as part of Phase 1 delivery of new residential areas, not left to follow development at a later stage.
30 Kildare Green Party	Submission requests the timely provision of childcare is strictly enforced through planning conditions.
172 Karla Murphy c/o Parents Assoc of St. Laurence's NS	Submission refers to existing childcare capacity but local experience indicates that significant pressure already exists across: Creche places, pre-school availability, afterschool services. States that families regularly experience waiting lists, limited availability, difficulty securing afterschool care, reduced flexibility for working parents and the Parents Association is increasingly experiencing pressure to assist in addressing afterschool care gaps, despite this falling outside its intended role. States that childcare delivery should therefore: form part of early housing development phases, not be delayed until later infrastructure delivery stages, be guaranteed alongside housing growth and include afterschool provision.
177 Ignat Savkin	Submission supports and agrees with the Parent's Association submission.
178 Frank Holohan	Submission states pressures already exist with creche places, preschool availability, afterschool services and the Parents Association faces pressure to address afterschool care gaps, despite falling outside its intended role. Requests childcare forms part of early housing development phases, guaranteed alongside housing growth, include afterschool provision

194 David Pollock	Submission states pressures already exist with creche places, preschool availability, afterschool services. Requests these facilities are delivered as part of planning conditions and operated by an approved childcare provider, community organisation or management body. Further requests objective for childcare, preschool and afterschool facilities within or beside major housing developments.
195 Anton Madirazza	Submission states significant pressure for crèche places, pre-school availability, afterschool services exist and families experience waiting lists, limited availability, difficulty securing afterschool care, reduced flexibility for working parents. The Parents Association is experiencing pressure to assist in addressing afterschool care gaps. Childcare delivery should: be part of early housing development phases, not be delayed until later infrastructure delivery stages, guaranteed alongside housing growth and include afterschool provision.
203 Stephen McGibney	Submission states new housing is necessary, but Sallins is oversubscribed in childcare facilities and further residential development without addressing these constraints will place unsustainable pressure on town.
234 Ricky Keane	Submission states pre/after school care is very limited in area.
259 Vincent Harris	Submission asserts further residential development should not be permitted unless the necessary childcare facilities are delivered in tandem and states the Council's own supporting documents identify these shortfalls. Submission asserts the shortage of childcare is one of the most pressing issues and should be treated as a critical infrastructure issue and the Plan recognises significant additional provision is required as the town grows. Further asserts the Plan should make clear that large-scale residential development should not proceed unless childcare needs are addressed States there is daily pressure on families and increases car dependency because parents have to drive children to childcare.

	Requests the Plan should include stronger wording including: Childcare provision delivered in tandem with new housing, not after housing is occupied.
332 Parents Association	Submission refers to significant pressure on creche, preschool and afterschool services.
334 Alison Kavanagh Murphy	Submission states childcare delivery should form part of early housing development phases, not be delayed until later infrastructure delivery stages, be guaranteed alongside housing growth and include afterschool provision.
339 Noel Moran **343 Deirdre Moran** **359 Brendan Moran** **369 Caitriona Moran**	Submission asserts significant capacity pressure exists across creche places, preschool availability and afterschool services with waiting long lists and limited availability. States that the proposed 314 no. additional places provided in the Plan will be far from adequate in remedying existing shortages, let along the surge in demand that will occur if the Plan is implemented in the timeframe currently envisioned.
406 Gavin Brangan	Submission states pressures already exist with creche places, preschool availability, afterschool services and the Parents Association faces pressure to address afterschool care gaps, despite falling outside its intended role. Requests childcare forms part of early housing development phases, guaranteed alongside housing growth, include afterschool provision.

Chief Executive's Response

To provide a wide evidence-base, Kildare County Council has prepared the Social Infrastructure Audit (SIA) to provide a bespoke and tailored assessment of existing provision which has informed the Draft Plan. Through the preparation of the SIA, the Draft Plan notes (Section 3.2, refers) that circa 314 childcare places are anticipated over the plan period and there is one extant (live) permission for a childcare facility at The Odlums Mill site.

Appendix 2 of the Childcare Guidelines for Planning Authorities (2001) establishes an indicative standard of one childcare facility per 75 dwellings in new housing areas, with each facility providing a minimum of 20 places. The Guidelines also state that Planning Authorities could consider requiring the provision of larger units catering for up to 30-40 children in areas of major residential development on that basis that such a large facility might be able to offer a variety of services, such as sessional/drop in/after school. However, the type of childcare provided such as, for children younger than two years, pre-school, after-school is an operational matter for the childcare provider.

It is important to note, that Objective SC O79 in Chapter 10 in Volume 1 of the Kildare CDP requires childcare provision to be delivered in Phase 1 of any new residential or commercial development within the county and is fully operational prior to the occupation of any residential units within the subject site. A planning condition has been attached to residential developments providing a crèche since the adoption of the CDP in 2023 aligned with this objective.

In addition, Objective SC O80 in the CDP supports the provision of childcare facilities within or co-located with community buildings, such as community centres and schools.

In relation to the comment regarding a requirement for a Childcare Delivery Test to accompany all applications for residential development, Objective SC O86 of the CDP requires development proposals of more than 20 residential units or over 2,000sqm of commercial development (including office/industrial developments) to submit a social infrastructure audit detailing the level of childcare infrastructure in the catchment outlining available capacity and types of service provided in each facility which must be verified in writing by the relevant service providers.

Chief Executive's Recommendation

No change recommended.

Chapter 4 Town Centre Regeneration and Delivering Place Quality

Issue: Town Renewal Masterplan (Objective TCO 4.6)

Submission No. and Name	Issue
4 Joanne O'Rourke	• Further notes Objective TCO 4.6, asserting that the wording 'pursuing' could be a timeframe that could mean a decade of inaction. • Submission requests: Commit to preparing and adopting a Town Renewal Masterplan within two years.
12 Pamela Cranks	• Submission states the plan proposes a Town Renewal Masterplan including a Health which already exists and cost 30k in consultation fees, which would be a waste of taxpayers' money and duplicates existing work.
148 Sallins Community Council **165 Ronan Hogan** **166 Elzbieta Hogan**	• Submission states TCO 4.6 calls for a Health Check but residents and community representatives engaged in a Health Check process in recent years and a report was never published. Residents should not be asked to repeat a process.
176 Noel Foy	**Publish the existing Health Check before commissioning another** • Sallins Community Council (Submission No. 148) outlines that the Health Check process was conducted years ago by consultants engaged by Kildare County Council and residents and community representatives engaged with that process and the findings have never been published. • **Ask:** Publish the existing Health Check findings before residents are asked to repeat the process under TCO 4.6.
182 Cllr. Fintan Brett	States that the previous Sallins LAP had a clear vision under Appendix 2 for the development of the village centre and this should be kept closely in mind for this Plan also.
200 James Strappe	• Refers to TCO 4.6 regarding the Sallins Town Renewal Plan, which incorporated a Health Check, which it states residents and community groups engaged in good faith, and calls on KCC to publish the findings of that existing Health Check and states that residents should not be asked to repeat a process that has already been completed.

Submission No. and Name	Issue
224 Bernie Johnston **349 Paul Burke** **400 Karen McDonnell**	• Health Check process was conducted years ago by consultants engaged by Kildare County Council and residents and community representatives engaged with that process and the findings have never been published. • Requests the Council to publish the existing Health Check findings.
389 Mary McConnon	• Health Check process was conducted years ago by consultants engaged by Kildare County Council and residents engaged with that process and the findings have never been published. • Requests the Council to publish the existing Health Check findings.
409 Fergus Carpenter	• Health Check process was conducted years ago by consultants engaged by Kildare County Council and residents engaged with that process and the findings have never been published. • Requests the Council to publish the existing Health Check findings, explain the delay, and the failure to publish the findings will undermine any future requests from the Council for residents to engage in future consultations. This a serious concern and deserves attention of the Council's Audit Committee.

Chief Executive's Response

The comments regarding the delay in the publication of the Village Renewal Masterplan and associated Health Check, are noted. The draft Plan supports the implementation of a Town Renewal Masterplan for Sallins which includes a Health Check, which is currently being finalised by Kildare County Council's Strategic Projects and Public Realm Team. The Sallins Village Renewal Masterplan will be published after the making of Proposed Variation No. 6 (Sallins Settlement Plan). Once published the Plan under Objective TCO 4.6 supports the implementation However, Objective TCO 4.6 should refer to a Village Renewal Masterplan.

The comments made regarding the Appendix 2 of the Sallins Local Area Plan 2016 – 2022 are noted. The Draft Plan proposes an urban design framework for Home Farm House KDA and the Link Road KDA to which the Sallins Village Renewal Masterplan will be aligned.

Chief Executive's Recommendation

Chapter 4, Section 4.4, Town Centre Regeneration and Delivering Place Quality Objectives, amend objective TCO 4.6 as follows:

TCO 4.6 Support the implementation of a ~~Town~~ *Village* Renewal Masterplan for Sallins, which incorporates a Health Check, and

pursue relevant funding sources on a phased basis over the lifetime of the Plan and beyond.

Issue: Vacancy and Regeneration

Submission No. and Name	Issue
4 Joanne O'Rourke	• The submission notes the findings in relation to the town centres vacancy, • It is asserted that the visibility of the cluster of vacant buildings is a material quality-of-life issue for existing residents and it also actively deters the commercial investment the Plan seeks to attract.
13 Simona Di Magno	• States regeneration strategy is positive but needs to be prioritised especially around reusing vacant buildings and would welcome a community/art centre as a focal point for Sallins (see TSEAC in Naul village). • Asserts town has a neglected appearance compared to Straffan or Johnstown (where public space is maintained to a higher standard and contributes positively to overall environment). • Further states the canal is an underutilised asset with potential to serve as a central focus for future development to enhance tourism and support local employment opportunities.
18 Marc Jones	• Suggests that the existing vacant and underutilised premises within Sallins town centre and in the Waterway should be prioritised for redevelopment and occupancy before additional large scale new commercial builds are introduced. • States that a stronger focus on reusing and revitalising existing structures would better support the vitality of the town centre and align with sustainable development principles.
30 Kildare Green Party	• Local government must provide clearer incentives for the appropriate reuse of vacant or underutilised buildings. The submission refers specifically to those along the canal front to create a more vibrant evening economy.
234 Ricky Keane	• Submission states a plan needs to be put in place for the area sitting idle and derelict (near the entrance to the GAA pitch)
265 Kirsty McMuldroch	• Refers to the number of vacant buildings in the town and states the council should prioritise the reuse of vacant buildings/premises and the regeneration of underutilised sites prior to the zoning of additional greenfield lands for employment purposes and residential housing.

	• It also states that the re-use of vacant buildings/brownfield sites should also be prioritised prior to the expansion of the town and activation of new greenfield locations.
339 Noel Moran **343 Deirdre Moran** **359 Brendan Moran** **369 Caitriona Moran**	• The submission welcomes the commitment to develop the Home Farm House KDA to be used for community activities but expresses concern that the remainder of the KDA would be similar to what it states is the poor quality development built further north along the Main Street across from Sallins Bridge and questions what safeguards will be in place to ensure the mixed units proposed will not suffer from similar vacancy rates and poor-quality architecture. • Seeks clarity in relation to the intentions of the Council in relation to the area in front of the butcher shop on Main Street and across from the Home Farm House KDA, which it states is in private ownership and is currently reserved for customer parking only.
362 Laura Buckley	Vacant Buildings Should Be Prioritised Before New Development • A significant number of vacant commercial units, business premises and residential properties. • Prior to the rezoning additional greenfield land for warehouses, employment units or housing, the Council should prioritise: reuse of vacant buildings, regeneration of underutilised sites, occupation of existing empty commercial premises

Chief Executive's Response

It is an objective of the draft Plan to promote the town centre as the primary focus for commercial, civic, social, cultural and tourism activity, including opportunities at the corner of Chapel Lane and Main Street, by supporting the reuse and renewal of existing buildings, upper floors, backland areas, derelict sites and brownfield lands, ensuring high quality urban design and strong integration and linkages that reinforce compact growth and the vibrancy of the urban core (TCO 4.1). Notwithstanding this objective, it is important to note that the Bodenstown Employment Area has the potential to provide for small /medium scale warehousing and logistics thereby diversifying the employment base in Sallins.

Objective RET O64 of the Kildare County Development Plan 2023-2029 (as varied) seeks to ensure that the best quality of design is achieved for all new retail development and that it respects and enhances the specific characteristics of the towns and villages' townscape, streetscape and heritage with particular attention to its scale and the architectural quality of the façade, shopfront design, fascia/nameplate and external finishes. Furthermore, the draft Plan incorporates a design brief and urban design framework for the development of Home Farm House KDA, which should be seen as an overarching guide to assist key stakeholders in

the development process, flexibility may be applied subject to evidence based justification and high-quality design only.

The Home Farm House KDA will include, inter alia, public realm Improvements, regeneration of The Old Post Office Square as a civic space (entrance to the GAA), and the sensitive restoration of Home Farm House (RPS No. B19-33, NIAH Ref. 11811025), as an important community, tourism and heritage asset. As identified in the Home Farm House KDA Section 10.1.1 of the Plan, the new buildings facing to the eastern edge of the site should accommodate a mix of uses, with commercial and employment uses at ground floor level and residential uses above.

The comments regarding the utilisation of the canal and a vibrant evening economy are noted. It is an objective of the Plan to protect the vibrancy, ambience, quality and vitality of the town centre by: i. Promoting an appropriate mix of day and night-time uses. ii. Encouraging the re-use of vacant units for alternative functions and uses such as live-work units, residential units, remote working hubs, enterprise incubation, tourist spin-off enterprises, tourist accommodation, niche retail including food or craft enterprises (TCO 4.2).

Furthermore, Objective RE O45 of the Kildare County Development Plan 2023-2029 (as varied) requires the Council to positively consider proposals and initiatives that seek to re-purpose and revitalise redundant or declining uses in important town centre locations and ensure that proposals for the reuse of buildings, introduces a greater diversity of daytime and night-time uses, while encouraging sustainable modes of transport/travel, and within the lifetime of the Plan, highlight the range of re-use achieved through the above proposals and initiatives.

With respect to providing clearer incentives for the appropriate reuse of vacant or underutilised buildings, whilst the Plan provides a number of policy-based incentives for regeneration. There are a number of initiatives such as the Vacant Property Refurbishment Grant and reduced Development Contributions with respect to town centre development, which provide for financial delivery incentives.

Chief Executive's Recommendation

No change recommended.

Issue: Town Centre Character and Building Heights

Submission No. and Name	Issue
12 Pamela Cranks	• Submission requests height restrictions on future town centre buildings.
18 Marc Jones	• Submission refers to the character of Sallins, particularly, along the canal and town centre, which is defined by low rise, human-scale development and this is a key part of the town's identity and attractiveness. • States that any new development in the town centre should remain low rise and in keeping with the existing

Submission No. and Name	Issue
	built form and similar to the scale and character seen in villages such as Straffan. • States that introducing taller or inconsistent building heights risks creating a disjointed and visually intrusive environment.

Chief Executive's Response

SPPR 1 of the Urban Development and Building Heights Guidelines (2018) state:

> *In accordance with Government policy to support increased building height and density in locations with good public transport accessibility, particularly town/ city cores, planning authorities shall explicitly identify, through their statutory plans, areas where increased building height will be actively pursued for both redevelopment, regeneration and infill development to secure the objectives of the National Planning Framework and Regional Spatial and Economic Strategies and shall not provide for blanket numerical limitations on building height.*

In this regard the application of height restrictions is not accepted.

In line with SPPR 1 the draft Plan considered that taller buildings could be accommodated to address the public open space located south of the Waterways on lands zoned 'C (5) New Residential' (The Willows Key Development Area (KDA). However, there is additional text in the draft Plan with respect to the lands zoned 'MU: Mixed Use' which should be deleted. The determination of appropriate building heights for these lands, should have regard to the receiving environment at this location and shall be considered as part of any planning application for these lands.

Chief Executive's Recommendation

Chapter 2 Compliance with the Kildare County Core Strategy, Section 2.3.2 Building Heights, delete the fourth paragraph as follows:

> ~~This Plan identifies lands that are zoned and lands zoned MU: Mixed Use that are located south of and adjacent to the Sallins-Naas Railway Station as being suitable for the integration of taller buildings that are taller than the prevailing building heights in Sallins, subject to high quality design and cognisance of the receiving environment.~~

Issue: Public Realm

Submission No. and Name	Issue
167 Cecilia Guerra	• Supports improvements to public spaces, especially along canal.
259 Vincent Harris	• States footpath space is limited. Submission requests the Plan include stronger public realm standards requiring unnecessary signs, poles and street clutter be removed, consolidated or relocated so not obstruct pedestrian movement.

Chief Executive's Response

The comments regarding public realm standards in the Draft Plan are noted. It is an objective of Kildare County Council to require that all new development enhances the quality of the public realm by facilitating a connected network of streets and spaces which prioritise pedestrians and cyclists and provides for the possibility of connections to future development on adjacent lands (TCO 4.5).

High quality public realm consists of people-centred public spaces and routes that are attractive, safe, uncluttered and universally accessible. In this regard, Objective RET O63 of the Kildare County Development Plan 2023-2029 (as varied) promotes investment in public realm improvements within town centres, so that shoppers, visitors and tourists have a pleasant environment in which to spend time and shop. Furthermore, Objective RET O7 of the Kildare County Development Plan 2023-2029 (as varied) requires the Council to improve the universal accessibility of the town centre with particular emphasis on creating a high quality, safe and permeable environment that is easily accessible to pedestrians and cyclists. The reclassification of the Sallins Road as a local road will enable road reallocation of road space for public realm improvements.

Chief Executive's Recommendation

No change recommended.

Issue: Town Centre First

Submission No. and Name.	Issue
4 Joanne O'Rourke	• The submission contends that the Plan references the Town Centre First policy and the Derelict Sites Act but does not commit to using these tools with any urgency. • Submission requests: Commit to engaging the Derelict Sites Register process for identified vacant and derelict buildings within 12 months of the plan's adoption and

Submission No. and Name.	Issue
	applying for funding under the Vacant Homes Action Plan and any successor Towns and Cities Infrastructure Investment Fund specifically for the Chapel Lane/Main Street cluster. **Summary of Requested Amendments** Vacant commercial buildings: Commitment to engage the Derelict Sites Register within 12 months, prepare a Town Renewal Masterplan within two years, and pursue available funding for the Chapel Lane/Main Street cluster.
391 Steven Connolly	• Submission objects to elements of the proposed zoning framework, residential expansion strategy and spatial distribution of social infrastructure. The proposed scale of growth is not match by coherent town-centre-led development. **Failure to Deliver a Genuine Town Centre First Strategy** • The Plan references the Town Centre First Policy however the proposed land-use strategy conflicts with this objective as the Plan's own survey identifies the town centre contains only two convenience retail premises, no health or medical services, and limited day-to-day commercial support services. • Submission states this confirms Sallins lacks the service base expected to grow toward a population of 10,000 and the current pattern continues to function as a commuter settlement dependant on Naas rather than be an independent town with a resilient local core. • Asserts expanding residential lands beyond the existing centre before consolidating a commercial, civic and retail core undermines the Town Centre First Policy. **Peripheral Relocation of Civic Infrastructure** • States the proposed location of community and educational facilities pushed services toward outer boundary lands and risks creating a fragmented settlement. • Lists Irish towns of comparable size with stronger centre-led planning – Kilcullen, Oranmore, Moycullen – and retain central schools, integrated retail, civic clustering, accessible recreation and coherent main street identity. • States Sallins lacks this and should not expand before such provision.

Chief Executive's Response

The Town Centre First Policy is embedded in the Kildare County Development Plan 2023-2029 (as varied). The Town Centre First policy seeks to respond to the challenges that town centre retail activities continue to experience by increasing the focus on the 'retail-led experience' which includes a blend of retail services (including food and drink), leisure, entertainment, and cultural uses. As evident from the Ground Floor Land Use Survey, there were two convenience shops identified, five retail services, three financial business services, and numerous leisure service, including pubs, cafés, takeaways and restaurants identified in Sallins, illustrating the vibrancy and social activity of the diversified town centre.

The inclusion of the urban design framework for the Home Farm House KDA (Objective TCO 4.3) provides a clear policy direction for the development of this vital town centre site. The Home Farm House KDA will include, inter alia, public realm improvements, regeneration of The Old Post Office Square as a civic space, and sensitive restoration of Home Farm House (RPS No. B19-33, NIAH Ref. 11811025). As identified in the Home Farm House KDA Section 10.1.1 of the Plan, the new buildings facing to the eastern edge of the site should accommodate a mix of uses, with commercial and employment uses at ground floor level and residential uses above. Therefore, the plan includes clear measures focusing on the regeneration of the town centre.

The comments raised in relation to land zoned for community and educational facilities are noted, however are not accepted. Land uses such as the provision of the education facilities are subject to the Department of Education Technical Guidance Document (TGD-025). This Technical Guidance Document (TGD-025) provides for a maximum classroom size of 32 in primary schools on a site size of 2.2 hectares. Land has been appropriately zoned in the Settlement Plan in accordance with the Department of Education Technical Guidance Document.

Objective RE O36 of the Kildare County Development Plan 2023-2029 (as varied) requires the Council to 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). With respect to the lands referred there are five units on the Derelict Sites Register (20th March 2026) on the lands zoned as 'MU: Mixed Use'.

The comments raised in relation to the Towns and Cities Infrastructure Investment Fund are noted, however, are not accepted. Objective TCO 4.6 of the Settlement Plan currently states that relevant funding sources will be pursued. It is an objective of Kildare County Council to support the implementation of a Village Renewal Masterplan for Sallins, incorporating a Health Check and pursue relevant funding sources on a phased basis over the lifetime of the Plan and beyond (TCO 4.6), which will be published after the making of Proposed Variation No. 6 (Sallins Settlement Plan)

Chief Executive's Recommendation

No change recommended.

Chapter 5 Economic Development

Issue: Employment

Submission No. and Name.	Issue
176 Noel Foy	Submission states Table 5.2 of the Draft Plan records a job ratio for Sallins of 0.25 and Section 5.2.1 of the Plan reduces the working target from the County Development Plan's recommended 0.70 to 0.50 on the grounds that 0.70 is "ambitious". Residents already commute out of the town, primarily by car. Adding housing without a funded employment strategy will increase car dependency and pressure on the roads and train station. The SCOT analysis at Table 1.5 acknowledges that population growth "not accompanied by the necessary investment in employment creation, services, recreational facilities and sustainable transport" is a threat. Asserts the employment elements of the Draft Plan (particularly the Bodenstown Employment Area at Section 10.1.5) should be given delivery commitments at least as firm as those attaching to housing, so that jobs, services and homes grow together rather than housing running ahead.

Chief Executive's Response

The draft Plan acknowledges that the town has experienced significant growth in housing in recent years, while economic investment and local employment opportunities have not followed. The Bodenstown Employment Area is considered a strategic employment location, and the zoning of the land is the first step in ensuring Sallins can attract investment, support high-quality job creation. Furthermore, the Council's recently publish Strategic Employment Locations Study (SELS) has identified Sallins as a key employment growth sector for logistics and distribution.[6] A high-level aim of the study is to support the Council, its partners and key stakeholders in achieving employment targets, whilst informing investment strategies for the private and public sector to stimulate continued economic investment in Kildare

Chief Executive's Recommendation

No change recommended.

[6] https://www.outburstdesign.ie/OD/SELS_Flipbook/

Issue: Cultural and Heritage Tourism

Submission No. and Name.	Issue
148 Sallins Community Council	Submission states the Plan should reflect the potential of Sallins as a destination for cultural and heritage tourism (Grand Canal, Greenway, railway line, Irish language community, traditional music and Irish culture). Requests the Plan should include objectives to support development of tourism; a cultúrlann could anchor this tourism vision and new buildings, public spaces, street furniture, signage, and landscaping should be designed with reference to the canal and railway heritage.
158 Richard Maher	Submission states provision should be made in the plan to honour the interest and commitments to the Irish language, music and heritage
165 Ronan Hogan, 166 Elzbieta Hogan	Submission states Sallins has living assets that define Sallins and future development must honour this heritage (canal, station, landscape, Irish language, traditional music). Submission states Plan should reflect the potential of Sallins as a destination for cultural and heritage tourism such as the canal, greenway, railway, Irish language and traditional music together representing a compelling offer for visitors. Requests the Plan should include objectives to support development of tourism; a cultúrlann could anchor this tourism vision providing a home for activities that celebrate the town's identity.
199 Joseph Kelly	Submission states the canal has potential to serve as central focus for future development, enhancing tourism and employment but is concerned that external visitor parking is not addressed and car-based tourism is not addressed in the Plan.
200 James Strappe	Submission states that Sallins is uniquely positioned to develop as a destination for cultural and heritage tourism and the Settlement Plan should reflect this potential explicitly. States that the town sits at the convergence of several nationally significant assets: the Grand Canal, the Greenway, the railway line, a living Irish language community, and a strong tradition of traditional music and Irish culture. States that the Grand Canal is already part of a Waterways Ireland tourism network and the Greenway connects Sallins to a broader active travel and tourism corridor and states that Sallins Station also has potential to serve as a gateway for leisure visitors. States that a cultúrlann or cultural centre could anchor this tourism vision, providing a home for Irish language activities,

	traditional music sessions, cultural events that celebrate the town's identity and attract visitors. States that the Settlement Plan should include objectives that actively support the development of this tourism potential – through investment in the public realm along the canal, interpretation of the town's canal and railway heritage and the promotion of Irish language and culture.
209 Ger Loughlin	Submission states the Draft Plan acknowledges the growth of tourism-related activity and as an activity provider visitor numbers have increased in 2026. Current activities serve residents in addition to visitors. The completion of the greenway from Hazelhatch to Lucan is increasing footfall, with hotels actively promoting the town as a destination for guests. Kildare County Council may not directly create tourism activities, but it can support tourism growth by enabling the right conditions for the sector to develop. The Council will need a plan to accommodate the increased tourist facilities such as a trail head facility that includes toilet facilities.
224 Bernie Johnston/ **349 Paul Burke/** **400 Karen McDonnell/** **409 Fergus Carpenter**	Submission states the town is positioned to develop as a destination for cultural and heritage tourism, and the Draft Plan should reflect this. A cultúrlann or cultural centre could provide a home for Irish language activities, traditional music sessions, and cultural events that celebrate the town's identity and attract visitors. The Draft Plan should include objectives that actively support the development of the tourism potential, through investment in the public realm along the canal, interpretation of the town's canal and railway heritage, promotion of Irish language and traditional culture.
263 Ronan McMahon	The submission states the Draft Plan needs to consider the development of tourism, highlighting the canal and greenway access, Irish language and traditional music, including the potential for a cultural centre.

Chief Executive's Response

Section 5.2.5 of the Plan outlines that Sallins has an established and growing tourism base, anchored by the Grand Canal Greenway and its associated heritage and canal-based attractions and growing hospitality offering. Objective EDO 5.3 of the plan will support and facilitate Waterways Ireland in the continued sensitive restoration, regeneration and provision of facilities along the Canal. However, it is considered appropriate to amend this objective to support the development of Sallins as a greenway destination town.

Objective EDO 5.7 of the Plan aims to co-operate with relevant stakeholders and agencies in promoting tourism and securing tourist-based enterprises and facilities in Sallins. However, it is considered appropriate to amend this objective to include supporting infrastructure, such as accessible toilets.

Many submissions recognise Sallins additional offerings such as its historic character, cultural and heritage tourism such as a living Irish language community, and a strong tradition of traditional music and Irish culture. As noted in the Plan, the town has significant capacity to build on existing tourism clusters, expand experience-based tourism, and integrate tourism development with the ongoing town centre regeneration. Enhancing the public realm, promoting connected visitor experiences, and leveraging the unique historic and environmental assets of the canal corridor will help consolidate the position of Sallins as a key inland tourism hub within County Kildare. However, it is considered that an additional objective in support is warranted.

Regarding signage, Objective EDO 5.5 of the Plan aims to facilitate the development of appropriate signage and/or mapping of tourism experiences at gateways such as the railway station, Canal, main street and new development areas of the town. Furthermore, Chapter 11 'Built and Cultural Heritage' of the CDP contains a series of objectives and guidance for heritage-based design. Section 15.14.1 of the KCDP should also be noted, specifically where it outlines that the "Council promotes and encourages the use of Irish Language signage in the County".

Regarding submission requests for a cultúrlann or cultural centre to anchor the tourism vision of Sallins are noted. The development of Home Farm House (Section 10.1.1 of the Plan) on lands zoned 'A: Town Centre' as a civic space aims to create a destination on the corner of Main Street and Grand Canal Greenway that attracts visitors and increases footfall, and a new public space to meet the needs of the community with areas for recreation, rest, social gatherings and events. Cultural, theatre and arts use are 'Permitted in Principle' within lands zoned 'A: Town Centre' and 'MU: Mixed Use'. However, it is considered appropriate to include a new objective in the Plan to support the development of cultural, arts and performance spaces in Sallins.

Chief Executive's Recommendation

Chapter 5 'Economic Development, Section 5.3 'Economic Development Objectives' amend objective EDO 5.3 as follows:

EDO 5.3 Support and facilitate Waterways Ireland in the continued sensitive restoration, regeneration and provision of facilities along the Canal*, to ensure Sallins develops as a greenway destination town.*

Chapter 5 'Economic Development, Section 5.3 'Economic Development Objectives' amend objective EDO 5.7 as follows:

EDO 5.7 Co-operate with relevant stakeholders and agencies in promoting tourism and securing tourist-based enterprises, ~~and~~ facilities, *and supporting infrastructure (such as accessible public toilets)* in Sallins.

Chapter 5 'Economic Development*, Section 5.3* 'Economic Development Objectives' insert additional objective as follows:

EDO 5.X *Encourage and support the development of new or existing tourism activities/facilities in Sallins in particular those relating to the Grand Canal, the Grand Canal Greenway and the River Liffey, supporting high-quality visitor experiences, local enterprise, and active recreation while protecting the area's natural and built heritage.*

Chapter 3 'Social Infrastructure, Section 3.3 'Social Infrastructure Objectives' insert additional objective as follows:

SIO 3.X *Support, promote and facilitate the development of cultural, arts and performance spaces in Sallins.*

Chapter 6 Green and Blue Infrastructure

Issue: Green and Blue Infrastructure

Submission No. and Name	Issue
30 Kildare Green Party	• Submission requests that more native forests be planted as a lot of hedging was lost along the land adjacent to the Sallins Link Road. States that a public wooded area behind Braithewaite House would complement the Sally garden and support biodiversity. States that there is scope for woodland as a sound barrier to the M7 on Willows KDA site. The submission welcomes the likelihood of wetlands in the amenity lands, as a support for nature restoration. • States that Na Solláin provides safe haven for healthy bat populations and the Council could replace street lighting in key areas to the bat-friendly LED, which is less disruptive to nocturnal wildlife and allows bats to navigate and forage effectively, reducing the fragmentation of their habitats. The submission contains a link to a bat-friendly project in Gladsaxe, Denmark. The submission suggests that planning conditions on new housing developments from now on could include swift bricks to support biodiversity.
142 Sallins Biodiversity Group	The issues raised in the submission are as follows: • Asserts rapid conversion of land leads to habitat destruction, fragmentation and degradation if not managed through planning. • States the area is surrounded by agricultural land that lack mature hedgerows and impacts local waterways negatively. • Further states conversion of biodiverse landscapes into built environments removed food and shelter for species. • Asserts biodiversity corridors must be maintained and expanded, providing critical habitat for otters, kingfishers and herons and states further vegetation, particularly on the canal is essential. • The proposed wetland on the Sallins link road must be realised as wetlands are an excellent habitat for aquatic animals and ecosystems. • There are invasive species hotspots in Sallins along the Liffey (buddleia, pigmyweed, Himalayan balsam) and the canal area (Canadian waterweed) and mink populations in the eastern waterway. • There is a lack of woodland and request can more native forests be planted elsewhere (in addition to the amenity lands) with lost hedging along lands adjacent to the link

	road. A public wooded area behind Braithewaite House would complement Sally Garden and there is scope for woodland as a sound barrier to the M7 on the Willows site. Submission states other areas need to be identified. • Sallins is a highly rated bat habitat according to Biodiversity Ireland and the Council could replace street lighting in key areas to the bat friendly LED red light and the submission provides a website link to a project from Denmark. • Planning conditions to include Swift bricks for all development as a method to support bird populations. • SUDS, native tree planting, and less intensive grassland management for sensitive development to enhance biodiversity. • Residential planning permission must not encroach on Sally Garden (contains large living willow structure). • Incorporate increased native tree sound barriers. • Adopt a phased development framework and conditionally subject residential development to verification that green amenities have been delivered to standard, and that conditions of EIAs have been respected with periodic ecological health-checks.
172 Karla Murphy c/o Parents Assoc of St. Laurence's NS	Parents Association strong supports: – Protection of canal corridors – Biodiversity enhancement – Greenways – Open space provision – Outdoor recreation – The canal and surround green infrastructure form an important part of daily life for children and families within Sallins and these spaces support: Walking and cycling, Outdoor learning, mental wellbeing, community interaction, nature education. • Submission refers to the importance of canal and greenways, safe access from school/community, opportunities for outdoor learning, protection of natural assets and green spaces.
177 Ignat Savkin	Submission supports and agrees with the Parent's Association submission.
186 Christine Barretto	Submission requests a planned approach to expansion, or the green spaces (valley garden) will be lost.
194 David Pollock	**Environment, Biodiversity, Greenways and Outdoor Learning** • Submission supports protection and enhancement of green infrastructure and states green infrastructure and canal form important part of life and supports

	walking/cycling, outdoor learning, mental wellbeing, community interaction, nature education. • States greenway and active travel infrastructure must be designed carefully and not result in destruction of mature trees, hedgerows, shrubs, bird habitats or other biodiversity assets. • Asserts the removal of mature trees near Sallins Primary Schools illustrates active travel can damage the environmental assets which the Plan should protect. • Submission welcomes Greenways but must be proportionate, well-designed and environmentally friendly and the Plan should recognise opportunities for outdoor learning where routes can be connected. • Request clear, specific and binding objectives for protection of mature trees, hedgerows, canal corridors and biodiversity assets with travel schemes designed around existing assets rather than removing them.
200 James Strappe	• Welcomes the recognition in the Plan of the hugely important role that the Grand Canal and River Liffey play in the rich biodiversity of Sallins and the clear identification of a 100-metre- wide open space on either side of the Liffey and the canal's channel, fringe and banks as areas to be given special protection. • Welcomes the Council's commitment to hedgerow habitats protection and tree planting included when state and private entities are carrying out works (GBIO 6.2). <u>Wetland area on Link Road</u> • Submission refers to lands zoned F: Open Space and Amenity in the Plan and welcomes the designation of the regularly flooded area on the Link Road as wetland on the Land Use Zoning Map.
210 Min. James Lawless TD	• Submission asserts the Plan is an opportunity to support development while protecting/enhancing the character of the town and the River Liffey, Grand Canal and existing green spaces should be protected and enhanced as the town grows.
332 Parents Association – St. Laurence's NS	• Submission strongly supports the protection of green infrastructure in Sallins, which support outdoor activities, mental wellbeing, community interaction and nature education.
334 Alison Kavanagh Murphy	**Environment, Biodiversity, Greenways and Outdoor Learning** • The Parents Association strongly supports: protection of canal corridors, biodiversity enhancement, greenways and open space provision, outdoor recreation. • The canal and green infrastructure form an important part of people's lives and these spaces support safe active

	mobility to school, outdoor learning and nature education, mental wellbeing, community interaction and protect natural assets.
406 Gavin Brangan	• Submission states green infrastructure and canal form important part of life and supports walking/cycling, outdoor learning, mental wellbeing, community interaction, nature education. • Supports protection of canal, biodiversity enhancement, greenways, open space, outdoor recreation and outlines and importance of the canal and greenways.

Chief Executive's Response

Several submissions raised concerns about the loss of hedgerows and trees during construction works on infrastructural projects in the Plan area and the concern that future development projects will intensify habitat destruction. Hedgerows and treelines in Sallins form a key element in an important network of ecological corridors which increase connectivity between habitats giving plants and animals greater access to living space and other resources within the Plan area and the wider countryside outside the Plan boundary. These features are essential for maintaining ecological permeability and supporting local biodiversity, while also providing opportunities for green buffers and amenity areas between existing and future development. Section 6.5.1.5 outline that a number of treelines and hedgerows have been included as viable ecological corridors that can provide connectivity to the River Liffey and the agricultural lands outside the Plan area. This network of hedgerows and tree lines in Sallins are mapped in Map V2B-6.1 Green and Blue Infrastructure, and any removal is discouraged by Objective GBIO 6.1.

Additionally, Objective GBIO 6.2 encourages state agencies and private entities to include tree planting measures and the restoration of hedgerow habitats when delivering key infrastructure or upgrading infrastructure work in the Plan area in order to increase the tree canopy cover in Sallins by 30% in accordance with Action BI A29 of the Kildare County Development Plan 2023-2029 (as varied).

One submission suggested that there is scope for woodland as a sound barrier to the M7 Motorway on the Willows KDA site. The Design Brief for the Willows KDA includes a setback from the M7 Motorway in the form of a vegetated berm and this is proposed to be supported by a new objective, which requires that residential schemes in close proximity to heavily trafficked roads such as the M7 Motorway or the rail line are designed and constructed to minimise adverse impacts in particular noise disturbance.

Many submissions welcome the recognition of the wetland area on the Sallins Link Road and in the Sallins Amenity lands as a support for nature restoration. The wetland adjacent to the Sallins Link Road is recorded in Table 12.6 - *County Kildare Wetland Survey Sites* of Section 12.11 of the Kildare County Development Plan 2023-2029 (as varied), which contains objectives in relation to the protection of wetlands and waterbodies as follows:

> BI O50: *Protect and conserve wetlands from infilling, drainage, fragmentation, degradation, and resist development that would destroy,*

fragment, or degrade any wetland identified as part of the County Kildare Wetland Survey 2012-2014 (see Table 12.6).

BI O56 *Ensure that development proposals or activities or activities that may impact on sensitive water bodies, in particular wetland (identified as part of the County Kildare Wetland Survey 2012-2014, (see Table 12.6), shall not be permitted without the introduction of mitigation measures agreed in writing with the Council to eliminate negative environmental impacts.*

Two submissions, which included a link to a bat-friendly project in Denmark, state that Sallins provides a safe haven for healthy bat populations and that the Council should replace street lighting in key areas to the bat-friendly LED, which as suggested is less disruptive to nocturnal wildlife and allows bats to navigate and forage effectively, reducing the fragmentation of their habitats. Bats are protected under the Wildlife Act 1976 to 2012 and the EU Habitats Directive (92/43/EEC), Annex IV. In that regard, the CDP contains several objectives and actions related to the protection of bat species in terms of ensuring that lighting networks and design strategies have regard to the habitats of protected species such as bats and that consideration should be taken regard lux level, wavelength and Total Transfer Capability (TTC) so as to avoid any potential harmful effects on bats (TM O124, TM A28, BI O44 and LR O105 refers). In addition, the Sallins Biodiversity Action Plan 2023-2028 refers to the impact of increased lighting in the landscape (e.g. on greenways, sports pitches) on wildlife such as bats and moths and refers to a Bat Conservation Ireland guidance document on bats and lighting.

In relation to the impact of public lighting on biodiversity, including bat populations, it is important to recognise that public health and safety, particularly at night-time, must also be considered when proposing and developing routes along waterways such as greenways. If a route is not perceived to be safe, then its potential benefits in terms of being both a public amenity and active travel route will not be realised.

Many submissions acknowledge the benefits of the green and blue infrastructure network in Sallins in relation to mental wellbeing and providing safe access to school for children and families and the opportunities for outdoor learning and nature education. The health and mental wellbeing benefits provided by green and blue infrastructure to quality of life for residents and visitors alike is recognised by the Draft Plan. The Draft Plan seeks to protect and enhance the green and blue infrastructure network of Sallins, in order to maximise on the benefits that such ecological networks provide for biodiversity, the environment and human health and nature learning. Transport and active travel are strongly connected to quality of life, public health and overall wellbeing. In that regard, Map V2B-6.1 Green and Blue Infrastructure and associated text in Chapter 6 will be amended to re-enforce the importance of the Key Green and Blue Infrastructure corridors in Sallins that includes the River Liffey, Grand Canal, the railway line and hedgerow ecological corridors.

Regarding the concern raised that greenway and active travel infrastructure must be designed carefully and not result in destruction of mature trees, hedgerows, shrubs, bird habitats or other biodiversity assets. In that regard, all works undertaken under a Part 8 scheme must include an Appropriate Assessment and EIAR screening assessment to determine if significant effects are envisaged by the proposed works. For instance, the proposal to link Phase 1 and Phase 2 of the Grand Canal

Greenway at Sallins an Appropriate Assessment was carried out in compliance with the requirements of Article 6(3) and 6(4) of the Habitats Directive 92/43/EEC, which concluded that there was no requirement for an Appropriate Assessment, as the works are minor and are to be carried out on pre-existing urban areas, thus minimising the potential impacts on the environment. An EIAR screening assessment was carried out, which concluded that the development of the greenway works did not fall under Schedule 5 (Parts 1 and 2) of the Planning and Development Act 1000 (as amended). It should be noted that the protection and enhancement of biodiversity in Sallins is a key priority of the Plan, as is, the development and improvement of greenway user connectivity in the town, that will encourage people to walk or cycle, improve air and water quality and provide enjoyable and safe options for active travel permeability in Sallins.

Several submissions support the protection and expansion of biodiversity corridors in the Plan area with reference to the canal and River Liffey corridors, in particular. Section 6.1 of the Draft Plan states: *'Sallins benefits from a strong and distinctive green and blue infrastructure (GBI) network shaped primarily by the Grand Canal, the River Liffey floodplain and an interconnected pattern of agricultural lands, streams, treelines, hedgerows, semi-natural open spaces and transport corridors. This network performs multiple strategic functions, including biodiversity support, flood attenuation, climate adaptation, recreation, and placemaking, and is central to the town's long-term sustainable growth. The green and blue infrastructure network in Sallins represents a strategic asset that supports environmental protection, sustainable mobility, and placemaking. The sensitive management and enhancement of the GBI network will be central to accommodating future growth while maintaining the town's character, ecological value, and quality of life for residents and visitors alike'.* Furthermore, Objective GBIO 6.1 seeks to protect and enhance identified key Green and Blue Infrastructure and prohibit developments that would fragment or otherwise degrade the GBI network within the Plan area and site-specific ecology surveys should be carried out to inform, assess and mitigate potential ecological impacts of any proposed development and construction.

Submissions refer to the importance to the community of the community gardens known as the "Salley Gardens" at the corner of Main Street and the Sallins Link Road and request that residential development not encroach on the subject space. It is proposed to modify the Draft Plan to recognise the importance of the community gardens to the community.

One submission request clear, specific and binding objectives for the protection of mature trees, hedgerows, canal corridors and biodiversity asset with travel schemes designed around existing assets rather than removing them. In that regard, it is noted that GBIO 6.1 seeks to protect and enhance identified Green and Blue Infrastructure and prohibit developments that would fragment or otherwise degrade the Green and Blue Infrastructure network within the Plan area. The objective states that site-specific ecology surveys should be carried out to inform, assess and mitigate potential ecological impacts of any proposed development and construction.

Submissions acknowledge the presence of invasive species along the Liffey in Sallins. It is noted that the Kildare County Development Plan 2023-2029 (as varied) has several objectives and actions in relation to the control of invasive species (BI O58, BI O59 and Actions BI A26-BI A28 refers). Furthermore, the Sallins Biodiversity

Action Plan 2023-2028 sets out actions to address measures to control invasive alien species in the community (Actions 2.1.1 – 2.1.8 refers).

The submission requesting that planning conditions should include a requirement to include swift bricks in developments is noted. It is noted that the Sallins Biodiversity Action Plan 2023-2028 contains several actions in support of the installation of swift bricks and boxes on suitable buildings. However, this is not a matter that can be addressed through a land use plan, however it can be considered at planning application stage through the Development Management process.

Chief Executive's Recommendation

Chapter 10 Implementation, Section 10.1.2 Link Road KDA, amend the text under Green and Blue Infrastructure, Open Spaces and Surface Water Drainage, as follows:

> The natural features of the site such as existing ~~community gardens~~, water bodies, ~~existing~~ vegetation which includes hedgerows, treelines and mature trees should be retained, enhanced and integrate*d into any design scheme* ~~as far as practicable~~ to protect biodiversity and ecological networks within the KDA. *The community gardens (Salley Gardens) shall be retained and incorporated into the overall design as far as practical.*

Chapter 10 Implementation, Section 10.1.2 Link Road KDA, amend Figure 10.2: Link Road KDA with revised urban design framework increasing the size of the community gardens, as follows:

Chapter 6 Green and Blue Infrastructure, Section 6.4 Green and Blue Infrastructure Mapping, insert additional text as follows:

> A Habitat Survey and Green Infrastructure Mapping Survey informed the preparation of the Sallins Local Area Plan 2016-2022 (LAP). ~~Following a full review and site survey, this mapping was updated and has subsequently informed the preparation of the Sallins Settlement Plan.~~ *As part of the preparation of the Sallins Settlement Plan, a ~~full~~ review of the existing Green Infrastructure Mapping and site survey was carried out in 2025/2026. This survey subsequently informed the preparation of Green and Blue Infrastructure map which accompanies and informs the Settlement Plan.*

Accordingly, Map V2B-6.1 (Green and Blue Infrastructure) identifies the green and blue infrastructure assets within Sallins, including the River Liffey, the Grand Canal, *the railway line,* woodlands, scrub, key green infrastructural areas, and the extensive network of hedgerows.

Chapter 6 Green and Blue Infrastructure, Section 6.5 Green and Blue Infrastructure, amend the second paragraph as follows:

This Plan seeks to protect and enhance the green and blue infrastructure network of Sallins, in order to maximise on the benefits of the multi-functionality that such ecological networks provide. The green and blue infrastructure network is made up of a core area, corridor habitats and stepping stone habitats.[29] The River Liffey is a core area *comprising the largest area of natural habitat within the Plan area, which anchors* ~~and forms part of~~ the green and blue infrastructure *(GBI)* network of Sallins*. The GBI network includes an interconnected network of corridor habitats and stepping stones, as demonstrated in Map V2B-6.1 Green and Blue Infrastructure. The networks function as important ecological corridors within Sallins that also connects to the broader GBI network in the surrounding countryside. In order to bridge the gaps between the ecological corridors within the settlement area, the Plan identifies linkages between the components of the network, which are identified as 'Green Infrastructure Links to Strengthen the Network' in the Map, in order to strengthen the network and to function as an important ecological network.*

Chapter 6 Green and Blue Infrastructure, Section 6.5.1.5 Hedgerows and Treelines, delete the first paragraph as follows:

~~Beyond the primary corridors, the green infrastructure in Sallins is reinforced by a network of agricultural fields, hedgerows, and residual open spaces, which together form stepping-stone habitats linking the canal, river and surrounding countryside. These features are essential for maintaining ecological permeability and supporting local biodiversity, while also providing opportunities for green buffers, and amenity areas between existing and future developments.~~

Chapter 6 Green and Blue Infrastructure, Section 6.6 Stepping Stone Habitats, amend the section to include the following paragraph before Section 6.6.1, as follows:

Beyond the primary corridors, the green infrastructure in Sallins is reinforced by a network of agricultural fields, hedgerows, and residual open spaces, which together form stepping-stone habitats linking the canal, river and surrounding countryside. These features are essential for maintaining ecological permeability and supporting local biodiversity, while also providing opportunities for green buffers, and amenity areas between existing and future developments.

Chapter 6 Green and Blue Infrastructure, Section 6.8 Natural Heritage and Biodiversity Objectives, amend Objective GBIO 6.1 as follows:

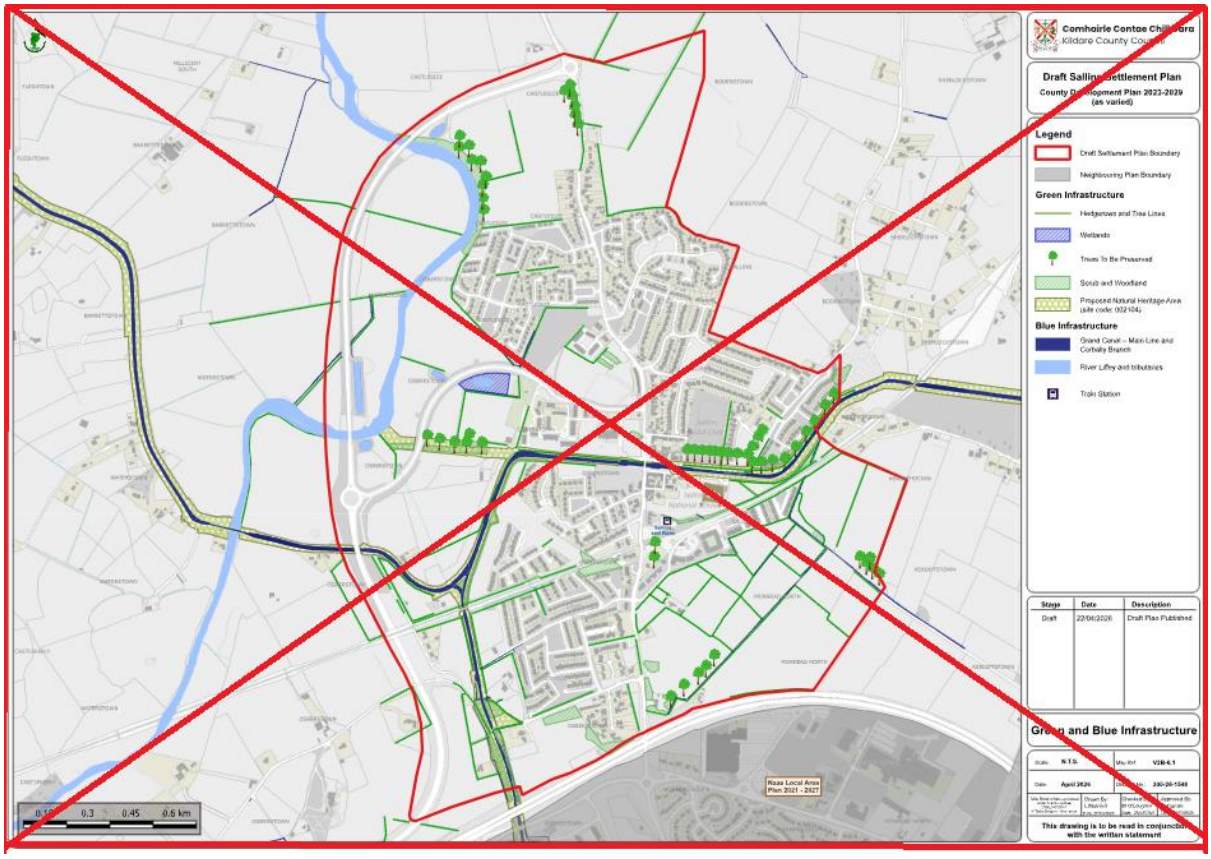
(a) Protect and enhance identified key Green and Blue Infrastructure *(*Map V2B-6.1 ~~(~~Green and Blue Infrastructure) and prohibit developments that would fragment or otherwise degrade the Green and Blue Infrastructure network within the Plan area.
(b) New developments shall appropriately utilise existing and new green infrastructure as an essential urban design and placemaking tool to integrate built form into their surrounding contexts.
(c) Site-specific ecology surveys should be carried out to inform, assess and mitigate potential ecological impacts of any proposed development and construction.

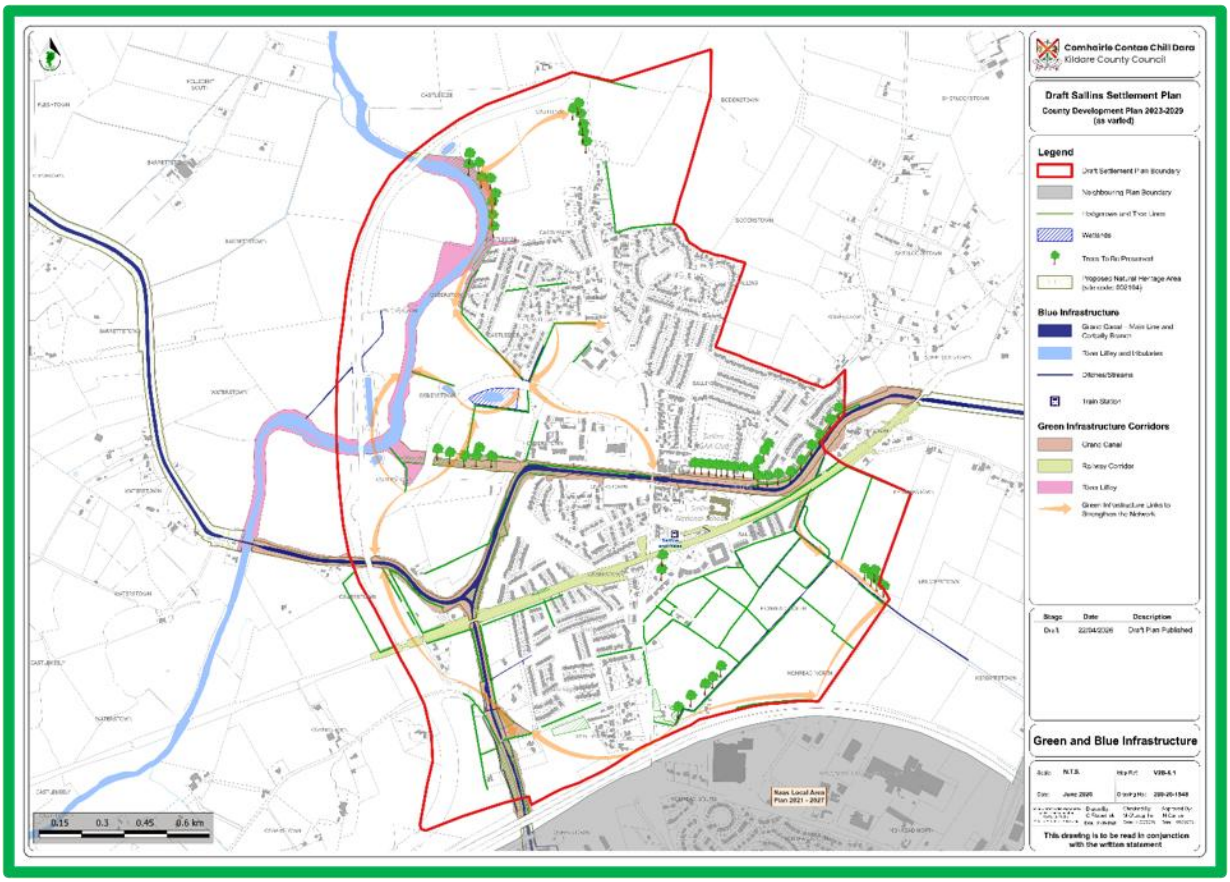
Chapter 6 Green and Blue Infrastructure, Section 6.8 Natural Heritage and Biodiversity Objectives, insert new objectives, as follows:

GBIO 6.3 *To recognise, protect and enhance the role of the River Liffey, the Grand Canal, the Dry Canal and the railway line corridors as key ecological routes through the Plan area to support biodiversity and to improve the mobility of species.*

GBIO 6.4 *Ensure that new development proposals adjoining the Grand Canal in the town centre provide an appropriate design response including a setback subject to site-specific assessment and consultation with Waterways Ireland, to protect the operational, heritage, ecological and recreational functions of the canal corridor, maintain access for Waterways Ireland, safeguard the amenity of the towpath, and facilitate the enhancement of the canal-side public realm.*

Appendix A – Maps, replace Map V2B-6.1 Green and Blue Infrastructure map, as follows:


Comhairle Contae Chill Dara
Kildare County Council
Draft Sallins Settlement Plan
County Development Plan 2023-2029
(as varied)
Legend
Draft Settlement Plan Boundary
Neighbouring Plan Boundary
Green Infrastructure
Hedgerows and Tree Lines
Wetlands
Trees To Be Preserved
Scrub and Woodland
Proposed Natural Heritage Area
(site code: 002104)
Blue Infrastructure
Grand Canal - Main Line and
Corbally Branch
River Liffey and tributaries
Train Station
Stage
Date
Description
Draft
22/04/2026
Draft Plan Published
Green and Blue Infrastructure
N.T.S.
V38-6.1
April 2026
This drawing is to be read in conjunction
with the written statement
Naas Local Area
Plan 2021 - 2027
0.15
0.3
0.45
0.6 km


Comhairle Contae Chill Dara
Kildare County Council
Draft Sallins Settlement Plan
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(as varied)
Legend
Draft Settlement Plan Boundary
Neighbouring Plan Boundary
Hedgerows and Tree Lines
Wetlands
Trees To Be Preserved
Proposed Natural Heritage Area
(site code: 002104)
Blue Infrastructure
Grand Canal - Main Line and
Corbally Branch
Town Liffey and tributaries
Ditches/Streams
Train Station
Green Infrastructure Corridors
Grand Canal
Railway Corridor
Town Liffey
Green Infrastructure Links to
Strengthen the Network
Stage
Date
Description
Draft
22/04/2026
Draft Plan Published
Green and Blue Infrastructure
N.T.S.
V38-6.1
June 2026
This drawing is to be read in conjunction
with the written statement
Naas Local Area
Plan 2021 - 2027
0.15
0.3
0.45
0.6 km

Chapter 7 Built Heritage and Archaeology

Issue: Town Centre Zoning and Protection of Built Heritage

Submission No. and Name	Issue
29 Daniel and Caoimhe Owens	The submission refers to the proposed town centre zoning for a site situated between the railway terrace and the town hall, the former "Parish Field" and states that it is a highly sensitive area of built heritage of significant value to the area. Asserts that the town centre zoning is completely inappropriate for such a sensitive area of Sallins, it being the entry point to the village itself for the majority of the tourists travelling by rail. The submission refers to the long-term plan which intends to support and attract tourists to Sallins and questions why it has been deemed appropriate for the tourism value of the area to put housing here on top of heritage structures. Contends that the construction of housing in this field will significantly diminish the tourism and heritage value of the area. The submission suggests that prioritising a new access road for rail users and a pick-up and drop-off point with bike racks for the school, including a small green area, which the school and locals could also make use of would be a far better and less damaging use for the site. Submission states that this may also be a far more cost-effective use of the site considering the streams running through this field will pose a considerable headache for any planned developments.
165 Ronan Hogan, 166 Elzbieta Hogan	Submission states new buildings, public spaces, street furniture, signage, and landscaping should be designed with reference to the canal and railway heritage and requests design guidelines for all new development as sympathetic to the historic built environments. Further requests the Council ensures the protection and celebration of Sallins' historic character as a planning priority
171 Maria and Kyle Delaney, PJ and Deborah Sinnot, Patrick Fortune, Daniel and Caoimhe Owens	Submission from residents of Railway Cottages are opposed to any building on the former Parish field, which it states is a highly sensitive area of built heritage of significant value to the area and refers to (Map V2B-7.1). States that this would also allow for preservation of the important heritage value of the area in such proximity to so

	many listed structures and would preserve an important unique highlight of Sallins built heritage.
200 James Strappe	Submission states that new buildings, public spaces, street furniture, signage, and landscaping should be designed with explicit reference to the town's canal and railway heritage, as a town that invests in its own identity will attract visitors and retain residents.
211 Patrick Sinnott	Submission asserts development in Parish Field must avoid overlooking existing dwellings and protect the community centre/old school (heritage asset) and the Railway Cottages (protected structures). States the Plan should strictly apply the 22-metre rule to ensure privacy, adequate daylight and residential amenity and this is essential given the sensitivity of the Parish Field location.
224 Bernie Johnston/ **400 Karen McDonnell**	Submission states any new development must honour the heritage of the area and new buildings; public spaces, street furniture, signage, and landscaping should be designed with explicit reference to the town's canal and railway heritage. The Draft Plan should include design guidelines requiring that new development responds sympathetically to the historic built environment and reinforces the town's sense of place, not generic suburban housing. Requests the Council to ensure that the protection and celebration of Sallins historic character is treated as a planning priority.
263 Ronan McMahon	The submission states the Draft Plan needs to consider the importance of preserving the towns character.
349 Paul Burke/ **409 Fergus Carpenter**	Any new development must honour the heritage of the area and new buildings, public spaces, street furniture, signage, and landscaping should be designed with explicit reference to the town's canal and railway heritage.

Chief Executive's Response

It is important to note that the 'Town Centre' land use zoning on the lands known locally as the 'Parish Field' does not negate the protection of built heritage assets. The CDP includes a series of robust objectives to protect the heritage assets of County Kildare which, as this is a proposed Variation to the CDP, are not repeated in the Sallins Settlement Plan however, remain applicable. In particular, Objective AH O12 requires an Architectural Heritage Assessment Report, as described in Appendix B of the Architectural Heritage Protection, Guidelines for Planning

Authorities (2011), to accompany all applications with potential for visual or physical impacts on a Protected Structure, its curtilage, demesne and setting. Furthermore, it is an objective of the Council (Objective AH O21, refers) to protect the curtilage of protected structures or proposed protected structures and to refuse planning permission for inappropriate development that would adversely impact on the setting, curtilage, or attendant grounds of a protected structure, cause loss of or damage to the special character of the protected structure and/or any structures of architectural heritage value within its curtilage.

Regarding concerns that new development should respect the heritage of the area are noted. Objectives TCO 4.4 and 4.5 of the Plan aim to protect the inherent character of the town centre to ensure new development responses positively and sensitively to its established built form and enhance the quality of the public realm.

In relation to a comment to strictly apply the 22-metre rule to ensure privacy, adequate daylight and residential amenity of the Parish Field location, it is important to note that the Sustainable Residential Development and Compact Settlement: Guidelines for Planning Authorities (2024) refer to separation of at least 16 metres, with below 16 metres acceptable in certain circumstances. It is therefore not appropriate, given that these are Ministerial Guidelines to include a standard which does not align.

A suggestion of use for the Parish Field site as a new access road for rail users and a pick-up and drop-off point with bike racks for the school, including a small green area is noted. The subject lands are zoned for 'Town Centre' where a wide range of uses are 'Permitted in Principle'. However, identifying a specific land use is considered premature without the benefit of feasibility studies or stakeholder engagement at this stage.

Chief Executive's Recommendation

No change recommended

Chapter 8 Movement and Active Travel

Issue: Implementation of housing and transport/active travel

Submission No. and Name.	Issue
1 David Monaghan	• All transport/active travel proposals should be brought forward and developed in parallel with all new housing/apartment developments.
15 Aurélio Guedes	• Submission urges the planning department to condition any further residential permissions on the simultaneous (or prior) delivery of enhanced road management and bypass solutions.
17 Fran Nugent	• Submits that it is essential that infrastructure is developed in tandem with any additional housing.
142 Sallins Biodiversity Group	The submission recommends: • Make any new residential planning approval contingent on delivery of a Traffic and Transportation Impact Assessment (TTIA) with prior implementation of mitigation measures.
148 Sallins Community Council **165 Ronan Hogan** **166 Elzbieta Hogan**	• The submission asserts that planning permission for additional housing should not be granted until public transport improvements are in place or robustly committed to. • Requests new residential planning approval in contingent on a Traffic and Transportation Impact Assessment (TTIA) with prior implementation of mitigation measures.
176 Noel Foy	• Requests the Council to make large-scale residential approvals in Sallins contingent on: - Traffic and Transportation Impact Assessment, with identified mitigation measures (junction upgrades, traffic calming, safe active-travel infrastructure) implemented before occupation.
194 David Pollock	• Requests the Plan includes clear phasing for transport/safety infrastructure delivered before any major residential growth.
200 James Strappe	• Calls on the Council to make new residential planning approval contingent on delivery of a comprehensive Traffic and Transportation Impact Assessment (TTIA) and prior implementation of identifies mitigation measures, including

Submission No. and Name.	Issue
	junction upgrades, traffic calming, and safe active travel infrastructure.
203 Stephen McGibney	• Submission requests critical infrastructure is delivered in advance or alongside housing, including transport upgrades. • Further asserts further residential development without addressing these constraints will place unsustainable pressure on town.
210 James Lawless TD	• Submission asserts it is important development matches investment in sustainable transport. • Outlines the Plan proposes 700-1000 new homes and highlights importance of phased delivery, to ensure transport capacity is delivered in tandem with growth. • Asserts this approach must be accompanied by high-quality public realm improvements, pedestrian and cycling infrastructure and addressing traffic congestion and parking pressures.
224 Bernie Johnston	• Planning permission for additional housing should not be granted until essential services and improvements are delivered such as traffic management and public transport. • Requests the Council to ensure any new residential planning approval is contingent on delivery of a comprehensive Traffic and Transportation Impact Assessment (TTIA) and prior implementation of identified mitigation measures, including junction upgrades, traffic calming, and safe active travel infrastructure.
230 John Weldon	• Supports the principle of sustainable growth in Sallins but must be matched by investment in transport.
243 Cllr Carmel Kelly	• Submission states it is essential that infrastructure is developed in tandem or ahead of housing as Sallins has fallen significantly behind over the past 25 years; including road capacity.
259 Vincent Harris	• Submission asserts active travel has not been adequately considered in past development in Sallins and needs to change urgently. New development should not repeat mistakes with disconnected estates, poor pedestrian links, limited cycle infrastructure and car-dependent layouts.
263 Ronan McMahon	• The submission recommends that mandatory traffic and transport impact assessments are provided before development is permitted.

Submission No. and Name.	Issue
	• It states that an emphasis should be placed on linking housing permissions to public transport improvements.
297 Geoff Fullam	• Submission states existing traffic infrastructure is under pressure with the current population. • The following should be delivered in advance of, or at minimum in tandem with, future housing growth: expansion of the greenway and walking and cycling infrastructure, expansion of rail services, traffic calming measures.
349 Paul Burke	• Planning permission for additional housing should not be granted until essential services and improvements are delivered such as traffic management and public transport. • Requests the Council to ensure any new residential planning approval is contingent on delivery of a comprehensive Traffic and Transportation Impact Assessment (TTIA) and prior implementation of identified mitigation measures, including junction upgrades, traffic calming, and safe active travel infrastructure.
400 Karen McDonnell	• Requests the Council to ensure any new residential planning approval is contingent on delivery of a comprehensive Traffic and Transportation Impact Assessment (TTIA) and prior implementation of identified mitigation measures, including junction upgrades, traffic calming, and safe active travel infrastructure.
409 Fergus Carpenter	• Requests the Council to ensure any new residential planning approval is contingent on delivery of a comprehensive Traffic and Transportation Impact Assessment (TTIA) and prior implementation of identified mitigation measures, including junction upgrades, traffic calming, and safe active travel infrastructure.

Chief Executive's Response

Table 10.2 'Implementation and Infrastructure Delivery Schedule – Sallins' details the infrastructure required to be delivered in tandem with the Key Development Areas proposed in the Draft Plan. The Table details, inter alia, the movement and transport measures required and associated with various areas of new development. Furthermore, Map V2B-8.1 illustrates the public transport and active travel measures proposed across Sallins, which is supported by Objective MATO 8.1 of the Draft Plan.

Additionally, Objective TCO 4.5 requires that all new development enhances the quality of the public realm by facilitating a connected network of streets and spaces which prioritise pedestrians and cyclists and provides for the possibility of connections to future development on adjacent lands.

The Council requires the submission of a Traffic and Transport Assessment (TTA) as part of planning applications, in line with the Development Management Standards set out under Chapter 15 of Volume 1.

Notwithstanding the above, it is an objective of the Council to ensure that the planning, design and implementation of all road and street networks within urban areas across the county accord with the principles set out in the Design Manual for Urban Roads and Streets (2019), the National Cycle Manual (2011 – or the pending update) and all other standards where relevant (TM O63, refers).

Chief Executive's Recommendation

No change recommended.

Issue: Bus stops shelters and bike parking facilities

Submission No. and Name.	Issue
167 Cecilia Guerra	• Submission asserts all development should include bus shelters, bike parking as standard.
259 Vincent Harris	• Requests the Plan requires: - Secure bicycle parking at the train station, town centre, schools, greenway and public amenities. • Submission states there should be a clear bicycle parking strategy for Sallins and the Plan should require high-quality, secure covered bicycle parking at the train station, town centre, greenway, schools, childcare facilities, Amenity Park, local shops and community facilities.
421 Sallins Tidy Towns Association	• The submission also highlights the requirement for specific policy relating to additional bus stops and sheltered bike parking facilities in the town.

Chief Executive's Response

Objective MATO 8.5 requires the Council to investigate the feasibility of appropriate, secure and sheltered bicycle parking facilities at appropriate locations in Sallins, including at Sallins Train Station and to investigate the development of a shared cycle scheme for Sallins, to enhance safe, accessible, and low-carbon "last-mile" connectivity for all users. Additionally, Objective MATO 8.4 relates to actively

engaging and co-operating inter alia the National Transport Authority (NTA) for the delivery of a local bus service with associated bus stops

Furthermore, bicycle parking provision shall be required and delivered in accordance with Sections 15.7.2 and 15.7.8 of the County Development Plan.

Chief Executive's Recommendation

No change recommended.

Issue: Naas/Sallins Transport Strategy and delivery timeframes

Submission No. and Name.	Issue
1 David Monaghan	• Many of the active travel routes were listed as 'long term' in the Naas/Sallins transport strategy, including the M7 over bridge. These have now been recycled into a '6–10 year' timeframe which is unacceptable, given the lack of investment in recent years.

Chief Executive's Response

The Naas/Sallins Transport Strategy was prepared through a separate standalone process that in turn informed the preparation of the Plan, giving specific proposed measures a statutory footing.

Regarding the delivery of measures, as outlined in Section 8.3 of the Plan, the timescales provided for Movement and Active Travel Measures are indicative only and will be subject to funding and resource availability. The design, delivery and implementation of measures identified in Chapter 8 – Movement and Active Travel are outside of the remit of the Plan and responsibility for same are a matter for many agencies. Furthermore, it is an action of the CDP to progress the delivery of key measures outlined in the Naas / Sallins Transport Strategy 2020 on a phased basis as funding is secured (TM A16, refers).

Chief Executive's Recommendation

No change recommended.

Issue: Reclassification of the main road and HGV Restrictions

Submission No. and Name.	Issue
20 Daniel and Caoimhe Owens	• Refers to the increase in the number of large heavily laden HGVs driving through Sallins and the noise levels and debris from these HGVs are totally unacceptable and a danger to cyclists or young school children.
234 Ricky Keane	• Asserts the reclassification of the main road through Sallins from a regional to a local road to force traffic onto the bypass and reduce speed limit to deter through-traffic.
297 Geoff Fullam	• Traffic in the area requires urgent action, the Draft Plan needs to commit to the introduction of a ban on through-traffic by vehicles over 3.5 tonnes (except for local access).
336 Rebecca Grogan	• Proposes the reclassification of the R407 as a local road, with associated traffic calming measures to reduce through traffic along Main Street. • The Draft Plan should include stronger policy support for diverting through traffic away from Main Street and onto the bypass, discourage non-local traffic movements through the village core and reducing overall vehicle dominance, and restrict the movement of HGVs through the town centre except where local access is required. • The village core must evolve into a safe, people focused environment rather than functioning primarily as a traffic corridor.
339 Noel Moran **343 Deirdre Moran** **359 Brendan Moran** **369 Caitriona Moran**	• States that the impending bureaucratic change of the Main Street of Sallins from a Regional route to a Local will have no effect on this local travel behaviour as it will largely effect traffic from outside the village.
362 Laura Buckley	• Numerous road traffic accidents and increasing traffic, especially with HGV's is only going to worsen this problem.
421 Sallins Tidy Towns Association	• The submission supports all traffic calming measures relating to the R407 including the reclassification of the road as a local route. It states these measures have the

Submission No. and Name.	Issue
	potential to reduce traffic congestion by re-routing HGVs travelling from Naas to Clane over the Sallins bypass.

Chief Executive's Response

The Council acknowledges the need to improve the function of the Main Street in Sallins, as a safe, attractive, and people-focused environment and to reduce the dominance of through-traffic within the village core. The Plan currently includes objectives which ensures that the Council require all new development to enhance the quality of the public realm by facilitating a connected network of streets and spaces which prioritise pedestrians and cyclists and provides for the possibility of connections to future development on adjacent lands (Objective TCO 4.6, refers). It is considered that the reclassification of the R407 would facilitate improved public realm within the town centre and the Draft Plan should support the re-classification of the road through an objective of the Plan.

The Council acknowledge the concerns regarding HGVs and in that regard propose an objective to support their restriction.

Chief Executive's Recommendation

Chapter 8, Section 8.4 'Movement and Active Travel Objectives', insert new objective as follows:

MATO 8.X *Facilitate the reallocation of road space in the town centre, pending the reclassification of the R704 Sallins Road as a local road.*

Chapter 8, Section 8.4 'Movement and Active Travel Objectives', insert new objective as follows:

MATO 8.X *Investigate the feasibility of implementing Heavy Goods Vehicles (HGV) restrictions, following the re-classification of the R704 Sallins Road to a local road.*

Issue: Traffic Congestion and Road Safety

Submission No. and Name.	Issue
12 Pamela Cranks	• Congestion is already evident around the railway station, the school down to Church Ave which makes the junction at R407 unsafe.
13 Simona Di Magno	• Submission outlines car dependency and traffic congestions remain significant issues and main street is not pedestrian friendly.

Submission No. and Name.	Issue
15 Aurélio Guedes	• The current road network is unable to sustain the existing volume of commuters. • Gridlock: Quality of life and emergency vehicle access is affected as traffic has become nearly impossible.
17 Fran Nugent	• States that Sallins has fallen significantly behind in key areas of infrastructure over the past 20 years. This includes road capacity.
33 Paul O'Brien	• Local infrastructure is already under severe strain, and traffic congestion has worsened due to population growth. • Roads approaching Sallins and Naas regularly experience congestion at peak times, while increased car dependency places additional pressure on local junctions, parking availability, and pedestrian safety.
148 Sallins Community Council	• Submission states there is severe traffic congestion in the town particularly during peak hours and the road network was not designed to serve current population.
165 Ronan Hogan **166 Elzbieta Hogan**	• Submission states there is severe traffic congestion in the town particularly during peak hours and the road network was not designed to serve current population.
174 Ilona Survilo	• The main road is already too narrow with a lot of traffic and noise.
176 Noel Foy	• Severe traffic congestion at peak hours and the road network was not designed to serve the current population.
194 David Pollock	• Submission states traffic congestion along R407, railway station, Kerdiffstown road during school times, Church Ave and Main Street.
195 Anton Madirazza	• Traffic congestion is an issue along the R407, at school drop off and collection time, at the railway station and Church Avenue and Main Street.
199 Joseph Kelly	• Submission states Sallins has fallen behind with road capacity.
200 James Strappe	• Refers to traffic congestion in Sallins, particularly during peak hours and states that the town's road network was not designed to serve its current population, let alone an expanded one.

Submission No. and Name.	Issue
203 Stephen McGibney	• Asserts Sallins experiences traffic congestion and pressure on roads and phasing requirements must be clear, robust and enforceable – ensuring infrastructure is front-loaded and not deferred.
224 Bernie Johnston	• Severe traffic congestion and the road network was not designed to serve the current population.
228 Patrick McCarry	• The submission welcomes the improvements that have taken place in Sallins such as the canal walk, playground and Bypass but urges all involved in development and planning for Sallins to take a serious look at traffic issues at peak hours in the village.
263 Ronan McMahon	• It states the town is severely congested due to outdated road infrastructure.
329 Michelle Owens	• Refers to the limited number of access routes serving estates such as Millbank. • Any future development should be supported by implementing clear graphic management and transport improvement measures in advance.
332 Parents Association – St. Laurence's NS	• The submission outlines the areas with traffic congestion in Sallins, such as near the railway station, at school drop-off and collection times, around Church Avenue and Main Street. States that a balanced approach is therefore required.
336 Rebecca Grogan	• Excessive through traffic is experienced, which impacts quality of life, pedestrian comfort, and safety.
339 Noel Moran **343 Deirdre Moran** **359 Brendan Moran** **369 Caitriona Moran**	• Refers to severe traffic congestion in Sallins, particularly during peak hours. • Current road network not adequate. • State that the Plan calls for the development of a new employment quarter at the opposite end of the village from the largest new residential development which will generate significant additional trips through the core of the village. • Expectations that the majority of the commutes on this route will be via bicycle are unrealistic and not borne out by current cycling statistics.
349 Paul Burke	• Despite the bypass, severe traffic congestion is still experienced, and the road network was not designed to serve the current population.

Submission No. and Name.	Issue
362 Laura Buckley	• Severe traffic congestion and the road network can't take additional traffic. Road widening measures would result in natural hedgerows / biodiversity and heritage structures like Alexandra Bridge impacted.
400 Karen McDonnell	• Severe traffic congestion and the road network was not designed to serve the current population.
409 Fergus Carpenter	• Despite the implementation of the bypass, there is still severe traffic congestion and the road network was not designed to serve the current population.
412 Hugh Byrne	• Submission is concerned with traffic management.

Chief Executive's Response

There is a well-documented over-reliance on private cars across the plan area. For instance, Census 2022 records that the majority of workers (63.9%) of resident workers in the town travelled to work by private car when trips to work, school, college, or childcare is accounted for, the percentage for private modes of transportation is 53.10% (Section 8.2, refers). A 'business as usual' approach to transport and movement in the settlement is not feasible; there is simply not enough road space in the town to accommodate a parallel increase in vehicular traffic alongside housing growth. Accordingly, there needs to be a substantial modal shift towards more sustainable travel modes, particularly for short journeys. The movement and transportation measures outlined in the Draft Settlement Pan seek to create convenient and efficient routes to reduce walking and cycling trip distances, giving non-motorised modes of transport a competitive advantage over private cars.

The Council requires the submission of a Traffic and Transport Assessment (TTA) as part of planning applications as provided for under Section 15.7.4 of the CDP.

The concerns regarding the junction and associated safety risks are noted. Concerns in relation to existing infrastructure are most appropriately addressed through operational channels of the Council rather than policy making processes. However, it is of importance to highlight that the reclassification of the road through Sallins as a local road will allow for the reallocation of road space to provide for traffic calming measures. Figure 10.1 of the draft Plan provides for public realm renewal for the central area of Sallins (Home Farm House KDA).

The comments raised concerning the location of The Willows vis-à-vis the Bodenstown Employment Area are noted, however the Council will actively engage with the NTA in relation to the delivery of a local bus service (Objective MATO 8.4)

Chief Executive's Recommendation

No change recommended.

Issue: Public Transport Capacity and Operation Concerns

Submission No. and Name.	Issue
15 Aurélio Guedes	• Submission states the frequency and capacity of bus/rail services must be expanded before thousands of new residents are added.
17 Fran Nugent	• States that Sallins has fallen significantly behind in key areas of infrastructure over the past 20 years. This includes public transport services.
30 Kildare Green Party	• The 139 is a good service but needs to be more frequent Monday-Saturday for people to use it to access Maynooth University and the business park there. • Rail services need to increase at key times, weekend schedules are insufficient.
148 Sallins Community Council **165 Ronan Hogan** **166 Elzbieta Hogan**	• States many residents experience overcrowded trains and the current timetable poor serves those working non-standard hours. Requests the Council engage with Irish Rail and the NTA to secure service improvements (frequency, capacity, additional peak-hour services) and the Plan should reflect the relationship between housing growth and public transport capacity in line with NPF objectives.
166 Elzbieta Hogan	• Submission states failure to improve railway service will result in increase car travel and further congestion.
174 Ilona Survilo	• Sallins is only used as a connection point with the train.
176 Noel Foy	• Rail service frequency and capacity have not kept pace with population growth, and peak-hour trains are routinely overcrowded. • These are current issues, not future issues and are most visible due to housing growth developing ahead of supporting infrastructure. • Requests the Council to make large-scale residential approvals in Sallins contingent on: - Binding engagement under MATO 8.4 with Irish Rail and the NTA to secure committed service-improvement undertakings (frequency, capacity, peak-hour services,

Submission No. and Name.	Issue
	the third rail platform referred to in MATO 8.4) as a condition precedent to approving further large-scale residential development.
190 Tony Gavin	• Train Service is not frequent enough and often overcrowded and states that these issues need to be addressed in the Plan.
195 Anton Madirazza	**Noise barriers** • Traffic from the train is expected to increase due to planned railway electrification and possible DART expansion, which will lead to increased noise from trains and associated works. • Noise reduction measures should be implemented along the railway, using solutions like evergreen planting and soundproof barriers. This will increase the quality of life.
199 Joseph Kelly	• Submission states Sallins has fallen behind with public transport services.
200 James Strappe	• Refers to frequency and capacity issues with the rail service, which it states has not kept pace with the town's population growth. • Urges the Council to engage with Irish Rail and the National Transport Authority (NTA) to secure binding service improvement commitments and Settlement Plan should explicitly reflect the necessary relationship between housing growth and public transport capacity, in line with the NPF's objectives for compact, connected growth.
224 Bernie Johnston	• Rail service frequency and capacity have not kept pace with population growth, and peak-hour trains are overcrowded. • Requests the Council to engage with Irish Rail and the National Transport Authority (NTA) to secure binding service improvement commitments, including increased frequency, improved capacity, and additional peak-hour services, as a condition precedent to approving further large-scale residential development. The Draft Plan should reflect the necessary relationship between public transport capacity and housing in line with the National Planning Framework's objectives for compact, connected growth.
230 John Weldon	• Submission asserts public transport needs urgent attention and rail commuter services are already overcrowded and increased population growth without

Submission No. and Name.	Issue
	improvements to train frequency will reduce quality of life for commuters. • Supports the principle of sustainable growth in Sallins but must be matched by investment in transport.
234 Ricky Keane	• Submission requests an improved timetable or at least larger trains during peak hours; increased parking for train station.
243 Cllr Carmel Kelly	• States it is essential that infrastructure is developed in tandem or ahead of housing as Sallins has fallen significantly behind over the past 25 years; including public transport.
263 Ronan McMahon	• The submission states existing rail services are overcrowded and insufficient with limited peak time services and issues with frequency and capacity.
329 Michelle Owens	• Refers to the existing lack of adequate rail capacity and overcrowding on trains serving Sallins and Naas Station. • States that any increase in housing without improvements will worsen overcrowding, safety concerns and reliance on private cars.
339 Noel Moran **343 Deirdre Moran** **359 Brendan Moran** **369 Caitriona Moran**	• Refers to service frequency and capacity in respect of rail services.
349 Paul Burke	• Rail service frequency and capacity have not kept pace with population growth, and peak-hour trains are overcrowded. • Requests the Council to engage with Irish Rail and the National Transport Authority (NTA) to secure binding service improvement commitments, including increased frequency, improved capacity, and additional peak-hour services, prior to approving further large-scale residential development. The Draft Plan should reflect the necessary relationship between public transport capacity and housing in line with the National Planning Framework's objectives for compact, connected growth.

Submission No. and Name.	Issue
373 Karen Byrne	• Welcomes overall vision for future development and putting framework in place to guide growth but has concerns regarding transport capacity and how it aligns with population growth anticipated. • Asserts Sallins is a commuter town, and the rail service is critical infrastructure but at present trains are overcrowded at peak times and services are not operating with frequency to meet demand particularly those travelling to Dublin. • States this issue is established and has been raised at national level. Increasing population without improvements to rail capacity risks further strain on an already overburdened system. • Requests the Plan should more clearly recognise this constraint and support increased frequency and capacity for the town's growth.
391 Steven Connolly	• States the proposed population increase must be considered in the context of infrastructure and the Plan does not provide sufficient evidence regarding public transport capacity.
400 Karen McDonnell	• Rail service frequency and capacity have not kept pace with population growth, and peak-hour trains are overcrowded. • Requests the Council to engage with Irish Rail and the National Transport Authority (NTA) to secure binding service improvement commitments, including increased frequency, improved capacity, and additional peak-hour services, as a condition precedent to approving further large-scale residential development. The Draft Plan should reflect the necessary relationship between public transport capacity and housing in line with the National Planning Framework's objectives for compact, connected growth.
409 Fergus Carpenter	**Rail Services** • Rail service frequency and capacity have not kept pace with population growth, and peak-hour trains are overcrowded. • Requests the Council to engage with Irish Rail and the National Transport Authority (NTA) to secure binding service improvement commitments, including increased frequency, improved capacity, and additional peak-hour services, prior to approving further large-scale residential development. The Draft Plan should reflect the necessary relationship between public transport capacity and housing in line with the National Planning Framework's objectives

Submission No. and Name.	Issue
	for compact, connected growth. Proposing housing development in The Willows KDA is not realistic unless the public transport needs of potential new residents is first delivered, residents in Adamstown and Kishogue have benefitted from such pre-planning.

Chief Executive's Response

The issues raised in relation to rail frequency and capacity, and additional peak-hour services is an operational matter of Irish Rail and are outside the remit of a land use plan. Furthermore, the issue raised regarding the operational service of Route 139 is a matter for Transport for Ireland (TFI). However, it is an objective of the Draft Plan to actively engage and co-operate with the Department of Transport, the National Transport Authority (NTA), Transport Infrastructure Ireland (TII), Irish Rail, Local Link and other stakeholders to encourage these state agencies and transport providers to improve the provision of public transport in Sallins, including lobbying for an upgraded Sallins Train Station, the delivery of a third rail platform, and the delivery of a local bus service with associated bus stops (Objective MATO 8.4, refers).

The comments raised in relation to noise barriers for the train are noted. In response to the submission from Transport Infrastructure Ireland (TII) it is proposed to include an objective to require residential schemes in close proximity to heavily trafficked roads such as the M7 Motorway or the rail line are designed and constructed to minimise adverse impacts in particular noise disturbance (Section 4 of this report refers).

Chief Executive's Recommendation

No change recommended.

Issue: Sallins Train Station Car Park and Parking Strategy

Submission No. and Name.	Issue
165 Ronan Hogan **166 Elzbieta Hogan**	• Asserts the Plan must include a parking strategy, including a clearly costed and timetabled expansion of commuter parking at the train station. Demand for parking is a problem for residents and commuters resulting in unsafe parking on local roads, footpaths and residential streets.
176 Noel Foy	• Shortage of commuter parking at Sallins & Naas Train Station results in unsafe parking on local roads, footpaths and residential streets.

Submission No. and Name.	Issue
	• Requests the Council to make large-scale residential approvals in Sallins contingent on: - Costed and timetabled expansion of commuter parking at Sallins & Naas Station, included in the Plan as a specific objective with a delivery date.
224 Bernie Johnston	• Shortage of parking at Sallins Train Station, demand far exceeds supply, resulting in unsafe parking on local roads, footpaths, and residential streets. Draft Plan must include a comprehensive parking strategy, including a clearly costed and timetabled expansion of commuter parking at Sallins Train Station.
259 Vincent Harris	• Submission states the train station is a major asset but also attract people into the town by car (commuters to Dublin by train) • Asserts available parking is inadequate and paid parking is insufficient and places pressure on residential estates where visitors/commuters park to avoid paid parking or because formal parking spaces are unavailable. • Further asserts the Plan should address the issue directly as a town cannot become pedestrian friendly unless it has a strategy for managing cars and reducing short car journeys within the town.
263 Ronan McMahon	• It notes a requirement for additional parking at Sallins Train Station.
339 Noel Moran **343 Deirdre Moran** **359 Brendan Moran** **369 Caitriona Moran**	• The shortage of parking in Sallins is a daily problem for residents and commuters – demand far exceeds supply, and the Plan makes no proposal for the expansion of commuter parking at Sallins Station.
400 Karen McDonnell	• Shortage of parking at Sallins Train Station, demand far exceeds supply, resulting in unsafe parking on local roads, footpaths, and residential streets. Draft Plan must include a comprehensive parking strategy, including a clearly costed and timetabled expansion of commuter parking at Sallins Train Station.

Chief Executive's Response

The GDA Transport Strategy, *Measure INT4 – Park and Ride* states that the National Transport Authority (NTA) will secure rail-based Park & Ride facilities at appropriate locations. This includes a rail-based Park and Ride at Sallins with an indicative capacity of 1,000 spaces. Section 3 of this report proposes an objective in support of Measure INT 4.

Chief Executive's Recommendation

Please see response to the submission from The National Transport Authority (NTA) under Section 3 of this report.

Issue: Access to the Train Station and the Parish Field

Submission No. and Name.	Issue
20 Daniel and Caoimhe Owens	• Suggests that there should be greater dialogue and joint planning with Irish Rail in the provision of better access roads to the Sallins Train Station, as the current access road on the Sallins side of the station has no safe footpath for pedestrians and states that a wheelchair user who regularly uses this entry is forced to drive on the road with cars leaving the station towards him. • Suggests that the Council can hold Irish Rail responsible to provide a higher standard of public access.
29 Daniel and Caoimhe Owens	• The submission suggests that prioritising a new access road for rail users and a pick-up and drop-off point with bike racks for the school, including a small green area, which the school and locals could also make use of would be a far better and less damaging use for the Parish Field site. • Submission states that this may also be a far more cost-effective use of the site considering the streams running through this field will pose a considerable headache for any planned developments.
30 Kildare Green Party	• Welcomes the idea to have a new entrance to the railway station and suggests a one-way loop would be ideal. • The newly acquired public land purchased from the church should involve safe active travel routes to the school and railway station. Ideal to have a one-way system for cars to enter the station here and leave via the proposed entrance before the cottages just before the current, difficult entrance.
167 Cecilia Guerra	• Submission outlines measures such as safe access to train station would make difference to traffic and safety.

Submission No. and Name.	Issue
171 Maria and Kyle Delaney, PJ and Deborah Sinnot, Patrick Fortune, Daniel and Caoimhe Owens	• The residents of Railway Cottages are strongly opposed to any building in the Parish Field (and Sallins generally) before any supporting infrastructure to improve road conditions and access to the train station. • Refers to the volume of commuter traffic entering and exiting the station and states that growing the population as proposed in the Plan by several thousand will grossly compound this issue. • States that the lane in front of Railway Cottages was built long before cars and comprises out-of-date infrastructure and refers to the hairpin turn at the entrance to the land which is wholly unfit for purpose with volume and safe sightlines being major issues. • The residents request that this lane be closed to vehicle traffic to the station and alternate access being provided through the adjacent field. • States that a pickup and drop off point with bike racks for the school and commuters, including a small green which could be used for the yearly Sallins Festival and community events.
200 James Strappe	• Welcomes the Plans proposals to: - improve pedestrian and cyclist safety; - commitment to universal accessibility (MATO 8.2); - targets to reduce car-based travel by 10%; - commitment to extend the Greenway and access to it; - creation of safe pedestrian and cycleway to the rear of the school (W4); - building of safe entrance to the train station made possible by the purchase of the Parish lands. • States that planning for these improvements should start immediately to avoid near-misses at the railway station entrance and to give wheelchair users, buggy users and peopled with impaired vision, a safe and dignified way of entering the station.
211 Patrick Sinnott	• Submission states access to the railway station from the Clane side is unsafe for pedestrian and cyclists, unsafe for school children, dependent on high-traffic main road. • Further states this is contrary to DMURS principles NPF and Safe Route to Schools objectives. • Asserts the SIA identifies growing young population and demand for school access which would intensify this concern. • Submission requests the Plan provide a new access route (child-centred) through the Parish Field with a school safe drop-off/pick up zone, access to rear school entrance,

Submission No. and Name.	Issue
	segregated cycle lane, dedicated pedestrian pathway, controlled vehicular access. • States this would create a connected movement network with train station, school, parish field and church reflecting DMURs, NPF transport objectives and 10-minute settlement model.
234 Ricky Keane	• Submission requests a safer entrance to station near Railway cottages.
421 Sallins Tidy Towns Association	• The submission supports the proposed new access to Sallins Train Station through the Parish Field, removing vehicular access at Railway Cottages Lane. It states this approach is supported by the residents of Railway Cottages, including a willingness from Ianród Éireann to work with the council on delivering such a measure.

Chief Executive's Response

The GDA Transport Strategy, *Measure INT4 – Park and Ride* states that the National Transport Authority (NTA) will secure rail-based Park and Ride facilities at appropriate locations, this includes a rail-based Park & Ride at Sallins with an indicative capacity of 1,000 spaces. Section 3 of this report proposes an objective in support of Measure INT 4. It is considered that the delivery of a Park and Ride facility would reduce the traffic flows into and through the town centre of Sallins.

It is an objective of the Draft Plan to actively engage and co-operate with Irish Rail, for an upgraded Sallins Train Station, (Objective MATO 8.4, refers)

The submissions regarding access to the train station and St. Laurence's National School through the Parish Field are noted. The Sallins Settlement Plan includes measures that promotes accessibility to the railway station and St. Laurence's National School, particularly W3 and W4, as illustrated on Map V2B-8.1 (Transportation Measures). In relation to bike racks for the school and community in the Parish Field, it is an objective of the Draft Plan to investigate the feasibility of appropriate, secure and sheltered bicycle parking facilities at appropriate locations in Sallins, including at Sallins Train Station and to investigate the development of a shared cycle scheme for Sallins, to enhance safe, accessible, and low-carbon "last-mile" connectivity for all users (MATO 8.5). The locations of the measures are indicative only and will be subject to funding and resource availability.

Various submissions raise that the closure of Railway Cottage Lane, a one-way system, school safe drop-off/pick up zone, access to rear school entrance, segregated cycle lane, dedicated pedestrian pathway, controlled vehicular access could be a better and more cost effective solution for the Parish Field and provide safer access to the train station are noted; however, are not accepted. The Sallins Settlement Plan includes measures that promotes accessibility to the railway station

and St. Laurence's National School, particularly W3 and W4, as illustrated on Map V2B-8.1 (Transportation Measures). The active travel and movement measures proposed in the Plan align with National Strategic Outcome No. 5 (Sustainable Mobility). The closure of the lane could negatively impact existing residential amenity and individuals who currently use it. Furthermore, the promotion of an additional road for primary vehicular use would contradict national policy, which seeks to prioritise more sustainable modes of transport and active travel.

Chief Executive's Recommendation

No change recommended.

Issue: Town Centre Safety Concerns and Traffic Calming Measures

Submission No. and Name.	Issue
13 Simona Di Magno	• Requests active travel infrastructure and improved connectivity and a reduction of dangerous through-traffic in town centre. Suggests slow down measures are implemented that are not just ramps and states smaller French villages are great at this.
30 Kildare Green Party	• Needs to be more pedestrian crossings including pelican crossings generally, especially around the town centre, and where Sallins Post office was, which could be a paved town square. • Pedestrianised area where Grand Canal stores are located and less street parking generally. • Prioritise 'Filtered Permeability' between older estates and the town centre to encourage walking and cycling over short car trips. • Install speedbumps on the Sallins Link Road.
148 Sallins Community Council	• Temporary traffic calming measures and cycle lanes need to be evaluated and permanent provision made.
165 Ronan Hogan **166 Elzbieta Hogan**	• Temporary traffic calming measures and cycle lanes need to be evaluated and permanent provision made.
167 Cecilia Guerra	• Submission outlines measures such as traffic calming would make difference to traffic and safety.
190 Tony Gavin	• States that the cycle lanes in the town are poorly designed and maintained, with debris accumulating in the lanes.

Submission No. and Name.	Issue
194 David Pollock	• States the Plan should reconsider proposed use of laneways through existing estates and the town centre as routes can create anti-social behaviour, poor passive surveillance, maintenance and security issues. Requests prioritising widening and improving existing footpaths and pedestrian routes within town centre. • Further states where a central square is proposed pedestrian movement should be directed through/around that rather than dispersed through poorly supervised laneways.
200 James Strappe	• States that the temporary traffic calming measures and cycle lanes introduced in recent years must now be properly evaluated, and permanent provision made for road safety throughout the town.
209 Ger Loughlin	• South side of the waterfront is dominated by car parking with a dangerous ramp from the Canal Bridge. An image is contained in the submission showing lines of cars parked in the area. • Asserts that a child was almost involved in a car related accident and that action could take the means signage and speed bumps in the area. However, an alternative route is needed.
224 Bernie Johnston	• Previous temporary traffic calming measures and cycle lanes must now be properly evaluated, and permanent provision made for road safety throughout the town.
228 Patrick McCarry	• Requests that traffic-easing initiatives be introduced due to the development of large housing developments along with ways to divert heavy flow of traffic through the village.
259 Vincent Harris	• Submission asserts the proposed closure of the ramp at Church Avenue should be designed as a pedestrian-priority space and not rely on signage. • States public realm works should support local businesses while also creating a safer and more attractive environment for residents, pedestrians and greenway users.
263 Ronan McMahon	• It notes a requirement for junction upgrades, traffic calming measures and safer walking/cycling routes.
297 Geoff Fullam	• Traffic in the area requires urgent action, the Draft Plan needs to commit to the delivery of traffic calming

Submission No. and Name.	Issue
	measures, and a meaningful expansion of safe, continuous cycling infrastructure.
336 Rebecca Grogan	• The Draft Plan needs to place stronger emphasis on pedestrian safety and walkability. The area around the bridge and Marron's shop have numerous vehicle entrances and exits, creating pedestrian conflict points and reduces safety for people walking to school and local services.
349 Paul Burke	• Previous temporary traffic calming measures and cycle lanes must now be properly evaluated, and permanent provision made for road safety throughout the town.
400 Karen McDonnell	• Previous temporary traffic calming measures and cycle lanes must now be properly evaluated, and permanent provision made for road safety throughout the town.
409 Fergus Carpenter	• Previous temporary traffic calming measures and cycle lanes must now be properly evaluated, and permanent provision made for road safety throughout the town.

Chief Executive's Response

It is an objective of the Draft Plan to require that all new development enhances the quality of the public realm by facilitating a connected network of streets and spaces which prioritise pedestrians and cyclists and provides for the possibility of connections to future development on adjacent lands (TCO 4.6). Furthermore, the movement and active travel measures set out in Section 8.3 of the Draft Settlement Plan, and as illustrated on Map V2B-8.1 (Transportation Measures), support future active travel measures in Sallins.

The concerns regarding the junction and associated safety risks and the lack of pedestrian crossings are noted. Concerns in relation to existing infrastructure are most appropriately addressed through operational channels of the Council rather than policy making processes. However, the reclassification of the road through Sallins as a local road will allow for the reallocation of road space to provide for traffic calming to address the constraints within the town centre. Furthermore, Figure 10.1 of the draft Plan provides for public realm renewal for sections of the town centre.

Chief Executive's Recommendation

No change recommended.

Issue: DART+ South West Project

Submission No. and Name.	Issue
301 Aidan Farrelly TD	**Dart+ South West** • High-density development depends on timely infrastructure delivery, and the government must fulfil its commitment to provide Dart+ South West.
339 Noel Moran **343 Deirdre Moran** **359 Brendan Moran** **369 Caitriona Moran**	• States that without concrete proposals for expanded services from the central government, the existing rail services will prove inadequate and the current proposal to extend the DART to Hazelhatch is not scheduled to commence until 2030 at the earliest with further slippages possible and plans to extend the DART further to Sallins are only at a very early stage of development with no projected timelines in place.

Chief Executive's Response

The National Transport Authority (NTA) in their submission referred to Measure RAIL3 – DART Extension which is to extend the DART to deliver electrified rail services to Sallins/Naas, in this regard it was considered appropriate to provide support to this measure in the Sallins Settlement Plan (Section 3 of this report refers).

The timeframes and operation of Measure RAIL3 – DART Extension and the DART+ South West Project are outside the direct control of Kildare County Council. However, it is an objective of the Draft Plan to actively engage and co-operate with the Department of Transport, the National Transport Authority (NTA), Transport Infrastructure Ireland (TII), Irish Rail, Local Link and other stakeholders to improve the provision of public transport in Sallins (Objective MATO 8.4, refers). Additionally, it is an objective of the CDP to facilitate and secure the delivery/implementation of the public transport projects that relate to County Kildare as identified within the Integrated Implementation Plan (2019-2024), (or any superseding document), including the DART+ programme (Including DART+ West and DART+ South West), BusConnects and the light rail investments. The DART+ projects present an opportunity to improve journey time, reliability, and train frequency (Objective TM O10, refers).

Chief Executive's Recommendation

No change recommended.

Issue: Signage

Submission No. and Name.	Issue
30 Kildare Green Party	• Suggests the naming of some streets and roads in Sallins after women with attractive signage.

Chief Executive's Response

Design details of signage are outside the remit of a land use plan.

Chief Executive's Recommendation

No change recommended.

Issue: Proposed New Schemes and Interventions

Submission No. and Name.	Issue
30 Kildare Green Party	• A walkway from the canal blueway to Kerdiffstown Park should be a significantly smaller project compared to some of those mentioned in the Plan.
182 Cllr. Fintan Brett	• States that the provision of a new road from the R407 to the existing national school via the site adjacent to the Sallins Community centre, which could also link up with Chapel Avenue, should be considered.
190 Tony Gavin	• States that traffic is an ongoing problem in the town and proposes that a second road bridge be constructed over the canal from the Sherlockstown Road to the Kerdiffstown Road just past the primary school, which would facilitate the development of a one-way traffic system and improve the access to the school and relieve some of the congestion in the town.
195 Anton Madirazza	• Adding a dedicated road linking the Sallins exit and the first exit to the left would improve traffic flow, reduce congestion, and offer a cost-effective solution with significant benefits.
211 Patrick Sinnott	**Road Safety Intervention – Closure / Restriction of Existing Access** • Submission states access route to train station from Clane road should be restricted or closed to general vehicular traffic (access to residents only and potential for filtered permeability).

Submission No. and Name.	Issue
	• Further states current access is dangerous and substandard and existing/new access points would create traffic conflict points, increase collision risk and reduce overall junction safety/efficiency. • Asserts this would align with DMURs, NPF and CDP policy.
234 Ricky Keane	• Submission requests a review of the T junction at the Railway Inn to improve safety for pedestrians using the crossing as cars turning regularly fail to see pedestrian lights are active.
259 Vincent Harris	**Multi-storey car park** • Requests the Plan includes a specific objective to examine and deliver a secure, well-designed multi-storey car park at an appropriate edge-of-centre location, such as the existing car park area on Church Avenue or another suitable site and the facility should include: - EV charging and secure bicycle parking - Provision for cargo bikes and family bikes and accessible parking - Free or subsidised permits for residents who will lose parking as part of public realm works - Clear pedestrian/cycle connections to the train station, canal, greenway and town centre. **Sallins Bridge and public realm** • Submission states Sallins Bridge is a key pinch point and requests the Plan include a specific objective to improve the bridge: - Reduce vehicle lane widths - Widen footpaths on both sides, including Odlums side - Remove unnecessary lane markings where this would slow traffic and reduce driver dominance - Change road surface materials to signalise a pedestrian-priority town centre environment - Design the bridge and approach roads to reduce traffic speed and improve safety. **A Sallins and Naas loop bus or light rail system** • Submission states the Plan should be more ambitious about public transport between Sallins and Naas as the current level of car dependency is not sustainable.

Submission No. and Name.	Issue
	• Further states the SEA Screening Report notes Sallins is well connected by road, rail and bus routes but also states residents are highly car-dependent (with 63% of work trips taken by car) and there is a lack of connectivity across the canal and within residential estates. • Requests the Plan include a specific objective to work with the NTA and relevant agencies to examine a frequent bus loop, shuttle bus or future light-rail system connecting Sallins and Naas which should operate continuously through major areas of interest including residential areas, schools, the town centre, train station, the greenway, community facilities, Naas town centre, employment areas and health services. • Asserts a reliable loop service would reduce unnecessary car journeys, support older and young people, improve access to services, and make active travel realistic for households.
336 Rebecca Grogan	• Requests that the Draft Plan is amended to include a full review of vehicle arrangements around the bridge and Marron's shop, with consideration given to rationalising entrance points where feasible to prioritise pedestrian safety and enhance the public realm. • The submission also supports additional pedestrian crossings and safer walking routes, traffic calming measures, improved canal public realm with reduced vehicles, the closure of Railway Cottages to through traffic except for pedestrian and cycle access, expansion of cycling and active travel infrastructure.

Chief Executive's Response

Numerous submissions highlighted various new proposals and interventions and are noted. The Movement and Transport Chapter details the plan-led interventions proposed for Sallins.

The submission in relation to a walkway from the canal blueway to Kerdiffstown Park is noted. Section 8.4 of the Plan includes an objective that requires Kildare County Council to investigate the feasibility of providing an active travel link (walking and cycling) between Sallins and Kerdiffstown Park through The Willows Key Development Area as outlined in Section 10.1.4.

Various submission raises new interventions for junction upgrades, reviews of existing T junctions, installation of new roads to alleviate traffic congestion, and road closures. The concerns in relation to existing infrastructure are most appropriately addressed through operational channels of the Council rather than policy making

processes. However, the reclassification of the road through Sallins as a local road will allow for the reallocation of road space to provide for traffic calming and pedestrian crossing to address the constraints within the town centre. Figure 10.1 of the draft Plan provides for public realm renewal for this area.

The submission raises concerns of the public realm. However, it is considered that the Plan, as published, sufficiently addresses these concerns. Section 4.4 of the Plan includes an objective that ensures Kildare County Council to require that all new development enhances the quality of the public realm by facilitating a connected network of streets and spaces which prioritise pedestrians and cyclists and provides for the possibility of connections to future development on adjacent lands (TCO 4.6).

The submission in relation to a second road bridge to be constructed over the canal from the Sherlockstown Road to the Kerdiffstown Road is noted. Furthermore, the inclusion of a multistorey car park is also noted. However, both are not accepted. The inclusion of such measures would contradict national policy which promotes sustainable mobility. The Plan as drafted and as illustrated on Map V2B-8.1 (Transportation Measures), supports numerous movement and active travel measures in Sallins. Furthermore, there is already a multistorey car park located in The Waterways and a proposal for a Park N Ride to the west of the Sallins. Therefore, this would not warrant a site-specific objective for a development of this nature.

The comments regarding the Sallins and Naas loop bus or light rail system are noted. However, it is considered that the Plan, as published, sufficiently addresses these concerns. Section 8.3 of the Plan, particularly Table 8.2: Movement and Active Travel Measures, includes a series of movement and active travel measures, including, inter alia, improvements to the public transport network, including a local bus service. These measures are illustrated on Map V2B-8.1 (Transportation Measures).

Chief Executive's Recommendation

No change recommended.

Issue: Access to School, Child Safety, and Park n Stride

Submission No. and Name.	Issue
12 Pamela Cranks	• Congestion issues at school drop off and collection times. • The temporary Park n Stride locations should be permanent. • Submission also requests Park n Stride locations are formally identified and designed into road network. • States not all people can walk to school or local services the Park n Stride gives an inclusive, practical solution for everyone.
18 Marc Jones	**Safe Access to Schools**

Submission No. and Name.	Issue
	• Immediate need to improve safe access routes to existing schools. • Current crossing points, particularly at Church Avenue and the R407, are heavily congested and present safety risks. • Recent land acquisitions between the school and the railway line present an opportunity to deliver a dedicated pedestrian and cycle route directly into the rear of the school. • Seeks the prioritisation of this as a key active travel and safety intervention to St. Laurence's NS.
167 Cecilia Guerra	• Submission outlines measures such as improvements for school drop off areas would make difference to traffic and safety.
172 Karla Murphy c/o Parents Assoc St. Laurence's NS	• States that safe access to school remains one of the most immediate urgent concerns for parents and families in Sallins. • Current issues include: – heavy congestion at school times and peak work times, – unsafe crossing movements, – traffic conflict points – R407 and Church Avenue, – Inadequate segregation between vehicles and children – introduction of plastic bollards were only ever meant to be temporary, yet have been in place almost 6 years, – Concern regarding the crossing area near Church Avenue and the R4067, Church Avenue onto Kerdiffstown Road, where traffic volumes and congestion create safety risks for children walking or cycling to school. • Submission supports: – fully segregated walking and cycling routes, – Traffic calming measures in Sallins town centre, – Introduction of zebra crossings and/or a Toucan Crossing especially for the safe routes to school, – Reduced through traffric near schools, – Safe Active Travel infrastructures designed specifically around school movement patterns, – A well-designed school street could also support the wider Active Travel objectives of the Settlement Plan, • Submission refers to proposal for School Access walkway/cycle path via the newly acquired lands between the railway and the school. • States that while active travel is strongly supported, the Plan must also recognise that: – Not all children can walk or cycle – Many families rely on cars due to work commitments outside Sallins

Submission No. and Name.	Issue
	– Some children have additional needs or disabilities – Weather and distance impact travel choices. • States that the Parents Association recently launched its Park n Stride initiative with support from KCC and the Parish Car Park, providing practical balanced solutions for everyone. • Submission would welcome the development of future practical Park n Stride facilities within Sallins that would: – Reduce congestion directly outside schools – Encourage partial walking journeys – Improve child safety – Support working families – Balance active travel goals with practical family needs • Potential Park and Stride locations should be identified early as part of transport planning.
177 Ignat Savkin	• Submission supports and agrees with the Parent's Association submission.
178 Frank Holohan	**Safe Routes to School, Traffic, Access and Congestion** • Submission states this is one of the most immediate concerns for parents and families and includes; congestion at school/peak times, unsafe crossing, traffic conflict points, inadequate segregation between vehicles and children (plastic bollards intended as temporary but are there for almost 6 years). • Asserts particular concern with crossing near Church Ave and R407 onto the Kerdiffstown road and traffic/congestion is a safety risk for children. • Further asserts concern at Canal View, crossing at new pedestrian bridge where there are no clear markings and is a safe route to school. • Submission requests segregated walking/cycling routes, traffic calming measures, zebra and/or toucan crossings, reduced through traffic near schools, safe active travel infrastructure designed around school movement patterns, a well-designed School Street would support active travel objectives, rear school access via newly acquired lands between railway and school. • States traffic congestion along R407, railway station, Kerdiffstown road during school times, Church Ave and Main Street and the proposed residential development, particularly the Willows KDA, will put more pressure on already constrained roads.

Submission No. and Name.	Issue
	• Concerns include increased traffic, longer journey, safety for children, reduced accessibility for emergency services, rat running through residential areas, school traffic and parent access. • Supports active travel but request the Plan recognise not all children can walk/cycle, families rely on cars due to work outside Sallins, some children have additional needs/disabilities, weather and distance impacts travel choices. • Submission welcomes the development of future practical Park & Stride facilities and requests locations should be identified as early part of transport planning. States these which would reduce congestion, encourage walking, improve safety, support working families.
194 David Pollock	**Immediate Child-Safety Concern: Canal View / New Pedestrian Bridge Crossing** • Submission states the most urgent issue in submission is the safety of children crossing near Canal View and the new pedestrian bridge. There are no clear road markings, pedestrian lights, or school warden and parents have witnessed near misses and vehicles failing to stop with at least six incidents witnessed. • Requests the Plan identify this location as an urgent pedestrian-safety intervention with clear, specific and binding objectives for a specific upgrade to the Canal View crossing including, at all high risk school route crossings; pedestrian road markings/lights, zebra/toucan crossing, traffic calming measures, provision of traffic warden, improved signage for drivers, safe integration with routes. **Safe Routes to School and Active Travel** • Submission states this is one of the most immediate concerns for parents and families and includes; congestion at school/peak times, unsafe crossing, traffic conflict points, inadequate segregation between vehicles and children (plastic bollards intended as temporary but are there for almost 6 years), increased pressure. • Asserts particular concern with crossing near Church Ave and R407 onto the Kerdiffstown road and traffic/congestion is a safety risk for children. • Further asserts concern at Canal View, crossing at new pedestrian bridge where there are no clear markings and is a safe route to school. • Submission requests the Plan not treat active travel as an aspiration only and requests segregated walking/cycling

Submission No. and Name.	Issue
	routes, traffic calming measures, zebra and/or toucan crossings, reduced through traffic near schools, safe active travel infrastructure designed around school movement patterns, a well-designed School Street would support active travel objectives, rear school access via newly acquired lands between railway and school. • Further requests clear, specific and binding objectives for traffic-calming measures on the R407, Church Avenue, Kerdiffstown Road and all main school-access routes. **Balanced School Traffic Measures and Park & Stride** • Submission states Park & Stride initiative should be built on, identifying suitable locations early to improve child safety, support working families and encourage walking without ignoring practical access needs. • Requests objective for identified Park & Stride locations within Sallins
195 Anton Madirazza	• Safe access to school one of the most immediate urgent concerns for parents and families. • Issues include: heavy congestion, unsafe crossings and no clear markings creating safety risks, traffic conflict points, inadequate segregation between vehicles and children and the use of plastic temporary bollards. • Strongly supports: segregated walking and cycling routes and safe active travel infrastructure, traffic calming measure in town centre, introduction of zebra crossings or a toucan crossing for the safe routes to school, reduced traffic, school street should be well designed to support the active travel objectives, school access walkway/cycle through the lands between the railway and the school. • While active travel is strongly supported, the Draft Plan must also recognise that: not all children can walk or cycle, families rely on cars due to work commitments outside Sallins, children have additional needs or disabilities, and weather and distance impact travel choices. • Welcomes the development of future practical Park n Stride facilities that would: reduce congestion outside schools, encourage walking journeys, improve child safety and support working families, balance active travel goals with practical family needs, and Potential Park and Stride locations should be identified.
211 Patrick Sinnott	• Submission asserts the plan must prioritise children as vulnerable road users, remove reliance on main road

Submission No. and Name.	Issue
	access routes and provide safe cycling and walking alternatives.
259 Vincent Harris	• Requests the Plan should include stronger wording on safe school transport options for children and safe walking/cycling routes to existing and proposed education and childcare sites.
332 Parents Association – St. Laurence's NS	• States that safe access to school remains one of the most immediate urgent concerns in Sallins due to heavy congestion at school times and peak times, unsafe crossing movements, traffic conflict point at R407 and Church Avenue, inadequate segregation between vehicles and children, introduction of temporary plastic bollard are in place for six years, Canal View crossing at the pedestrian bridge, where there is no clear markings. • States that the Parents Association recently launched its Park n Stride initiative with support from KCC and the Parish car park. • Submission would welcome the development of future practical Park and Stride facilities within Sallins that would address the concerns outlined above.
406 Gavin Brangan	**Safe Routes to School, Traffic, Access and Congestion** • Submission states this is one of the most immediate concerns for parents and families and includes; congestion at school/peak times, unsafe crossing, traffic conflict points, inadequate segregation between vehicles and children (plastic bollards intended as temporary but are there for almost 6 years). • Asserts particular concern with crossing near Church Ave and R407 onto the Kerdiffstown road and traffic/congestion is a safety risk for children. • Further asserts concern at Canal View, crossing at new pedestrian bridge where there are no clear markings and is a safe route to school. • Submission requests segregated walking/cycling routes, traffic calming measures, zebra and/or toucan crossings, reduced through traffic near schools, safe active travel infrastructure designed around school movement patterns, a well-designed School Street would support active travel objectives, rear school access via newly acquired lands between railway and school. • Supports active travel but requests the Plan recognise not all children can walk/cycle, families rely on cars due to work outside Sallins, some children have additional

Submission No. and Name.	Issue
	needs/disabilities, weather and distance impacts travel choices. • Submission welcomes the development of future practical Park and Stride facilities and requests locations should be identified as early part of transport planning. States these which would reduce congestion, encourage walking, improve safety, support working families.
421 Sallins Tidy Towns Association	• The submission supports the 'Park and Stride' initiative which can provide a safer route for pedestrians and scooter/bicycle users travelling to St. Laurence's School. It states that the proposed measure can greatly reduce traffic congestion on Kerdiffstown Road and help create a safe pedestrianised space along the canal area for residents and visitors.

Chief Executive's Response

It is an objective of the CDP to support the aims of the '*Safe Routes to School Design Guide*' by ensuring school development proposals incorporate the principles outlined in the guide and contain sustainable travel plans with appropriate and implementable measures (Objective SC O69, refers). However, it is agreed to include an objective in the plan for a 'Safe Routes to School' Programme for Sallins.

The concerns related to safety risk approaching St. Laurence's National School are noted. The Sallins Settlement Plan includes measures that promotes accessibility to the St. Laurence's National School, particularly W3 and W4, as illustrated on Map V2B-8.1 (Transportation Measures). Furthermore, the Draft Plan supports the ongoing operation of St. Laurence's National School Community-Led 'Park & Stride' Initiative and encourage safe and controlled permeability into the school grounds during school hours (Objective MATO 8.6, refers).

The concerns in relation to accessibility issues to the school are noted. Section 8.4 of the Plan includes an objective that ensures Kildare County Council to adopt a 'whole journey approach' to delivering transport infrastructure in Sallins, to ensure universal accessibility is integrated into all stages of a person's journey from starting point to destination. This includes making all footpaths, tactile paving, cycle paths, roads, pedestrian crossing points, greenways and bus stops / shelters fully accessible to older people, people with disabilities and people with young children (Objective MATO 8.2).

The concerns in relation to existing infrastructure are most appropriately addressed through operational channels of the Council rather than policy making processes. However, the reclassification of the road through Sallins as a local road will allow for the reallocation of road space to provide for traffic calming and pedestrian crossing to address the constraints within the town centre. Figure 10.1 of the draft Plan provides for public realm renewal for this area.

It is recognised that not all children can walk to school, however, accordingly, to Census 2022 12.49% of trips to work, school, college or childcare by residents of Sallins were by walking. A 'business as usual' approach to transport and movement is not feasible; there is simply not enough road space in the town to accommodate a parallel increase in vehicular traffic with housing growth. Accordingly, there needs to be a substantial modal shift towards more sustainable travel modes, particularly for short journeys.

Chief Executive's Recommendation

Chapter 8, Section 8.4 ,Movement and Active Travel Objectives, insert new objective as follows:

MATO 8.X *Investigate the feasibility of the implementation of School Safe Zones in line with the the National Transport Authority's Safe Routes to School Programme.*

Issue: Tourism, Visitor Access and Parking

Submission No. and Name.	Issue
12 Pamela Cranks	• Submission states the Plan promotes tourism growth, particularly around the canal and greenway but has concerns that external visitor parking is not adequately addressed and car-based tourism demand is not planned for, only local walkers and commuters.
166 Elzbieta Hogan	• Submission states the installation of double yellow lines should be considered in the estates around train station to discourage dangerous parking practices.
209 Ger Loughlin	• The Council will need a plan to accommodate the increased tourist facilities such as dedicated coach parking space. • An excerpt of the trailhead facility for Athy is submitted showing the proposed site layout.
228 Patrick McCarry	• The submission welcomes the improvements that have taken place in Sallins such as the canal walk, playground and Bypass but urges all involved in development and planning for Sallins to take a serious look at on-street parking in the village.
259 Vincent Harris	• Submission states the greenway (amenity) is a major asset but also attracts people into the town by car (Greenway amenity) • Asserts available parking is inadequate and paid parking is insufficient and places pressure on residential estates where visitors/commuters park to avoid paid parking or because formal parking spaces are unavailable.

Submission No. and Name.	Issue
	• Further asserts the Plan should address the issue directly as a town cannot become pedestrian friendly unless it has a strategy for managing cars and reducing short car journeys within the town.
339 Noel Moran **343 Deirdre Moran** **359 Brendan Moran** **369 Caitriona Moran**	• The shortage of parking in Sallins is a daily problem for residents and commuters – demand far exceeds supply, resulting in unsafe parking on local roads, footpaths, and residential streets.
412 Hugh Byrne	• Asserts the community urgently requires Public parking and charging points, Sufficient parking at new residential developments.

Chief Executive's Response

The concerns regarding the unsafe parking on local roads, footpaths, and residential streets are noted. Enforcement of parking falls outside the remit of a land use plan. The concerns regarding tourism parking and the greenway are noted. The introduction of 1,000 space rail based Park n Ride as per the GDA Transport Strategy will alleviate parking constraints in Sallins, by ensuring commuter traffic is removed from the town centre.

Chief Executive's Recommendation

No change recommended.

Issue: Objective MATO 8.8 / The Waterways

Submission No. and Name.	Issue
10 Olavo Xavier	The issues raised in the submission are as follows: • Concerns over MATO 8.8, which states that vehicular access for any future development of the mixed-use lands immediately south of the train station should be accessed by The Waterways development. • Concerned that any new vehicular access must not turn the estate into a through-route, rat-run, construction access route, delivery route, overflow parking area or station-related traffic route, it is a residential area. • Concerned over the impact on the residents and that additional development traffic could affect safety, noise, parking, residential amenity and quality of life. • Requests that MATO 8.8 be amended to include explicit safeguards and additional access to/from The Waterways be subject to: 1. A site-specific Traffic and Transport Assessment. 2. A residential amenity impact assessment. 3. A road safety audit. 4. Traffic calming measures designed before occupation. 5. No through-route function for general traffic. 6. No construction traffic through The Waterways unless explicitly assessed and agreed. 7. Parking controls to prevent overspill from the train station or mixed-use development. 8. Safe pedestrian and cycle priority, including crossings and reduced vehicle speeds. 9. Consultation with residents of The Waterways before any access arrangement is finalised. • Further requests that the wording be changed from simply requiring access "from The Waterways development" to requiring that any such access must protect the residential character, safety and amenity of The Waterways and connectivity should not come at the expense of existing residents.

Submission No. and Name.	Issue
199 Joseph Kelly	• Submission states the Plan should make clear that The Waterways is a residential community, not a traffic management solution for future development.
206 Maria Cunningham	• Submission relates traffic, access and residential amenity and, in particular, Objective MATO 8.8, which it states provides that vehicular access for any future development of the mixed-use lands immediately south of the train station should be accessed from the Waterways development. • Submits that the planning logic of improving connectivity and avoiding isolated backland development is understood but that any new vehicular access through or from the Waterways must not turn the estate into a through-route, rat-run, construction access route, delivery route, overflow parking area, or station-related traffic route. • States that the existing residential streets in the Waterways include families, the elderly, disabled, children, pedestrians, cyclists and residents accessing their homes and additional traffic could significantly affect safety, noise, parking, residential amenity and quality of life. • Submission requests that MATO 8.8 be amended to include explicit safeguards and the objective should state that any vehicular access from the Waterways shall be subject to: ➢ A site-specific Traffic and Transport Assessment ➢ A residential amenity impact assessment ➢ A road safety audit, traffic calming measures designed before occupation. ➢ No through-route function for general traffic. ➢ No construction traffic through the Waterways uncles explicitly assessed and agreed. ➢ Parking controls to prevent overspill from the train station or mixed-use development. ➢ Safe pedestrian and cycle priority, including crossings and reduced vehicle speeds. ➢ Consultation with residents of the waterways before any access arrangements are finalised. • Requests that the wording be changed from simply requiring access "from the Waterways development" to requiring that any such access must protect the residential character, safety and amenity of the Waterways. • States that connectivity should not come at the expense of existing residents and the Waterways is first and foremost a residential community, not a traffic management solution for future development.

Submission No. and Name.	Issue
	• Submission notes that the Waterways is a privately owned estate, not in charge by KCC and every unit, are the shareholders of this estate and managed by an agent and residents pay management fees for street lights, electricity, public liability, ramps, road maintenance, gardens, etc. • States that the main road is under serious neglect for the thousands of cars in and out all week, using train station, shops, recycling with no input from KCC to even address all the potholes. • Submits that it is lovely to see the Waterways finally a place of business, hotel finished but states that it is a residential estate first then a mixed unit. • States that there are around 200 properties with many children having to navigate several roads and it is already a challenge leaving the estate at peak times and questions how opening it up to more traffic is going to ensure a safe development.

Chief Executive's Response

The comments regarding accessibility, rat runs at The Waterways, and the residential nature of the area are noted.

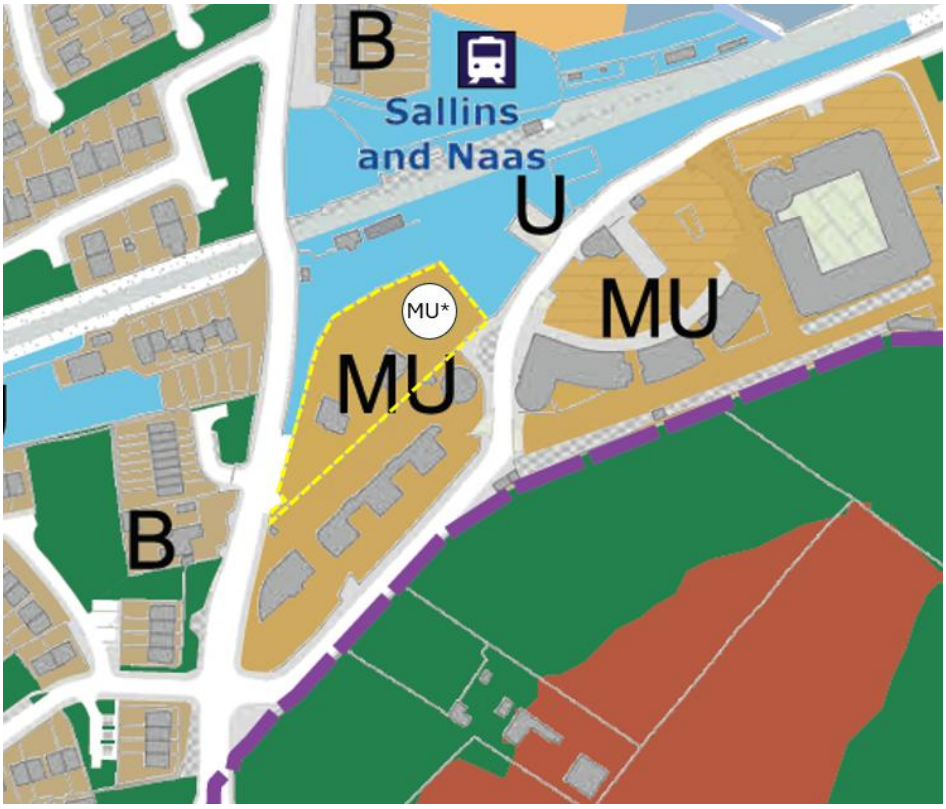
It is worth noting, for clarification, that Objective MATO 8.8 was included following the refusal of planning permission (KCC Pl. Ref. 22/827). Under the planning application, the proposed vehicular entrance on the R407 Regional Road, located adjacent to the train station car park, existing junctions, and a bus stop, was considered deficient in accommodating increased vehicular movements to and from the site. The proposed access was therefore deemed to pose a hazard to traffic and vulnerable road users, due to the potential for vehicular obstruction and conflict on the public road, cycle track, and footpath network.

The inclusion of Objective MATO 8.8 is intended to safeguard and ensure the delivery of an appropriate vehicular access arrangement at this location. However, in order to provide clarity, it is proposed to amend the Plan to zone the subject lands as 'MU*: Mixed Use' and to provide a site-specific objective in relation to the development of the site.

Additionally, the Council requires the submission of a Traffic and Transport Assessment (TTA) as part of planning applications, and in line with the Development Management Standards set out under Chapter 15 of Volume 1.

Chief Executive's Recommendation

Appendix A - Maps, Map V2B - 10.1 - Land Use Zoning, amend circa 0.4 hectares of land zoned 'MU: Mixed Use' to 'MU*: Mixed Use' (identified in yellow dashed line) as follows:



Chapter 8 Movement and Active Travel, Section 8.4, Movement and Active Travel Objectives, amend objective MATO 8.8 as follows:

MATO 8.8 Ensure that the vehicular access for any future development of the 'MU*: Mixed Use' lands immediately south of the train station are accessed from The Waterways development.

Chapter 10 Implementation, Table 10.3 Land Use Zoning Objectives, insert additional text under 'MU: Mixed Use, as follows:

Site Specific Objective

MU - Development of the lands south of the train station zoned MU* shall:*

- *Comprise a high-quality urban design proposal / framework plan, which is designed for its context, and includes structures that support legibility, way finding, a variance in roofscape and contributes to public-placemaking, particularly where it interfaces with the protected structure.*
- *Protect and enhance the setting of the protected structures at the Sallins and Naas Railway Station (B19-34 and B19-35).*

- *Provide active frontages and passive surveillance along the southern boundary of the station and along the Sallins Road, particularly along the pedestrian walkway linking the road to the train station.*
- *Deliver a permeable and connected layout that facilitates direct pedestrian and cycle access to the train station.*
- *Provide for adaptable ground floor layouts capable of accommodating a range of uses over time.*

Issues: Walk and Cycle (Active Travel) Measures

Submission No. and Name.	Issue
30 Kildare Green Party	• The footbridge adjacent to the Canal Bridge and the Odlum's site, which should be started immediately.
148 Sallins Community Council	• Submission requests planning for Measure W2 and W3 should commence immediately. • Asserts concern that the pedestrian and cyclist footbridge over the canal (Measure W2) is a long-term objective and the Public Realm study by KCC in 2016 recommend it and the Community Council has called for it for over a decade. The imminent completion of the Odlums site requires this crossing urgently. Requests W2 to be reclassified as Short-Medium Term with a clear timeline.
165 Ronan Hogan	• Submission welcomes the measures in Chapter 8 in particular MATO 8.2, the objective to reduce car-based travel, the commitment to extend the greenway, and the ideas proposed by Sallins Community Council in an LAP 2016 submission to create a pedestrian and cycleway to the rear of the school and a safe entrance to the train station as with the parish lands purchased by KCC (Measure W2 and W3). Planning for these two improvements should commence immediately. • Asserts concern that the pedestrian and cyclist footbridge over the canal (Measure W2) is a long-term objective and the Public Realm study by KCC in 2016 recommend it and the Community Council has called for it for over a decade. The imminent completion of the Odlums site requires this crossing urgently. Requests W2 to be reclassified as Short-Medium Term with a clear timeline.
176 Noel Foy	**Active travel - reclassify W2 and prioritise station access** • Sallins Community Council have called for the pedestrian and cyclist footbridge over the Grand Canal (W2) for over a decade. With further houses be completed on the

Submission No. and Name.	Issue
	Odlums site and continued residential growth on the west side of the canal, this is not a long-term need. • W3 and W2 should be brought forward, particularly W3, which addresses daily safety issues at the station entrance for wheelchair users, buggy users and those with impaired vision. • If the Council has secured, or is in a position to secure, access to the relevant Parish Lands, there is no reason for W2 and W3 to remain in the Medium Term category. • **Objection:** Reclassify W2 to a Short-to-Medium-Term objective in the Plan, with a clearly identified timeline and funding pathway, and commit explicitly to commencing W3, W4 and a new accessible station entrance within the first phase of the Plan period.
200 James Strappe	• Concerned that the pedestrian and cyclist footbridge over the canal (W2) has been designated as a Long Term Objective (6-10 years) and calls for it to be reclassified as a Short to Medium Term objective with a clear timeline and funding commitment included in the Settlement Plan.
224 Bernie Johnston	• W3 and W4 are both welcomed and planning should commence immediately, to avoid the near-misses every day that occur at the station entrance and to give wheelchair users, buggy users and people with impaired vision, a safe and dignified way of entering the station. • Concerned that the pedestrian and cyclist footbridge over the canal (W2) has been designated as a Long Term objective (6–10 years). The Public Relam study commission in 2016 previously recommended this measure. • With further houses be completed on the Odlums site, the need for this crossing is urgent. • Requests that W2 to be reclassified as a Short to Medium Term objective, with a clear timeline and funding commitment included in the Draft Plan.
349 Paul Burke	• W3 and W4 are both welcomed and planning should commence immediately, to avoid the near-misses every day that occur at the station entrance and to give wheelchair users, buggy users and people with impaired vision, a safe and dignified way of entering the station. • Concerned that the pedestrian and cyclist footbridge over the canal (W2) has been designated as a Long Term objective (6–10 years). The Public Relam study commission in 2016 previously recommended this measure.

Submission No. and Name.	Issue
	• With further houses to be completed on the Odlums site, the need for this crossing (W2) is urgent. • Requests that W2 to be reclassified as a Short to Medium Term objective, with a clear timeline and funding commitment included in the Draft Plan.
366 Osberstown Park Residents Association	• Submission requests: - A safe pedestrian/cycleway is created to the rear of the school (Measure W4) and allows safe access to train station and school facilities.
400 Karen McDonnell	• W3 and W4 are both welcomed and planning should commence immediately, to avoid the near-misses every day that occur at the station entrance and to give wheelchair users, buggy users and people with impaired vision, a safe and dignified way of entering the station. • Concerned that the pedestrian and cyclist footbridge over the canal (W2) has been designated as a Long Term objective (6–10 years). The Public Relam study commission in 2016 previously recommended this measure. • With further houses be completed on the Odlums site, the need for this crossing is urgent. • Requests that W2 to be reclassified as a Short to Medium Term objective, with a clear timeline and funding commitment included in the Draft Plan.
409 Fergus Carpenter	• W3 and W4 are both welcomed and planning should commence immediately, to avoid the near-misses every day that occur at the station entrance and to give wheelchair users, buggy users and people with impaired vision, a safe and dignified way of entering the station. • Concerned that the pedestrian and cyclist footbridge over the canal (W2) has been designated as a Long Term objective (6–10 years). The Public Relam study commission in 2016 previously recommended this measure. • With further houses be completed on the Odlums site, the need for this crossing (W2) is urgent. • Requests that W2 to be reclassified as a Short to Medium Term objective, with a clear timeline and funding commitment included in the Draft Plan.

Chief Executive's Response

The comments regarding the active travel measures, particularly Measure W2 and W3, are noted.

Measure W2, located adjacent to the Canal Bridge and the Odlum's site, arises from a previously granted planning permission (Pl. Ref. 22/110). The development of the Odlum's Mills site included conditions relevant to the provision of an active travel bridge on lands to the west of the Canal Bridge. Both the applicant and other neighbouring developments in the Canal Bridge area are required, through the Development Contributions Scheme, to contribute proportionately to the delivery of the proposed pedestrian and cyclist footbridge (Measure W2).

Regarding the delivery of measures, as outlined in Section 8.3 of the Plan, the timescales provided for Movement and Active Travel Measures are indicative only and will be subject to funding and resource availability.

In addition, it is important to note that the Plan is a land use plan. The design, delivery and implementation of measures identified in Chapter 8 – Movement and Active Travel are outside of the remit of the Plan and responsibility for same are a matter for many agencies. It this regard, it is not considered neccessary to amend the delivery timeframes. However, the inclusion of clear objectives within a statutory plan is a critical first step in securing future funding and support.

Chief Executive's Recommendation

No change recommended.

Issue: Sallins West Railway Station and a strategic rail-based Park and Ride facility

Submission No. and Name.	Issue
215 Millennium Falcon Holdings Ltd	This submission has been prepared by Arup on behalf of Millennium Falcon Holdings Limited in relation to Proposed Variation No. 6 (Sallins Settlement Plan) and relates to lands in Sallins West located west of the Sallins Bypass and west of the existing Sallins and Naas station. The location of the proposed site is shown on Figures 1 and 2 below. The submission seeks the following: • Include an explicit objective to support delivery of the proposed Sallins West Railway Station and a strategic rail-based Park & Ride facility (of the order of 1,000 spaces, as a key piece of strategic transport infrastructure serving the Naas-Sallins area and wider hinterland.

Submission No. and Name.	Issue
	• Safeguard the lands and access arrangements required to enable delivery, including provision for safe and efficient vehicular access, bus interchange/layover as appropriate, and direct walking and cycling connections to Sallins, Naas and Millennium Park. • Provide for a phased, multimodal interchange approach over time, integrating rail with enhanced regional and local bus services and active travel infrastructure, to support compact growth and reduce reliance on private car travel in accordance with national and regional policy. Figure 1 - Approximate location of proposed Sallins West P&R station, NTA Park & Ride Strategy: Greater Dublin Area Figure 2 - Proposed Sallins West New Railway Station and P&R general location options The submission states the following: • Millenium Falcon Holdings Ltd is the owner and responsible for the management and development of extensive lands within the Northwest Quadrant (NWQ) Millennium Park, Naas and that the NWQ performs a

Submission No. and Name.	Issue
	strategic role within the wider Naas-Sallins area, acting as a key interface between both settlements and supporting co-ordinated growth, improved connectivity and more sustainable mobility, including active travel and integrated public transport, for residents, employees and visitors. • Millennium Park has also played an important role in supporting the funding and delivery of transport and other infrastructure improvements that have enhanced connectivity to, and the servicing of, the NWQ. **The proposal is described as providing the following, subject to statutory approvals:** • A new station intended to function as a strategic interchange, expanding the effective catchment of high-capacity rail services and providing an additional point of access to commuter and InterCity services operating on the corridor and is expected to contribute to destressing the traffic congestion on the M7/N7, by providing an alternative means of travel to Dublin close to the point where the road starts to become congested during peak hours. • A strategic rail-based Park & Ride facility (of the order of 1,000 spaces) would be provided to support the station, with the capacity for phased delivery and potential future expansion, subject to demand, design development and statutory approvals. • Access to the Park & Ride facility. • Provision can be made for regional and local bus interchange to enable integration with enhanced bus services and to support the long-term evolution of the site as a multimodal hub. • Direct, safe and legible walking, and cycling links to Sallins, Naas and Millennium Park with universal access throughout the station environs and clear connections to existing and planned active travel routes. **Context of proposal:** • States that national, regional and local planning policy identifies the need to strengthen access to the Kildare rail line for communities across County Kildare and the wider hinterland travelling to Dublin, including the delivery of rail-based Park & Ride facilities on strategic corridors, as demand for rail access in the Naas-Sallins area is already constrained by limited parking capacity at Sallins & Naas Station and uneven access to frequent feeder public transport services from surrounding areas.

Submission No. and Name.	Issue
	• Refers to traffic volumes on the M7/N7 corridor that is approx. 36%-40% higher than those on the M3 yet the M3 corridor includes purpose-designed Park & Ride provision for hinterland users at M3 Parkway station. • Parking provision at Sallins and Naas station is already operating at capacity resulting in overspill outside of designated areas and delivery of the Sallins West Park & Ride would address this shortfall. • Refers to extent of commuter services accommodated on the Kildare line. • States that full utilisation of a 1,000-space Sallins West Park & Ride facility, is estimated to remove approximately 2,000-3,000 vehicle trips per day from the M7/N7 corridor and would reduce peak-period congestion pressures and deliver a meaningful contribution to transport decarbonisation in the area. • Proposal would facilitate the planned growth of Sallins and Naas in a more sustainable manner. **Planning and Transport Policy Rationale:** The submission states: • The proposed Salins West Railway Station and strategic Park & Ride facility is underpinned by a strong and consistent policy basis across the national, regional and local planning and transport hierarchy and responds directly to established objectives to support sustainable mobility, reduce transport-related emissions, manage demand on the strategic road network and enable compact, transit-oriented growth in the Naas/Sallins area and wider County Kildare. • At national level, in Project Ireland 2040 and National Planning Framework terms, the proposal supports compact growth, well-served growth and facilitates a shift towards more sustainable. • In National Investment Framework for Transport in Ireland (NIFTI) terms, the Sallins West station and strategic Park & Ride represent a proportionate modal-shift and demand-management intervention that makes more effective use of the existing Kildare rail corridor while supporting the strategic function of the national road network for essential movements. • The proposal would establish a high-quality interchange at a location of strategic importance on the M7/N7 corridor, with the capacity to integrate rail, bus and active travel over time consistent with the Greater Dublin Area

Submission No. and Name.	Issue
	Transport Strategy 2022-2042 and the NTA's Park & Ride Strategy for the Greater Dublin Area. • At a local level, the provision of additional rail access capacity at the edge of the Naas-Sallins urban area, the proposal would support better local land-use outcomes by reducing pressure for commuter parking within Sallins, improving conditions for town-centre public realm and active travel, and enabling housing and employment growth in Naas and the proposed development of the NWQ of Naas currently being planned and to be delivered in a manner that is less reliant on private car travel, and fully enabled for sustainable, reliable and efficient public transport.
234 Ricky Keane	• Submission requests park and ride facility.
339 Noel Moran **343 Deirdre Moran** **359 Brendan Moran** **369 Caitriona Moran**	• Refers to the proposal for Park and Ride facility outside Sallins.

Chief Executive's Response

The proposed rail-based infrastructure is located outside the boundary of the Sallins Settlement Plan. However given the proximity of Sallins to the proposed infrastructure, in response to Submission No. 397 –The National Transport Authority (NTA) a new objective is proposed to support; Measure RAIL3 – DART Extension, Measure RAIL6 – New Rail Stations and Measure INT4 - Park n Ride from the GDA Transport Strategy (Section 3 of this report, refers).

Chief Executive's Recommendation

Please see response to the submission from The National Transport Authority (NTA) under Section 3 of this report.

Issue: Greenways and Connectivity

Submission No. and Name.	Issue
7 Marcus Lannigan	• States the community requires safe walking paths and greenways.
30 Kildare Green Party	• Connectivity to Clane is not mentioned in the plan – gaping error. Clane and Sallins are sister towns as much as Sallins-Naas. • The industrial/warehousing park at the entrance roundabout, can only happen with a huge CPO to link Sallins properly to Clane with an expanded R407 or a specific active travel route for buses, bikes and pedestrians parallel to it, perhaps linked to Monread over the M7 where the proposed bridge is to be built.
210 Min. James Lawless TD	• Submission states opportunities to expand walking and cycling connections along the River Liffey, Grand Canal and green space corridors should be prioritised.
259 Vincent Harris	• Requests the Plan requires: - Segregated cycle lanes and safe cycle links through the full town - High-quality pedestrian routes to school, childcare, train station, canal, town centre and Amenity Park - Improved permeability between residential estates and universal access
375 Ronan Brazil	The issues raised in the submission are as follows: • Relates to the proposed linkage of the Grand Canal Greenway (Naas Branch) to Sallins and the Plan notes the greenway is currently extended only as far as Osberstown Bridge while also indicating that the provision of a pedestrian/cycle bridge from Sallins Pier to the amenity lands is a long-term objective. • Asserts this is already a well-established and heavily used informal pathway connecting Sallins Pier to Osberstown Bridge and regularly used by pedestrians, cyclists, dog walkers and schoolchildren accessing the greenway for travel to schools in Naas and surrounding area. • Further asserts due to its undeveloped condition it is only reliable during drier months otherwise conditions significantly limit accessibility and safe use, • Requests the Plan include a specific provision to prioritise the enhancement of this existing route (such as surfacing and drainage for year-round use) as a short-term deliverable.

Chief Executive's Response

The comments received regarding the safe and expanded walking / cycling paths and the prioritisation of greenways are noted. The movement and active travel measures set out in Section 8.3 of the Plan, and as illustrated on Map V2B-8.1 (Transportation Measures), supports movement and active travel measures in Sallins, particularly P3 and P16 related to greenway measures. Furthermore, the plan supports cycling measures such as C1 and C2, specifically related to the greenways. The locations of the measures are indicative only and will be subject to funding and resource availability. Should any of these measures be progressed they will be subject to detailed design and associated appropriate environmental assessments. The inclusion of clear objectives within a statutory plan is a critical first step in securing future funding and support.

In relation to improved permeability between residential estates and universal access, it is considered that the Plan, as published, sufficiently addresses these concerns. Section 8.4 of the Plan includes an objective that requires all developments allow for universally accessible connectivity for active travel modes to adjacent lands, in accordance with Reimagining Permeability in Kildare – Reconnecting our Communities: Permeability Guidelines April (2024), or any updated version of same, and accords with the Design Manual for Urban Roads and Streets (DMURS) (MATO 8.3).

The issue regarding no reference to Clane is noted. However, road solutions between Clane and Sallins would be most appropriately considered as part of the County Development Plan review, given the existing roadway extends beyond the Settlement Plan boundary.

With respect to the informal pathway connecting Sallins Pier to Osberstown Bridge the upgrading of the remaining part forms part of Permeability Measure P16.

Chief Executive's Recommendation

No change recommended.

Chapter 9 Infrastructure and Environmental Services

Issue: Infrastructure Concerns

Submission No. and Name	Issue
4 Joanne O'Rourke	Submission requests a firm timeline from ESB Networks for upgrading the Sallins 38kV substation - already operating at capacity - before significant new residential development is permitted.
17 Fran Nugent	Submission states that it is essential that infrastructure is developed in tandem with any additional housing. States that Sallins has fallen significantly behind in key areas of infrastructure over the past 20 years. This includes critical water and sewage systems.
30 Kildare Green Party	Submission refers to the Upper Liffey Valley sewage scheme has been completed at a cost of 38 million+ and included a further 9km of rising mains and pump stations at Sallins, Monread and Clane. Submission states the timeline of the proposed extra funding allocated to the ESB and Uisce Éireann is not clear and questions if it will be enough to cater for increased housing populations and data centre. Submission states that it is erroneous not to consider the stress on infrastructure which will occur if the Herbata data centre (in Naas) is built (notes judicial review) and is the antithesis of sustainable living. States that downsides include usurping of water.
167 Cecilia Guerra	Submission asserts all development should include renewable energy (such as solar) as standard.
176 Noel Foy	Submission states delivery schedule at Section 10.2 of the Draft Plan should make utility capacity a precondition of development, not an afterthought.
199 Joseph Kelly	Submission states it is essential that infrastructure is developed in tandem or ahead of any additional housing, as Sallins has fallen behind with critical water and sewerage systems.
210 Min. James Lawless TD	Submission outlines the Plan proposes 700-1000 new homes and highlights importance of phased delivery, to ensure utility infrastructure is delivered in tandem with growth.

	Asserts it is important development matches investment in infrastructure.
259 Vincent Harris	Submission states the Plan should include stronger requirements for sustainable energy and all new housing, retail, community, educational and industrial development should be required to incorporate renewable energy and low-carbon heating where feasible. Requests this includes solar panels, heat pumps, district heating where viable, battery storage, EV charging, high-quality insulation, passive design, energy-efficient public lighting, exploration of small-scale wind or other innovative local energy solutions. Further requests the Council should support retrofitting existing buildings in Sallins including homes, schools, community building, sports facilities and commercial premises.
391 Steven Connolly	Submission objects to elements of the proposed zoning framework. The proposed scale of growth is not match by service capacity. States the proposed population increase must be considered in the context of utility infrastructure and the Plan does not provide sufficient evidence regarding: Wastewater treatment capacity Water supply resilience Drainage upgrades Asserts where core service systems are contingent rather than confirmed a settlement should not be zoned to double residential output.
421 Sallins Tidy Towns	The submission queries if solar panels will be a requirement for all future housing, and if solar powered street lighting can be implemented across future developments? The submission notes the requirement for a community energy back up system for vulnerable community members if the grid fails from overload. The submission refers to the Herbata Data Centre proposal in Naas which is in close proximity to Sallins. It states that Sallins needs secure green energy and back up systems for future development and queries why such proposals are not part of the Draft Plan?

Chief Executive's Response

The comments regarding electricity supply in Sallins are noted. The draft Plan acknowledges that the existing electricity infrastructure is at capacity. It is an objective of the Plan, as expressed in IEO 9.1 to work with ESB Ireland to prioritise and facilitate the provision of adequate electricity in a manner that will support the demand of existing and future population growth in Sallins. Furthermore, Objective RE O14 of the Kildare County Development Plan supports to work with EirGrid and ESB Networks to support the provision of a resilient electricity supply and distribution system to accommodate the future economic growth of the county. Objective EC O65 of the Kildare County Development Plan supports the reinforcement and strengthening of the electricity transmission and distribution network. The local electricity distribution network is managed by ESB Networks and any disruption in supply is an operational matter for the ESB.

The ESB submission (Submission No. 416, Section 4 of this Report) acknowledges the positive collaboration with Kildare County Council in the delivery of electricity infrastructure to date and to address forthcoming challenges associated with the rapid deployment of essential infrastructure. The submission states that early identification and appropriate zoning of sites is vital to the timely and cost-effective delivery of infrastructure. ESB reaffirms its commitment to ensure adequate capacity can be delivered to serve the needs of the Sallins Settlement Plan.

The local water network is managed by Uisce Eireann and any disruption in supply is an operational matter. Objective IEO 9.4 of the Draft Plan seek to work in conjunction with Uisce Éireann to facilitate the provision of adequate water and wastewater infrastructure in Sallins to ensure that such infrastructure is provided prior to, or in tandem with new development in accordance with the Implementation and Infrastructure Delivery Schedule (Section 10.2 of the Plan refers). In addition, Objective IN O4 of the CDP aims to ensure that adequate water services will be available to service development prior to the granting of planning permission and requires developers to provide evident of consultation with Uisce Éireann regarding capacity in the network prior to applying for planning permission. Uisce Éireann's submission (No. 91) is outlined in Section 4 of this Report which did not highlight any significant capacity constraints with respect to the development strategy proposed in the Sallins Settlement Plan.

Regarding energy efficiency in new and existing developments, Objective EC O44 of the CDP requires all new development to be designed to take account of the impacts of climate change, and that energy conservation, energy efficiency and energy renewable measures are incorporated in new and existing buildings through the appropriate design and location of new development, in accordance with relevant building regulations and guidelines. Solar energy is addressed and supported in Section 7 of the Kildare County Development Plan (CDP) 2023-2029 (as varied). These policies and objectives are applicable to the Sallins Settlement area, and it is not considered necessary to duplicate these objectives at Settlement Plan level.

Comments regarding the Herbata data centre in Naas are noted. Data Centres are addressed in Section 7.13 of the CDP. Planning applications will be considered on their own merits at the time of application and will be subject to detailed analysis,

including whether there is sufficient capacity for infrastructure networks at the time of the application.

Chief Executive's Recommendation

No change recommended.

Issue: Environmental Concerns

Submission No. and Name.	Issue
30 Kildare Green Party	Submission states the surface water management strategy is critical and adherence to IEO 9.5 is vital to prevent downstream flooding. The submission requests an increase in the number of monitors of water, air and particulate matter pollutants, as the nearest is in Naas. Refers to the Morrell River and the EU Water Framework Directive (WFD), and states that we must achieve 'good ecological status' for all inland surface waters by 2030. Submission states that it is erroneous not to consider the stress on infrastructure which will occur if the Herbata data centre (in Naas) is built (notes judicial review) and is the antithesis of sustainable living. States that downsides include noise and pollution from gas-powered turbines.
142 Sallins Biodiversity Group	Submission states adherence to the EU Water Framework Directive (WFD) requires achieving "good ecological status" by 2027 and approx. 40% of Irish water bodies fall short of this target according to studies. The Morell River has a quality status of 'Moderate' and the canal has good ecological potential in Sallins (but not in Naas) and is a delicate ecosystem for wildlife. Further states the river must be monitored if the aquatic life, including trout, is adapting to its habitat which has been modified by humans and recent biological surveys have indicated a decline in water quality downstream of the Osberstown Wastewater Treatment Plant. Sensitive species like the White-clawed crayfish and the Freshwater shrimp are under pressure and the river remains a vital habitat for Atlantic salmon, brown trout and lamprey however, siltation caused by excessive aquatic plant growth has made gravel beds unsuitable for spawning. Contends there may be impacts of new builds through light and noise pollution, trampling, invasive species introduction and changes to water/nutrient cycles.

	SUDS, native tree planting, and less intensive grassland management for sensitive development to enhance biodiversity. Recommends increasing the number of monitors of water, air and particulate matter pollutants. The nearest and only quality sensor is in Naas.
167 Cecilia Guerra	Submission asserts all development should include proper rainwater management and green infrastructure as standard.
176 Noel Foy	Submission states flood risk should be treated as a primary constraint on zoning decisions, not a secondary matter to be managed by site-specific assessment after the zoning principle has been conceded.
195 Anton Madirazza	Submission states as residential development increases, public lighting should be designed to reduce impact by using downward-facing and motion-activate lights and more distributed that light up a limited area.
259 Vincent Harris	Submission states Sallins needs a strong rainwater management plan as climate change will increase the importance of managing rainfall, surface water and flood risk. Requests the Plan requires high-quality SuDS and nature-based rainwater management in all new housing, retail, commercial and industrial developments and should include; swales, rain gardens, tree pits, wetlands, permeable paving, attenuation ponds, green roofs, downpipe rain gardens, rainwater harvesting, rain fences and other storage systems, native planting and pollinator-friendly landscaping. Asserts these features should be mandatory (unless demonstrated unfeasible by developer) and long-term maintenance arrangements should be agreed before permission is granted.
329 Michelle Owens	Submission states it is important that robust flood risk management and drainage infrastructure are in place before additional development process.
421 Sallins Tidy Towns	The submission asserts that further housing development will reduce surface water drainage and queries what measures are being proposed for new development to ensure the canal/river is protected from pollutant run off

Chief Executive's Response

Submissions refer to water quality and the EU Water Framework Directive (WFD). Water quality in Ireland is the responsibility of many state agencies, including the

Environmental Protection Agency, Uisce Éireann and the Commission for the Regulation of Utilities, whilst Local Authorities retain responsibility for the management of surface water drainage. All new projects, where there is a potential impact on a European Site are subject to an Appropriate Assessment, in accordance with the Habitats Directive, to address potential impacts on the qualifying interest of the European Sites.

Comments regarding the Herbata data centre in Naas are noted. Data Centres are addressed in Section 7.13 of the CDP with policies and objectives which are applicable to Sallins. it is not considered necessary to duplicate these objectives in this Plan. It is important to note, planning applications will be considered on their own merits at the time of application and will be subject to detailed analysis.

Comments in relation to flood risk and rainwater management are also noted. A comprehensive Strategic Flood Risk Assessment was carried out to inform the Draft Plan, in which areas identified at risk of flooding were highlighted and zoned appropriately in accordance with Section 28 Ministerial Guidelines. Objective IEO 9.7 of the Plan ensures all development proposals are the subject of a Site-Specific Flood Risk Assessment, to ensure flood risk is a consideration across all developments. Lands within the Present-Day flood extents have been zoned for non-vulnerable uses in the Settlement Plan.

Section 6.8.2 of the CDP relates to pollution control regarding water, air, noise and light and Section 5.12 relates to public lighting (including solar). Policy and objectives in these sections have been adopted and are applicable for the county and it not considered necessary to duplicate these objectives in this Plan.

Objective BI O76 of the CDP supports the development of SuDS such as integrated constructed wetlands, permeable surfaces, filter strips, ponds, swales and basins at a site, district and county level and to maximise the amenity and bio-diversity value of these systems. Objective BI O77 requires the integration of nature-based solutions and climate change considerations into the design, planning, and implementation of infrastructure provision/ works and development proposals at the earliest possible stage of the design process. It is an objective of the CDP (IN O3) to promote water conservation and best practice water conservation in all developments including rainwater harvesting and grey water recycling.

Chief Executive's Recommendation

No change recommended.

Chapter 10 Implementation

Issue: Salley Garden (Figure 10.2)

Submission No. and Name.	Issue
148 Sallins Community Council, **165 Ronan Hogan,** **166 Elzbieta Hogan**	Submission asserts that the biodiversity-rich green area at the corner of the Clane Road and Link Road has not been recognised in the Plan and Figure 10.2 identifies only one third of this site as "existing community gardens" omitting a remainder of a green space maintained by Sallins Tidy Towns. Requests this site is retained in full.
199 Joseph Kelly	Submission states the Plan does not recognise and include the work done by the community at Salley Garden with a Willow tunnel, park benches widely used, flower beds and a statue. This must be retained.
200 James Strappe	The submission states that the biodiversity-rich green area at the corner of the Clane Road and Link Road has not been properly recognised in the Plan. States that Figure 10.2 identifies only approximately one third of the site as "Existing community gardens" omitting the remainder of a green space that has been carefully created and maintained by Sallins Tidy Towns over many years. States that the site should be retained in full and its preservation would significantly enhance the attractive public realm that the Plan envisages for the town centre.
259 Vincent Harris	Submission states Salley's Garden (public garden opposite Lidl) should be retained – it has been created and maintained by the community and is a valued local green space. Asserts it would be poor planning to allow development here and requests the Plan recognises and protects community-created green spaces including Salley's Garden and require any development proposal affecting such spaces to retain or replace them.

Chief Executive's Response

Comments in the submission referring to the community gardens (Sally Gardens) that only a portion of the site is identified as "existing community gardens" omitting a remainder of green space and should be retained in full is noted. It is considered appropriate to amend Figure 10.2 of the Plan.

Chief Executive's Recommendation

Chapter 10 Implementation, Section 10.1.2 Link Road KDA, amend the text under Green and Blue Infrastructure, Open Spaces and Surface Water Drainage, as follows:

> The natural features of the site such as existing ~~community gardens~~, water bodies, existing vegetation which includes hedgerows, treelines and mature trees should be retained, enhanced and integrate ~~as far as practicable~~ to protect biodiversity and ecological networks within the KDA. *The community gardens (Salley Gardens) shall be incorporated into the overall design as far as practical.*

Chapter 10 Implementation, Section 10.1.2 Link Road KDA, amend Figure 10.2: Link Road KDA with revised urban design framework increasing the size of the community gardens, as follows:

Issue: Phasing and Implementation

Submission No. and Name.	Issue
14 Shane O'Neill	Submission requests that educational infrastructure be referenced as a priority in phasing and implementation sections of the final plan.
174 Ilona Survilo	Submission states careful consideration is needed before allowing developers with bad reputation to build new houses.
188 Trish Ní Fhoghlú	Submission states that the Plan must adopt a phased development framework, where lands are released for residential development incrementally and delivered to appropriate standards. Further states that Sallins is not just a commuter town, Na Solláin can grow into a thriving urban area if sufficient and prudent investment is made.

Submission No. and Name.	Issue
199 Joseph Kelly	Submission requests educational infrastructure be explicitly referenced as a priority in phasing and implementation sections of the Plan.
243 Cllr Carmel Kelly	Submission requests that educational infrastructure be explicitly referenced as a priority in phasing and implementation sections of the plan.
263 Ronan McMahon	The submission recommends a phased and conditional approach to development, supported by the release of land incrementally and the delivery of infrastructure prior to housing approval. The submission requests a fundamental shift in planning priorities for the town, stating further housing delivery will lead to greater unbalance.
339 Noel Moran/ 343 Deirdre Moran/ 359 Brendan Moran/ 369 Caitriona Moran	Requests that the Council provide the intended phasing of the developments, as currently the only indications of the planned phasing are in relation to the Willows KDA.
349 Paul Burke/ 389 Mary McConnon/ 400 Karen McDonnell/ 409 Fergus Carpenter	Submission requests the Draft Plan to adopt a phased development framework, where zoned lands are released for residential development incrementally and conditionally, subject to independent verification that required infrastructure improvements have been delivered to an agreed standard. To present, housing has been delivered ahead of services. Infrastructure should be developed first prior to housing developments.
371 Ronan Brazil	Development phases should be required to contribute to funding and delivering the planned Sallins Amenity Lands, including the mixed-use pitches.

Chief Executive's Response

Comments in relation to amending the Draft Plan to reference educational infrastructure as a priority in the phasing of housing developments are noted. The delivery of new schools and acquisition of land for the delivery of schools is the responsibility of the Department of Education and Youth, and it is therefore outside the remit of a land use plan to set out specific timelines or planning conditions in relation to the delivery of educational infrastructure. The Department of Education and Youth stated in their submission (No. 315, Section 4 of this Report) with respect to the population growth that 'the requirement for these potential new school facilities may not arise until a sizeable portion of the planned new residential development has been completed and the subsequent population growth materialises'.

With respect to a phased development framework for all developments, the Draft Plan under Table 10.2 provides an implementation and delivery schedule outlining the necessary infrastructure with respect to the development of the Key Development Area proposed in the Draft Plan. These will be key considerations of any planning applications for development.

Regarding requiring developments to contribute to funding, it should be noted that Objective SIO 3.10 of the Draft Plan requires the application of a Special Development Contribution on Key Development Areas for the delivery of social infrastructure where specific exceptional costs are not covered by the Council's Development Contribution Scheme or through developer led provision in tandem with housing delivery.

Chief Executive's Recommendation
No change recommended.

Home Farm House Key Development Area

Submission No. and Name	Issue
220 William Neville & Sons	The submission by SCA Planning and Development Consultants, on behalf of William Neville & Sons (WNS) Unlimited Company, relates to a circa 2.2-hectare town centre site fronting Main Street and the Grand Canal Greenway, zoned for Town Centre development in the Sallins LAP 2016, as below outlined in red (southern canal plot): Appendix 1 of the submission includes a Net Developable Area Assessment, prepared by Reddy Architecture & Urbanism. The issues raised in the submission are outlined below: - The site offers strong potential to deliver a well-integrated mix of housing, employment, and community uses within an existing serviced area.

	- Supports the continuation of the Town Centre zoning and the overall strategic direction of the urban design framework in the Plan. - States it is essential to establish a robust and proactive framework to guide development ensuring it reflects national policy on compact growth, regeneration and sustainable placemaking. - Asserts the site is centrally located, well-connected and offers strong potential to deliver a well-integrated mix of housing, employment, and community uses within an existing serviced area. - Requests KCC considers ongoing pre-planning engagement and WNS is committed to progressing a mixed-use scheme for subject lands. - States WNS have engaged with the planning system in recent years to bring forward residential and mix-up proposals on both plots outlined in excerpt above. Proposals to deliver mixed-use development on the canal site have also been developed and discussed with the Planning Authority. The submission states that there are key considerations that should be considered: - Ongoing pre-planning, - They support the zoning, - Building height – and that the Plan states adopting taller buildings 'not necessary', this is a pre-requisite to reducing site coverage. - Distribution of residential units across the Plan area does not align with compact growth. - Underutilisation of central lands - 52 units inefficient. - Adjust the density - yield of 125+ units (at a density of 70 dph) - Future-Proofing Population Growth **Residential Densities** - Submission asserts under Section 28 Guidelines (Compact Growth) it is a specific policy objective that net residential densities within the range of 40 to 100 dph must be applied to the central areas of 'Large Towns' such as Sallins. **Net Site Area Methodology** - The Plan fails to provide a clear methodology, justification, or technical explanation for reducing the gross area owned by WNS (2.19 hectares) down to a net site area of 1.22 hectares. - There is no objective planning or methodological basis for excluding a substantial portion of the subject site from the net developable area calculation. States the lands will accommodate commercial use at ground floor and residential on upper floors and the vertical integration should not reduce the net developable residential footprint.

- Asserts the verified net developable site area is 1.8 hectares (excluding only the existing Lidl access road and Home Farm House as intended for community use).
- Submission includes a Net Developable Area Study as Appendix 1 illustrating the 2.19 ha and the 1.8 ha with the Home Farm House footprint and the 6metre offset.

Inconsistent Density Allocation and Core Strategy Distribution

- Submission contends the is a lack of policy rationale in Table 2.4 which allocates a higher density (60 dph) to a peripheral Tier 2 site compared to a Tier 1 town centre site (50 dph) and allocates 162 units (24% of core strategy allocation) to a Tier 2 greenfield site located outside Built-up Footprint.
- States this undermines the Plan's ability to achieve its own compact growth objectives and sustainable development targets and requests the core strategy allocation of 674 unts should be allocated entirely to Tier 1 lands which were zoned for residential/mixed-use development in 2016 LAP.
- Asserts the proposed quantum and distribution of residential units does not fully align with national policy objectives (compact growth and consolidation of built-up areas) and the allocation of 52 units on the lands is an inefficient and unsustainable use of the land.
- Contends the subject's lands long-term potential should be recognised in the short-term duration of the Plan and the Plan should support population growth in central locations.
- Requests increasing yield of 125+ units (70 dph).

The submission requests Table 2.4 and Section 10.1.1 be amended as follows:

Development Parameter	Draft Plan Target	Proposed Amended Target
Net Site Area	1.22 hectares	**1.8 hectares**
Target Density	*Sub-optimal*	**70 dph** (Net)
Estimated Residential Yield	52 units	**125 units**

Home Farm House KDA

- Submission notes the Plan's acknowledgement that taller buildings would integrate in the site context but challenges the assertation that they are 'not necessary'. An increase in residential density inherently requires an increase in building height. Adopting a taller, more compact building typology is a prerequisite to reducing site coverage.

Requests the Plan is reviewed and amended for an increased residential yield of 125+ units (70 dph), paired with an appropriate building height framework.

Chief Executive's Response

The issues raised in the submission seeking amendments to the net site area, density and building heights attributed to the site in the urban design framework for the Home Farm House KDA lands are noted. It is further noted that the submission welcomes the continuation of the Town Centre zoning and the overall strategic direction of the urban design framework in respect of the subject lands.

It should be noted that Table 14.1 of the Kildare County Development Plan 2023-2029 (as varied) states that:

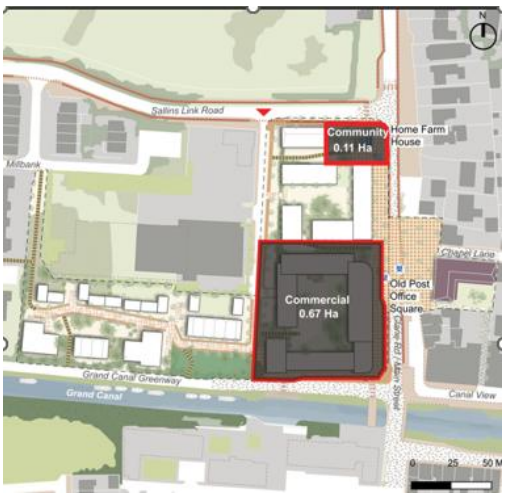
> *'An Urban Design Framework sets out a strategic development strategy and vision for a specific area over a medium to long term timeframe, and outlines guiding principles which establish the key urban design issues which are to be developed and managed.*
>
> *Urban Design Frameworks should consider at a minimum, how the area relates to its wider contextual area in terms of urban form, existing and proposed access and movement channels, the allocation of land uses and activities, densities, the identification/integration of public open spaces, implementation and may address phasing (taking account of key stakeholders).'*

It should be clearly understood therefore that the Urban Design Framework for the Home Farm House KDA is not intended to act as a site layout map from which precise measurements can be or should be extracted. The Framework should be seen as an overarching guide to assist key stakeholders in the development process and must be read in conjunction with the accompanying Design Brief.

In that regard, the Draft Plan acknowledges this town centre site in terms of its potential to bring vitality to the town centre of Sallins and incentivise further public realm improvements, including the regeneration of the old post office square. With respect to the proposed development of tourist accommodation on the subject site, the Sallins Economic Development Strategy seeks to consolidate and revitalise the town centre for retail, cultural and local services and expand the tourism product in the town anchored by the Grand Canal, its associated heritage, and the significant investment in sustainable transport infrastructure through the opening of the Grand Canal Greenway. These assets provide a strong foundation for the integration of tourism development with the ongoing town centre regeneration.

The submission lists the Pre-Planning Engagement as a key consideration to be taken into account when addressing the concerns raised in the submission. In that regard, the Pre-Planning proposal provides for commercial development comprising a hotel at the corner of Main Street and the Grand Canal Greenway, residential development in two areas of the subject site, fronting onto Main Street and onto the Grand Canal, the regeneration of Home Farm House to accommodate community uses along with open space fronting onto the canal, all of which are reflected in the urban design framework included at Section 10.1.1 of the Draft Plan. In that regard, the area attributed to Home Farm House and the proposed commercial site is indicated on the image below. It is noted that Map V2B-6.1 Green and Blue Infrastructure identifies a small area of scrub on the Home Farm House KDA site. It

is considered appropriate to remove the area of scrub from the map, as it not considered to be high value.



Regarding the comments seeking amendments to the net site area and density attributed to the site. The Draft Plan was prepared with due regard to the Section 28 Guidelines related to Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) which includes a methodology to assist Planning Authorities in integrating national planning policy in relation to residential density into statutory settlement plans. In applying the Guidelines, the Planning Authority (i) identified the applicable settlement category for Sallins, (ii) identified the most applicable area type based within the settlement category and then (iii) defined density ranges for the area. In that regard, Sallins is a town with a 5,000+ population located outside the designated metropolitan area of a city, which is identified as a Large Town in the Guidelines, where densities of 40dph - 100dph shall generally be applied in the centre.

The comments in relation to buildings heights are noted. The CDP adopts a contextual approach to building heights suggesting that there is scope for higher densities without the need for taller buildings but suggests that there are some cases where it may be appropriate to integrate taller buildings into the urban environment in order to maximise the most efficient and sustainable use of land at strategic locations such as around high-capacity transport corridors such as a high frequency bus route or railway. Having regard to the receiving environment, the Draft Plan identifies the Willows KDA as being suitable for the integration of taller buildings that are taller than the prevailing building heights in Sallins. From a policy perspective, the Section 28 Building Height Guidelines (2018) issued by the Department of Housing, Local Government and Heritage, which set out clear parameters for building height having regard to a site's location, accessibility, and proximity to existing and planned public transport and services.

The application of these national guidelines is undertaken in tandem with the policies and objectives of the Kildare County Development Plan 2023-2029 (as varied), which translate national density and building height principles into a local policy context. The approach ensures that density and building height is assessed objectively based on the assessment of a detailed planning application.

Chief Executive's Recommendation
Appendix A - Map V2B-6.1 Green and Blue Infrastructure, amend map to remove the area identified as Scrub and Woodland (outlined in yellow) as follows:

Issue: Home Farm House/Braithwaite House

Submission No. and Name.	Issue
188 Trish Ní Fhoghlú	**Home Farm House KDA** • States that Braithwaite House (identified as Home Farm House in the Plan) presents an opportunity to really transform our lovely town and suggests that it must pass into public ownership and an extension built behind the main building so that it may be a multi-purpose civic space. • Submission calls on Councillors to visualise Braithwaite House as an anchor for the chief Irish language association Cill Dara le Gaeilge, which would incorporate music and a performance space as well as a café, and an area for meetings, workshops, classes and Ciorcail Chomrá, as Cill Dara has the fastest growing Irish-speaking population so far. • States that an extension to the building or second building on the same ground could be a community kitchen, as part of the same public complex. States that a community kitchen is much more than just a place where food is prepared equipped with suitable industrial equipment; it is a dynamic hub that fosters social, economic, and health benefits for the community and by bringing people together to cook, share, and learn, this space has the capacity to tackle issues such as social isolation and unhealthy eating habits to promoting cultural exchange and skill development. Would facilitate celebrations for the feast of St. Brigid, Iftars, Passover, Easter and other celebrations being centred around food in a non-commercial setting. Suggests that it could facilitate fundraisers, glass recycling

	centre (outside) and has the potential to enhance Na Solláin.
200 James Strappe	• Submission welcomes commitments to developing the town centre, particularly the proposal for Home Farm House KDA to be used for community activities (TCO 4.3) and supports TCO 4.1 and 4.5.
224 Bernie Johnston	• Essential facilities before further residential development proceeds are the transfer of Home Farm or known locally as Braithwaite House into community or Council ownership for community use.
336 Rebecca Grogan	• Supports the retention and continued use of the Braithwaite building (Home Farm House) as a shared community facility, recognising the importance for local ground and community activity.
349 Paul Burke	• Essential facilities before further residential development proceeds are the transfer of Home farm house into community or Council ownership for community use.
400 Karen McDonnell	• Essential facilities before further residential development proceeds are the transfer of Home farm or known locally as Braithwaite House into community or Council ownership for community use.
409 Fergus Carpenter	• Essential facilities before further residential development proceeds are the transfer of Home Farm House into community or Council ownership for community use. or the town centre and pose any costs to the Council.
176 Noel Foy	• At a minimum, this should be the transfer of Home Farm House into community or Council ownership for genuine community use.
4 Joanne O'Rourke	**<u>Vacant Commercial Buildings: The Town Centre's Most Visible Problem</u>** • The submission contends that the Plan's response is to rely on the Home Farm House Key Development Area (KDA) to bring vitality to the town centre- a developer-led solution to a problem that has persisted for years. • The plan provides no timeline for when this KDA will be developed, no Compulsory Purchase Order (CPO) power is flagged, and no specific intervention is proposed for buildings that remain vacant in the interim.

Chief Executive's Response

The submissions received in relation to the Home Farm House KDA are noted.

The contention in Submission No. 4 that the Draft Plan relies on the development of the Home Farm KDA to address vacancy in the town centre of Sallins is not accepted. It is considered that by promoting renewal, investment and improved urban environments, regeneration initiatives can stimulate demand, encourage reuse of underutilised properties, and support the sustainable revitalisation of town centres.

In this regard Objective TCO 4.1 of the Draft Plan seeks to promote the town centre as the primary focus for commercial, civic, social, cultural and tourism activity, including opportunities at the corner of Chapel Lane and Main Street, by supporting the reuse and renewal of existing buildings, upper floors, backland areas, derelict sites and brownfield lands, ensuring high quality urban design and strong integration and linkages that reinforce compact growth and the vibrancy of the urban core (Objective TCO 4.1). Furthermore, it is an Action of the Council under the CDP to tackle vacant residential and dereliction within town centres through various initiatives, including, inter alia, engagement with landowners, applying for any funds made available under the Government's Housing for All plan (2021) to increase residential living opportunities in vacant or underutilised buildings, Land Activation Measures, including the use of the Derelict Sites Act, Section 59 mechanisms related to the Record of Protected Structures and Compulsory Purchase Powers (Action UD A5, refers).

The draft Plan incorporates a design brief and urban design framework for the development of Home Farm House KDA, which should be seen as an overarching guide to assist key stakeholders in the development process. The Home Farm House KDA will include, *inter alia,* public realm improvements, regeneration of The Old Post Office Square as a civic space (entrance to the GAA). and the sensitive restoration of Home Farm House (RPS No. B19-33, NIAH Ref. 11811025), as an important community, tourism and heritage asset. In addition, Objective TCO 4.3 seeks to facilitate the implementation of Home Farm House Key Development Area in the town centre outlined in Section 10.1.1 that includes the sensitive restoration of Home Farm House.

Furthermore, Objective RE O45 of the Kildare County Development Plan 2023-2029 (as varied) requires the Council to positively consider proposals and initiatives that seek to re-purpose and revitalise redundant or declining uses in important town centre locations and ensure that proposals for the reuse of buildings, introduces a greater diversity of daytime and night-time uses, while encouraging sustainable modes of transport/travel, and within the lifetime of the Plan, highlight the range of re-use achieved through the above proposals and initiatives. In addition, there are a number of initiatives such as the Vacant Property Refurbishment Grant and reduced Development Contributions with respect to town centre development, which provide for financial delivery incentives to address vacancy.

Some submissions suggests particular uses in the proposed development of Home Farm House. In that regard, it is an objective of this Plan to support the sensitive and appropriate development of Home Farm House, as an important community, tourism and heritage asset for the town in accordance with the Urban Design

Framework for the Home Farm House Key Development Area outlined in Section 10.1.1 (BHO 7.2 refers).

Several submissions seek the transfer of Home Farm House into community or Council ownership for community use. However, it should be noted that matters relating to the ownership of Home Farm House and the prioritisation of funding for its development, fall outside the statutory remit of a land use plan.

Chief Executive's Recommendation:

No change recommended.

Issue: Community Gardens (Salley Gardens)

Submission No. and Name	Issue
176 Noel Foy	**Recognise the full Tidy Towns green area at Clane Road / Link Road** The biodiversity-rich green area at the corner of the Clane Road and Link Road, created and maintained over many years by Sallins Tidy Towns, is only partially recognised in the Draft Plan. Figure 10.2 of the Draft Plan identifies only approximately one-third of the site as "Existing community gardens", omitting the remainder. **Ask:** Recognise the full extent of this site in Figure 10.2 of the Draft Plan and in the relevant zoning under Objective GBIO 6.1, so that the entirety of the work done by Sallins Tidy Towns is preserved.
224 Bernie Johnston	The biodiversity-rich green area at the corner of the Clane Road and Link Road is only partially recognised in the Draft Plan. Figure 10.2 of the Draft Plan identifies only approximately one-third of the site as "Existing community gardens", omitting the remainder of the green space which has been maintained by the Sallins Tidy Towns. The green space should be retained in full as it would enhance the public realm for the town centre.
349 Paul Burke	The biodiversity-rich green area at the corner of the Clane Road and Link Road is only partially recognised in the Draft Plan. Figure 10.2 of the Draft Plan identifies only approximately one-third of the site as "Existing community gardens", omitting the remainder of the green space which has been maintained by the Sallins Tidy Towns. The green space should be retained in full as it would enhance the public realm for the town centre and would not have a cost.
389 Mary McConnon	The biodiversity-rich green area at the corner of the Clane Road and Link Road is only partially recognised in the Draft Plan. Figure 10.2 of the Draft Plan identifies only approximately one-third of the site as "Existing community gardens", omitting the remainder of the green space which has been maintained by

	the Sallins Tidy Towns. The green space should be retained in full as it would enhance the public realm for the town centre.
400 Karen McDonnell	The biodiversity-rich green area at the corner of the Clane Road and Link Road is only partially recognised in the Draft Plan. Figure 10.2 of the Draft Plan identifies only approximately one-third of the site as "Existing community gardens", omitting the remainder of the green space which has been maintained by the Sallins Tidy Towns. The green space should be retained in full as it would enhance the public realm for the town centre.
409 Fergus Carpenter	The biodiversity-rich green area at the corner of the Clane Road and Link Road is only partially recognised in the Draft Plan. Figure 10.2 of the Draft Plan identifies only approximately one-third of the site as "Existing community gardens", omitting the remainder of the green space which has been maintained by the Sallins Tidy Towns. The green space should be retained in full as it would enhance the public realm.

Chief Executive's Response:

Several submissions refer to the importance to the community of the biodiversity rich community gardens known as the "Salley Gardens" at the corner of Main Street and the Sallins Link Road and request that residential development not encroach on the subject space. In that regard, it is proposed to modify Section 10.1.2 Link Road KDA of the Draft Plan to recognise the importance of the community gardens to the community and to amend Figure 10.2 provide a revised urban design framework increasing the size of the community gardens (please see Section 5, Chapter 10 Implementation).

Chief Executive's Recommendation:

Please see Section 5, Chapter 10 Implementation. No further change recommended.

Issue: The Willows KDA

Submission No. and Name.	Issue
3 Cian McGuire	The submission outlines: The Plan is strong, but The Willows KDA could use further thought. The current proposal does not allow for high-density housing nearest the train station, which is best practice. The positioning of the parklands could be reconsidered to facilitate this.
12 Pamela Cranks	Submission asserts grave concerns that Phase 1 of Willows KDA relies on already constrained R407.
18 Marc Jones	**<u>Traffic and Access/The Willows KDA</u>** States that the scale of the proposed development at The Willows KDA raises serious concerns regarding traffic congestion, particularly along the R407 route, which is already under pressure, especially at peak times associated with the nearby train station, driving commuters and school traffic. The addition of a large volume of housing without a dedicated alternative access route will significantly worsen congestion and impact road safety. States that consideration should be given to providing a separate strategic access route, potentially running parallel to the M7 with connectivity to the Naas/Johnstown (Junction 9) interchange and states that without this, the development risks undermining the Plan's own objective of sustainable movement (Section 8).
23 Mark Devine	Traffic Impact of the proposed Willows KDA development. Submits concerns regarding the traffic impact of the proposed Willows development comprising 796 residential units and extensive amenity and sports lands, all of which are to be served by a single vehicular access off the R407 Naas-Sallins Road. States that the road is already under significant pressure especially during peak hours and the addition of this scale of development, without any published Traffic and Transport Assessment, raises concerns that the Planning Authority is obliged to address before this Plan is adopted. Submits that the traffic generated by the proposed large amenity and sports park is added to the traffic generated by 796 homes, the combined transport impact will be substantial bordering on dangerous.

	The submissions questions whether either use has been assessed against the other and the concerns have not been addressed in the Draft Plan or Settlement Capacity Audit (SCA). The development can be expected to generate thousands of vehicle movements per day, especially during peak periods and the weekends when the road is always backlogged as it is. The Willows will surely create queuing, congestion and a significant road safety risk. Submission questions if the R407will be widened to accommodate this level of traffic and the cost, engineering feasibility and the timeline for those works must be identified and committed to before this zoning proceeds. States that the Council cannot zone land for 796 homes and a park on the basis that the road serving it might need to be widened at some unspecified point in the future. States a single access road at this scale represents an unacceptable risk to emergency vehicle access and states that sports facilities generate regular injury incidents requiring rapid emergency response. Most planning authorities require a second access point for development beyond 200 to 300 units and that 800 units with an array of sports pitches and courts, a single point of access is very difficult to justify under any reasonable planning standard. States that their key transport connections including the proposed bridge over the M7, which the submission suggests will cost millions, are by the Council's own admission in paragraph 8.3 of the Draft Plan, "indicative only". Submits that there doesn't seem to have been any feasibility studies, real designs or costings and the Council must address how the Willows sites achieved such high scores in the capacity matrix. Settlement Capacity Audit scores The submission notes that the Settlement Capacity Audit (SCA) assigns (the 3 Willows lands) Movement and Transport scores of 90, 83 and 70 out of 100, which are among the highest scores in the Audit for this section, which is truly difficult to understand, as these sites are served by a single access road on an already congested corridor. Further submits that Site 9 is described as "more land locked and more dependent on the delivery of Sites 7 and 8 for appropriate access and improved permeability" and questions how this site can score anything but 0 in the capacity audit and states that it is hard to understand how these sites could credibly have achieved the scores they did. Questions and Formal Requests

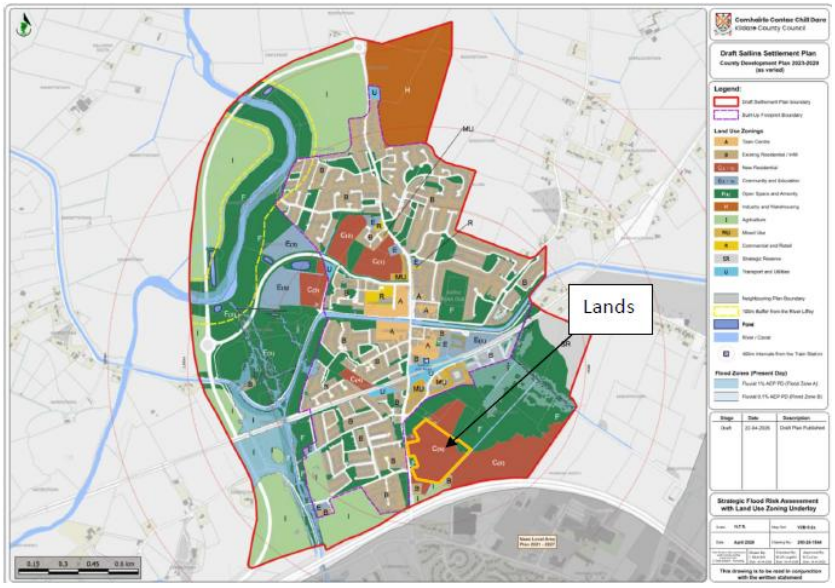
	Confirm whether a Traffic Assessment has been carried out in respect of the residential development and the amenity lands individually and in combination, as required under Section 2.12 and Section 3.4 of the Section 28 Guidelines. If one has been carried out, publish it as part of this consultation process. If one has not been carried out, explain on what basis the zoning is proposed to proceed. Confirm whether the R407 Naas-Sallins Road will require widening to accommodate the traffic generated by this development. If widening is required, set out the costs, the timeline, and the committed funding source. The Council cannot zone land for 796 homes on the assumption that road works will be delivered at some unspecified future point. Demonstrate how a single access road serving 796 homes and a major public amenity park satisfies the requirements of the Section 28 Guidelines and the TII TTA Guidelines – specifically, that the combined traffic impact can be mitigated to acceptable levels without a second access point. Confirm that adequate emergency vehicle access has been assessed. Confirm whether TII has formally consulted during the preparation of this Settlement Plan, as required under Section 11(3)(c) of the Planning and Development Act 2000 and Section 2.2 of the Section 28 Guidelines, and publish any correspondence received. Explain, the specific basis on which Movement and Transport scores of 70 and 90 out of 100 were awarded to the 3 Willows sites in the SCA and confirm whether the cumulative and combined traffic impact of all three Willows sites together with the amenity lands were factored into that assessment.
170 Sallins Business Association	The issues raised in the submission are as follows: A proposed entrance and exit from the new housing developments at the Willows and the sports field onto the Waterways development would provide residents of the Willows with direct and convenient access to the train station, retail outlets including Doctor's Surgery, Pharmacy, Post Office, Hospitality, Creche and schools, playground and other amenities within Sallins. This connection would encourage greater integration of the development into the existing community by naturally directing residents towards Sallins rather than away from it. It would also help ease congestion on surrounding roads by improving traffic distribution and reducing unnecessary vehicle movements through alternative routes.
172 Parents Assoc of St. Laurence's NS	**Movement and Active Travel – the Willows KDA**

	Submission refers to traffic congestion associated with the development of the Willows KDA, which it states is likely to place additional pressure on already constrained road infrastructure. Concerns include: Increased traffic volumes Longer journey times Safety impacts for children Reduced accessibility for emergency services Increased rat-running through residential areas School traffic and parent access
176 Noel Foy	**Monitor scale and design of "taller buildings" at The Willows** Section 2.3.2 of the Plan provides that "taller buildings could be accommodated facing the public open space located south of the Waterways" at the C(5) New Residential lands within The Willows KDA. Due to the proximity of the C(5) lands to The Waterways and preserving the canal setting, it is requested that any future planning applications are accompanied by rigorous design review, daylight/sunlight analysis, and meaningful pre-application engagement with The Waterways residents.
177 Ignat Savkin	Submission supports and agrees with the Parent's Association submission.
179 Ronan D. Owens	The submission raises the following issues in relation to the rezoning of land for the Willows KDA: Submission objects to the rezoning of lands to the southeast of the Sallins-Naas Road and outside the present LAP that includes a flood plain. States that the rezoning is contrary to Compact Development as envisaged by planners in the National Planning Framework (NPF) States that this development would result in a significant increase in traffic volumes on the Sallins Road and the additional c.600 houses would expect to result in an additional 8,000 motor vehicles on the already congested road.
182 Cllr. Fintan Brett	States that access to the Willows KDA needs to be carefully considered, especially access to the R407.
194 David Pollock	The proposed residential development, particularly the Willows KDA, will put more pressure on already constrained roads.
195 Anton Madirazza	Traffic is challenging near Oldbridge and The Waterways which will worsened by The Willows planned residential units.

	The housing proposed within The Willows Key Development Area will put additional pressure on the constrained road network. Concerns include: longer journeys, reduced accessibility for emergency services, rat running through residential areas.
203 Stephen McGibney	**The Willows Key Development Area – Scale and Impact** Submission asserts the proposed 794 residential units of the Willows KDA raises concern regarding pressure being placed on the following: Traffic and transport: increased traffic, pressure and congestion on R407, surrounding routes and junctions. Education provision: there is no post-primary school and limited school capacity. Healthcare capacity: three GPs exist with nine more GPs identified in the Plan and development will further exacerbate this issue. Noise and Environmental: noise exposure, air quality, overall residential amenity and the mitigation measures proposed do not eliminate constraints. Phasing and Delivery Risk: Plan references phased development but there is a risk that housing will delivered in early phases, key infrastructure will follow later, delivery is subject to funding and coordination challenges.
214 Jamie Swan/ **426 Jamie Swan**	**Projected population growth** States that the development of the Willows KDA seems designed to decrease the quality of life for those living in the Waterways at present. States that the projected population growth seems like an underestimation, given the scale of building envisaged, as the 794 units provided for in the Willows KDA is likely to create a population increase of around 2,358 persons. States the Plan doesn't take into account building which is already underway or has taken place since the last census. **Social Infrastructure** Refers to strain on social services in recent years especially GP services. Refers to Table 3.1, which sets out social infrastructure requirements and proposed delivery mechanisms and states that in relation to the Willows KDA the commitment to ensure that residential units are delivered in tandem with commensurate social infrastructure is not backed up with a rationale for how it will be met. States that prior to any large-scale home building, the criteria of the following submissions should be satisfied:

	Submission 1 - That no planning permission for housing in the Willows KDA be granted until the adequate school facilities are built to accommodate both the existing and proposed new population. States that the delivery mechanism for school places is the Department of Education and Youth but there is no statement on this from the Department, no planning permission seems to have been sought for new schools or an extension to the existing primary school, there is no date given for when ground is expected to be broken on new schools and no funds have been ringfenced. To grant planning permission for new large-scale housing developments in the absence of new school places would run directly contrary to the commitment that the residential units shall be delivered in tandem with commensurate social infrastructure. Submission 2 – that no planning permission for housing in the Willows KDA be granted until adequate GP provision is made for the proposed new population. States Table 3.1 identifies a need for an additional 9 GPs and the delivery mechanism listed is 'Private developer led', which it submits is very concerning given that GP services are insufficient to serve the existing population as it stands. States that leaving the provision of healthcare to private property developers does not seem likely to deliver good outcomes. States that to grant planning permission in the absence of adequate GP provision would be repugnant to the commitment that residential units shall be delivered in tandem with commensurate social infrastructure. Submission 3 – that no planning permission for housing in the Willows KDA be granted until DART+ Southwest be completed. Refers to inadequate rail service and states that the provision of adequate rail services is an essential consideration in allow the development to go ahead. Refers to the draft Railway Order submitted to ABP for DART+ Southwest in November 2024 which proposes to revolutionise capacity arriving into Heuston along the Limerick line. States that this increased rail capacity should be in place before an additional 2,358 people are added to what is now a greenfield site. Submission 4 – That no planning permission be granted for housing in the Willows KDA until the upgrade of the R407 is complete. Refers to traffic issues associated with the R407, the train station and businesses in the Waterways. States that the Plan sets out an intention to upgrade the R407 (Table 10.1) but provides no detail on the proposal and questions the adequacy

	of the road, footpaths, cycle paths and the motorway bridge to deal with the increase in traffic associated with the increase in population. Submission 5 – That no planning permission be given for routes through the Waterways, particularly public transport routes. Submission refers to Phase 2 of the Willows KDA area, which purports to create a bridge across the railway to encourage active travel by the new residents of the area with an onward connection across the new East Spine Bridge for people moving north to south, which it states will change the estate from a quiet cul-de-sac into a thoroughfare. States that the roads in the Waterways are privately owned roads and residents pay management fees for the upkeep of the common areas. The submission objects to Objective MATO 8.8, which it claims seeks to ensure that the vehicular access for any future development of the MU: Mixed Use lands are accessed from the Waterways development, which it claims amounts to a deliberate effort to attract increased vehicular traffic into the Waterways, when the development already struggles to accommodate vehicles accessing the train station. Refers to PT5 and Map Ref. V2B-8.1 of the Plan which indicates a bus route through the Waterways which the submission claims will cause buses to circle the small green area at the back of the estate or the route looping in front of existing dwellings, which it states would be inappropriate due to insufficient space, the use of the cul-de-sac by children to play and the large amount of private vehicles along the roads. States that the introduction of bus stops would seriously impact on privacy, safety and quality of life of residents, which it states is not addressed in the Plan.
255 Patrick McDonnell	The submission relates to the proposed rezoning of lands between the town centre and the M7 motorway and the Plan suggests significant residential development within 91 metres of the motorway which would appear to be in contravention with KCC's own stated policy which does not allow this.
332 Parents Association – St. Laurence's NS	The submission outlines the areas with traffic congestion in Sallins, such as near the railway station, at school drop-off and collection times, around Church Avenue and Main Street and the proposed Willows KDA is likely to cause additional pressure.
402 Stephen Molloy	The submission raises the following: Provide a new vehicular access between the zoned C(5) lands, The Willows Key Development Area (KDA), and the Waterways development ('Mixed Use' zoned land).

	It is proposed in the Draft Plan to have one access point from the R407 into the zoned C(5) lands, The Willows KDA. Creating a secondary connection through the Waterways would improve permeability. Improved permeability would help merge the new future community into the wider community, encouraging integration, connectivity, and safer movement away from the R407. An excerpt from Figure 10.4 of the Draft Plan is submitted showing a new access point, outlined in yellow, indicated where the Eastern Spine meets the Waterways. This additional access would allow residents from the zoned C(5) lands, The Willows KDA, to have additional access to amenities, including the Train Station, convenient / retail stores, schools, the church, playgrounds, the canal, and GAA fields. A connected layout between the zoned C(5) lands, The Willows KDA, and the Waterways would support a stronger sense of community and promote accessibility, walkability, and sustainable transport within residential developments. An excerpt of Map V2B-8.1(Transportation Measures) is submitted showing the movement and active travel measures, specifically related to zoned C(5) lands, The Willows KDA.
287 Thoval Properties	The submission from Thoval Properties, the owners of lands comprised in Folio KE11949F, which comprise approximately 6.13 hectares of lands located within the settlement boundary for Sallins and are designated as C: New Residential within the C5 the Plan area, shown below.  The submission welcomes and supports the proposed variation generally and specifically as it affects the lands in its ownership. The submission notes that Thoval Properties is an established independent housebuilding company that has engaged in the construction and delivery of high-quality homes for in excess of 50 years over two generations having delivered housing (and

	commercial employment generating development) in County Kildare including in Newbridge, Naas, Athgarvan and Rathangan. The submission notes that should the Variation (Sallins Settlement Plan), as it applies to the subject lands, be adopted Thoval Properties will move quickly to begin the development process. Notes that a design team has already been engaged, with a view to lodging an application before the end of the year to allow commencement of site in 2027. The submission notes that Thoval Properties is willing to engage with any third party landowners to ensure efficient, coherent, timely and orderly delivery of houses and other necessary social and physical infrastructure.
406 Gavin Brangan	States traffic congestion along R407, railway station, Kerdiffstown road during school times, Church Ave and Main Street and the proposed residential development, particularly the Willows KDA, will put more pressure on already constrained roads. Concerns include increased traffic, longer journey, safety for children, reduced accessibility for emergency services, rat running through residential areas, school traffic and parent access.

Chief Executive's Response

It should be clearly understood that the Urban Design Framework for the Willows Key Development Area (KDA) is not intended to act as a site layout map from which precise measurements can be or should be extracted. The Framework should be seen as an overarching guide to assist key stakeholders in the development planning process and must be read in conjunction with the accompanying Design Brief.

The majority of submissions relating to the Willows KDA site are concerned with the impacts of increased traffic as a result of the development of the quantum of housing proposed on the site and the associated projected population increase as set out in the Draft Plan. Concerns are also expressed in relation to the impacts of increased traffic in the area due to the development of a substantial number of amenities and facilities consisting of playing pitches, basketball, tennis and padel courts, and social infrastructure and amenities on the subject lands as set out in Section 10.1.4 and Figure 4 of the Draft Plan.

Density

The suggestion that the Willows KDA proposal does not allow for high-density housing nearest the train station, which is best practice, and the positioning of the parklands could be reconsidered to facilitate this is not accepted. The Draft Plan has been prepared with due regard to the Section 28 Guidelines Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) which includes a methodology to assist Planning Authorities in integrating national planning policy in relation to residential density into statutory settlement plans. In applying the Guidelines, the Planning Authority (i) identified the applicable settlement category for Sallins, (ii) identified the most applicable area type based within the settlement category and then (iii) defined density ranges for the area. In that regard, Sallins is a town with a 5,000+ population located outside the designated metropolitan area of a city, which is identified as a Large Town in the Guidelines, where densities of 30 dph – 80 dph shall be open for consideration at accessible suburban/urban extension locations. Taking proximity to the Sallins-Naas Train Station into consideration, it was considered that a density of 60 dph was appropriate for the Willows KDA site however, this should not be taken as a definitive density. The detailed design and development management process will, through consideration of all of the sites unique characteristics, determine the most appropriate density and design.

In relation to the comment that the re-positioning of the parkland should be considered in order to facilitate higher density housing near the train station is noted. However, the layout of the Willows KDA has been determined by the findings of the Section 28 Ministerial Guidelines 'Strategic Flood Risk Assessment' (SFRA) that was prepared to inform the Draft Plan and informs policy and land use decisions in areas that have been assessed as being at risk of flooding.

Traffic impacts of the development of the Willows KDA

Many submissions refer to the existing traffic congestion on the R407, especially at peak times associated with the nearby train station, commuter and school traffic, and the effect that the development of the Willows KDA will have on the Oldbridge and

Waterways development. Concern is raised over the impact that an additional 794 residential units will have on the existing situation, in tandem with the traffic generated by the amenities proposed on the lands zoned F: Open Space and Amenity within the site. It should be noted that concerns relating to traffic issues around the subject site are comprehensively dealt with in the Chief Executive's Response to issues raised with respect to Section 8 Movement and Active Travel. It is noted that Section 8 of the Draft Plan supports a series of movement and active travel measures, including improvements to the public transport network, permeability and active travel. These measures are illustrated on Map V2B-8.1 and detailed in Table 8.2. It is considered the proposed movement and active travel strategy for Sallins provides a balanced approach to transport provision in which the needs of sustainable modes are prioritised while still accommodating necessary vehicular circulation and movement both through the area and integration as part of the strategic transport links to the wider area.

The reference to a requirement for a Traffic and Transport Assessment (TTA) to be carried out during the preparation of the Draft Plan is noted in Submission No. 23. However, the Draft Plan was informed by the Naas-Sallins Transport Strategy, which was prepared as a separate standalone process to provide a long-term transport framework for Naas and Sallins and presents a comprehensive analysis of the prevailing transport situation and presents potential solutions to improve conditions for active modes, private motorised vehicles and public transport. The transport strategy has informed the movement and active travel measures in the Plan, and it is an objective of Kildare County Council to support and promote the use of sustainable transport modes in Sallins through the implementation of the measures illustrated on Map V2B-8.1 and detailed in Table 8.2 (MATO 8.1). It is noted that the Council requires the submission of a Traffic and Transport Assessment (TTA) as part of planning applications for larger developments as provided under Section 15.7.4 and of the CDP.

R407

Several submissions concerning the capacity of the R407 and the proposed access from the R407 to the Willows KDA site including the costs, timeline and the committed funding source in respect of the proposed works to the R407 are noted. It should be clearly understood that the Urban Design Framework for the Willows KDA is not intended to act as a site layout map from which precise measurements can be or should be extracted. The Framework should be seen as an overarching guide to assist key stakeholders in the development process and must be read in conjunction with the accompanying Design Brief. It is noted that the location of the proposed access road to the subject site as referred to in the submissions is at present indicative, albeit it would connect to the R407 to the west of the site. As stated, a Traffic and Transport Assessment is typically prepared during the planning application stage in respect to proposals where the development would generate a substantial number of additional vehicle trips or where there are concerns about traffic capacity, proximity to strategic transport corridors, congestion, road safety, or access arrangements.

Furthermore, it is an objective of the Draft Plan to co-operate with the Department of Transport, the National Transport Authority (NTA), Transport Infrastructure Ireland (TII), Irish Rail, Local Link and other stakeholders to improve the provision of public

transport in Sallins, including lobbying for an upgraded Sallins Trains Station, the delivery of a third platform, and the delivery of a local bus service with associated bus stops (MATO 8.4). In addition, Objective TM O20 of the CDP seeks to ensure new development areas are fully permeable for walking and cycling at a minimum, public transport (where appropriate) and provide for filtered permeability for private vehicle access in accordance with the NTA Permeability Best Practice Guide in order to give a competitive advantage to active travel modes for local trip making.

Consultation with Transport Infrastructure Ireland (TII).

Submission No. 23 seeks confirmation that Transport Infrastructure Ireland (TII) was formally consulted during the preparation of the Draft Plan. The TII is a statutory consultee during the preparation of a variation of the CDP (Section 58 of the Plannign and Development Act 2024 (as amended). The TII provided their analysis of the Draft Plan during the public consultation period via submission (No. 208 refers).

Submission No. 18 suggests that consideration should be given to providing a separate access route, running parallel to the M7 Motorway with connectivity to the Naas/Johnstown Junction 9 interchange. In that regard, the M7 Motorway is one of Ireland's principal strategic transport corridors, which was designed as a high-capacity, limited-access motorway where access is provided only at carefully planned grade-separated junctions and falls under the responsibility of Transport Infrastructure Ireland (TII). Furthermore, the suggested route is located outside the subject site and Plan area and is, therefore, outside the remit of this land use plan for the town of Sallins.

The concern raised in relation to reduced accessibility for emergency services in Submission No. 23 and Submission No. 406 is noted. However, it is important to note that this is a matter for An Garda Siochana, the National Ambulance Service, the Health Service Executive and the Local Authority Fire Service. It is noted that these statutory organisations are generally consulted during the assessment of a development proposal and these matters are outside the remit of a land use plan.

Settlement Capacity Audit Scores – Movement and Transport

The contention in Submission 23 that there is a disconnect between the findings of the Settlement Capacity Audit (SCA) and the zoning of residential land, with particular reference to Site 9, is rejected.

Kildare County Council considers that in the absence of Ministerial Guidelines and/or a standardised methodology in the Development Plan Guidelines, the methodology adopted is evidence-based, objective, robust and supports the zoning of lands that facilitate the consolidation of the existing built-up footprint and the sequential development of Sallins. This methodology has been applied across all plan making processes over the past 5-8 years and has been commended by the OPR and others. The subject lands are in an accessible location adjacent to the Sallins Train Station and sequential to the town's Built Up Footprint and therefore in accordance with national policy.

Monitor scale and design of 'taller buildings' at the Willows KDA.

The comments in relation to buildings heights are noted. The CDP adopts a contextual approach to building heights suggesting that there is scope for higher densities without the need for taller buildings but suggests that there are some cases where it may be appropriate to integrate taller buildings into the urban environment in order to maximise the most efficient and sustainable use of land at strategic locations such as around high-capacity transport corridors such as a high frequency bus route or railway. Having regard to the receiving environment, the Draft Plan identifies the Willows KDA as being suitable for the integration of taller buildings that are taller than the prevailing building heights in Sallins. From a policy perspective, the Section 28 Building Height Guidelines (2018) issued by the Department of Housing, Local Government and Heritage, which set out clear parameters for building height having regard to a site's location, accessibility, and proximity to existing and planned public transport and services.

The application of these national guidelines is undertaken in tandem with the policies and objectives of the Kildare County Development Plan 2023-2029 (as varied), which translate building height principles into a local policy context. The approach ensures that building height is assessed objectively based on the assessment of a detailed planning application.

In relation to the request that meaningful, pre-application engagement be had with the residents of the Waterways in any future planning applications is noted. In that regard, public participation is a key element of the planning system and written submissions may be made by members of the public on any proposed planning applications within the statutory consultation period.

Zoning for Willows site is contrary to the National Planning Framework (NPF)

Submission No. 179 objects to the re-zoning of the Willows site due to its location outside the present settlement plan area on lands that include a floodplain, which it states is contrary to the National Planning Framework. In this regard, it is noted that The Willows KDA site is located within walking distance of the Sallins-Naas Rail Station that services the Intercity service between Dublin and the provincial cities of Cork, Galway, Limerick and Waterford. This line also serves commuter service between Portlaoise and Heuston Station and the Grand Canal Dock, Dublin. In that regard, the Draft Plan zones the subject lands that are currently unzoned to C(5): New Residential, F: Open Space and Amenity and SR: Strategic Reserve to facilitate the development of the Willows KDA, during the lifetime of the Plan and beyond. The land use changes align with provisions of the CDP which promote sustainable urban growth in proximity to the rail network and the National Planning Framework (NPF). The contention in Submission No. 214 that the Plan doesn't take into account building which is already underway or has taken place since the last Census. In that regard, attention is drawn to Table 2.2 which sets out housing completions and extant permissions between Census 2022 and Q1 2026, and Table 2.3 which sets out the housing and population growth to 2029 and beyond.

Delivery of Social Infrastructure.

Submission No. 214 requests that prior to any large-scale housing building there should be a commitment to ensure that residential units are delivered in tandem with

commensurate social and infrastructure services such as schools, GP services, the upgrade of the R407 and the DART+ Southwest project. In that regard, aside from some exceptions such as education facilities, healthcare, public parks, and a community centre, the majority of new infrastructure envisaged to be delivered in Sallins will be developer-led and will be delivered in tandem with development on sites. Objective SIO 3.10 of the Draft Plan requires the application of a Special Development Contribution on Key Development Areas for the delivery of social infrastructure where specific exceptional costs are not covered by the Council's Development Contribution Scheme or through developer led provision and in tandem with housing delivery.

With reference to school provision, the Department of Education and Youth states in their submission (No. 315, Section 4 of this Report) with respect to the population growth that 'the requirement for these potential new school facilities may not arise until a sizeable portion of the planned new residential development has been completed and the subsequent population growth materialises'. It is important to note that the Sallins Settlement Plan is a land use plan which guides the development of land in a structured and sustainable manner. It does not, however, come with an associated funding mechanism or dedicated budget for the delivery of specific infrastructure projects. The delivery of new schools and acquisition of land is the responsibility of the Department of Education and Youth, and it is therefore outside the remit of a land use plan to set out specific timelines or planning conditions in relation to the delivery of educational infrastructure. The role of the Planning Authority in relation to the provision of educational facilities is to identify suitable sites to be zoned for educational use. In that regard, this Plan has zoned lands as E: Community and Education adjacent to St. Laurence's National School for the expansion of the school (E(1)), on the Sallins Link Road for a future primary school (E(3)) and south of the Link Road for a post-primary school (E(2)). Notwithstanding this, Objective SC O70 of the CDP requires social infrastructure audits to be submitted with development proposals to outline up to date capacity and enrolment figures of schools within the catchment with verification in writing by individual schools.

The submission refers to the requirement for an additional nine GPs in Sallins and states that leaving the provision of healthcare to private property developers does not seem likely to deliver good outcomes. For clarity, Table 3.1 sets out a summary of Social Infrastructure Requirements and the delivery mechanism associated with each requirement. As already outlined, Objective SIO 3.10 of the Draft Plan requires the application of a Special Development Contribution on Key Development Areas for the delivery of social infrastructure where specific exceptional costs are not covered by the Council's Development Contribution Scheme or through developer led provision and in tandem with housing delivery.

With reference to the request that no planning permission for housing be granted in the Willows KDA until DART+ Southwest and the upgrade of the R407 is delivered. In that regard, MATO 8.4 of the Draft Plan states that it is an objective of the Draft Plan to co-operate with the Department of Transport, the National Transport Authority (NTA), Transport Infrastructure Ireland (TII), Irish Rail, Local Link and other stakeholders to improve the provision of public transport in Sallins, including lobbying for an upgraded Sallins Trains Station, the delivery of a third platform, and the delivery of a local bus service with associated bus stops (MATO 8.4).

Regarding the delivery of measures, as outlined in Section 8.3 of the Plan, the timescales provided for Movement and Active Travel Measures are indicative only and will be subject to funding and resource availability. In addition, it is important to note that the Plan is a land use plan. The design, delivery and implementation of measures identified in Chapter 8 – Movement and Active Travel are outside of the remit of the Plan and responsibility for same are a matter for many agencies, It is not warranted to amend the delivery timeframes. However, the inclusion of clear objectives within a statutory plan is a critical first step in securing future funding and support.

Provision of public transport within the Waterways development.

Concerns in relation to increased traffic and bus routes and bus stops within the Waterways development is noted. The Draft Plan sets out measures related to the provision of public transport at Table 8.2 and includes Objective MATO 8.4 to actively engage and co-operate with the Department of Transport, the National Transport Authority (NTA), Transport Infrastructure Ireland (TII), Irish Rail, Local Link and other stakeholders to improve the provision of public transport in Sallins, including lobbying for an upgraded Sallins Train Station, the delivery of a third rail platform, and the delivery of a local bus service with associated stops. The implementation of these measures is a matter for the relevant stakeholders and does not fall within the remit of this land use plan.

Objective MATO 8.8

With reference to Objective MATO 8.8, it is worth noting, for clarification, that this objective was included following the refusal of planning permission (KCC Pl. Ref. 22827). In that instance, the proposed vehicular entrance on the R407 Regional Road, located adjacent to the train station car park, existing junctions, and a bus stop, was considered deficient in accommodating increased vehicular movements to and from the site. The proposed access (KCC Pl. Ref. 22827) was therefore deemed to pose a hazard to traffic and vulnerable road users, due to the potential for vehicular obstruction and conflict on the public road, cycle track, and footpath network. Further clarification can be found on MATO 8.8 under Section 4 of the report with regards the issues raised with respect to Chapter 8 Movement and Transport.

Quality of Life issues

The contention in Submission 214 that the development of the Willows KDA seems designed to decrease the quality of life for those living in the Waterways at present is not accepted. The Draft Plan seeks to ensure that the growth of the town does not in any way undermine residents' quality of life. In this regard, the Draft Plan incorporates a comprehensive range of provisions and delivery mechanisms to ensure that place quality is prioritised in Sallins over the life of the Plan.

Motorway Setback

Submission 255 contends that the proposal to develop the Willows KDA on lands between the town centre and the M7 motorway and the Plan and suggests that significant residential development within 91 metres of the motorway would appear to be in contravention with KCC's own stated policy which does not allow this. AS per

Section 15.7.7 of the CDP the 91m minimum setback relates to building lines from public roads in rural areas.

Access between the Waterways and the C (5) lands.

Submission 402 and Submission 170 refer to the benefits of having vehicular access between the C (5) lands and the Waterways Mixed-Use lands in addition to the proposed access point from the R407, which would also improve permeability. In that regard, it should be noted that Figure 10.4 of the Draft Plan provides an indicative layout of the Willows KDA lands. Furthermore, the Council requires the submission of Traffic and Transport Assessment (TTA) as part of planning applications for larger developments on the Willows KDA site as provided for under Section 15.7.4 and of the CDP, which will consider access. As proposed in the Draft Plan, the Willows KDA site provides for sustainable transport and active travel links to the train station and amenities in the Waterways development.

Submission No. 287 which welcomes and supports the proposed variation generally and specifically as it effects the lands in its ownership is noted.

Chief Executive's Recommendation

No change recommended.

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Bodenstown Employment Area

Issue: Traffic Management, HGVs and Road Safety

Submission No. and Name.	Issue
12 Pamela Cranks	Submission is concerned the warehousing would increase HGV activity.
18 Marc Jones	Submission states that the proposed uses including warehousing, logistics and light industry have the potential to generate increased HGV traffic. States that stronger safeguards are required on traffic management measures.
159 Stephen O'Crowley	Submission has concerns with an increase in traffic including HGVs on local roads.
265 Kirsty McMuldroch **362 Laura Buckley**	Submission states the Bodenstown Employment Area would increase commuter traffic, additional HGV's, increase pressure on the existing congested junctions and roads. At peak times it is already difficult and dangerous to exit the road coming from Bodenstown safely due to traffic volumes. Insufficient evidence that the required road upgrades and traffic management measures can adequately deal with the increase in traffic generated by this proposal.

Chief Executive's Response

Objective EDO 5.6 in Chapter 5 of the Plan states that any development proposal at the Bodenstown Employment Area will be subject to a Traffic and Transport Assessment to ensure there are no negative impacts on the local and national road network. This will form part of any planning application for the development of the site in accordance with the TII publication Traffic and Transport Assessment Guidelines (2014). This assessment will examine inter alia, exiting conditions, traffic forecasting, road impact, cumulative impacts and road safety and a range of mitigation measures.

However, in relation to concerns relating to HGV activity it is considered appropriate to introduce an objective to the Plan to support HGV restrictions in the town centre. HGVs would be required to re-route around the Sallins Bypass to facilitate town centre improvements for active travel and road safety. In this regard, HGV traffic entering and existing the Bodenstown Employment Area would be required to avoid using the R407 through the town centre of Sallins.

Chief Executive's Recommendation

Chapter 8 'Movement and Active Travel', Section 8.4 'Movement and Active Travel Objectives' insert additional objective as follows:

MATO 8.X Investigate the feasibility of implementing Heavy Goods Vehicles (HGV) restrictions, following the re-classification of the R704 Sallins Road to a local road.

Issue: Scale, Buffer Zone, Building Heights and Impact on Residents

Submission No. and Name.	Issue
12 Pamela Cranks	Submission requests height restrictions are applied and distance buffer zones defined. Submission is concerned that warehousing would overlook the back gardens of houses in existing residential areas (Bodenstown and Hillview) with unsightly visual impact. Requests consultation with residents of the area to protect existing wellbeing of residents. Submission is concerned with increase in noise and lighting impacts. Requests controls on noise, lighting and hours of operation to protect existing wellbeing of residents.
18 Marc Jones	Submission refers to the development of employment lands at Bodenstown as an important economic opportunity but states that are significant concerns regarding the proximity of these lands to existing residential areas, particularly along the Clane Road, Hillview and Sallins Park. States that while the Plan refers to high quality placemaking and design frameworks, there is insufficient detail regarding buffering, building heights, visual impact and separation distances from existing homes. States that stronger safeguards are required to protect residential amenity including buffer zones, landscaping, and restrictions on building scale where developments interface with housing. Submission states that the proposed uses including warehousing, logistics and light industry have the potential to generate noise and lighting impacts. States there is a risk that the quality of life for existing residents will be significantly impacted.
159 Stephen O'Crowley	Owner's property backs onto fields in Figure 10.5 where the industrial development is proposed and has concerns about the close proximity of this development with residences. Concerns include loss of privacy, visual impact and negative impact on property valuation.

	Submission has concerns include noise pollution during construction, noise and light pollution when development completed. Asserts current proposals of large-scale warehouses are too close to houses and will have a negative impact on residents.
182 Cllr. Fintan Brett	The submission has reservations about the land zoned Industry and Warehousing at the rear of houses on the R407, north of Sallins Park and Hillview estate.
265 Kirsty McMuldroch **362 Laura Buckley**	Submission objects to the scale of the employment area. States the proposed 'H: Industry and Warehousing' introduces industrial style development directly beside established housing estates. Residents will experience loss of privacy, visual intrusion and a reduced quality of life. States concern the development would alter the character of the area and the lands provide visual relief between residential areas and larger-scale development States the landscaping buffers are inadequate to protect existing residents from the scale and intensity of the development proposed. Submission states residents will experience air pollution, noise and light pollution.

Chief Executive's Response

Section 15.9.2 Industry and Warehousing Development in Volume 1 of the County Development Plan states that landscaping plan with a buffer zone (minimum 5-10 metres) is required where development adjoins another zoning or where it would impact on the amenities of adjoining land uses. Furthermore, Section 10.1.5, Bodenstown Employment Area, states the urban design principles of any proposal should not have a negative impact on residential properties located adjacent to the south and southwest boundary of the site. It is advised that a landscape buffer should be provided between existing adjoining residential, the scale of which would be based on the height and massing of the proposed build form. However, it is considered appropriate to require a buffer area of a minimum 20 metres.

The scale, massing and height of any future development will form key considerations in the assessment of future planning applications for the development of the employment lands. The impact on residential amenity of adjoining properties as per Section 15.9.2 of the Development Management Standards will be a key consideration. Notwithstanding, additional text with respect to height and massing will be added to the urban design framework.

The concerns regarding noise, air and lighting impacts are noted. Section 15.9.2 states that any industrial or commercial development shall not be injurious to the residential amenity of adjoining properties. The following objectives in the CDP regarding noise, lighting and air impacts from developments;

IN O59: Ensure that all future development is in accordance with the EU Ambient Air Quality and Cleaner Air for Europe (CAFÉ) Directive (2008/50/EC).

IN O65: Ensure that noise levels caused by new and existing developments throughout the county do not exceed normally accepted standards;

IN O68: Require the design of external lighting schemes to minimise the incidence of light spillage or pollution into the surrounding environment having regard to the residential amenity of surrounding areas and the need to mitigate adverse impacts on sensitive fauna and protected species;

IN O69: Investigate measures to improve the approach to street lighting and ensure new developments are lit appropriately protecting environmentally sensitive areas.

Chief Executive's Recommendation

Chapter 10 Implementation, Section 10.1.5 Bodenstown Employment Area, amend the text under Urban Design Principles as follows:

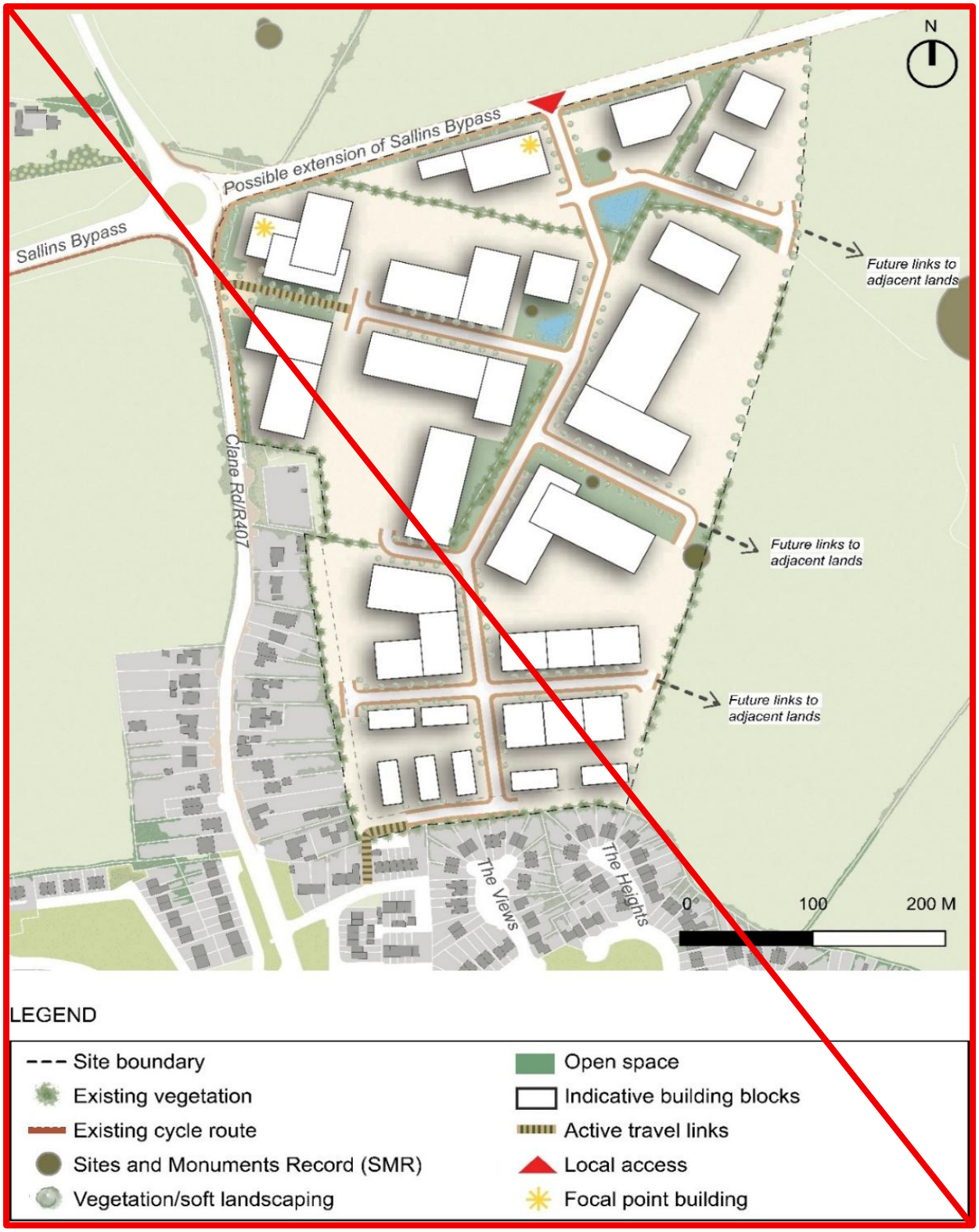
- The *height and massing of the proposed built form* ~~proposal~~ should not have a negative impact on residential properties located adjacent to the south and southwest boundary of the site.
- A landscape *berm located within a* buffer *area of minimum 20 metres* should be provided between existing adjoining residential areas to the west and south and new development. *However,* the *final extent and* scale of the landscape buffer *should be determined* ~~*would be*~~ based on the height and massing of the proposed build form.

Chapter 10 Implementation, Section 10.1.5 Bodenstown Employment Area, amend the text under Green Infrastructure, Landscaping and Surface Water Drainage, as follows:

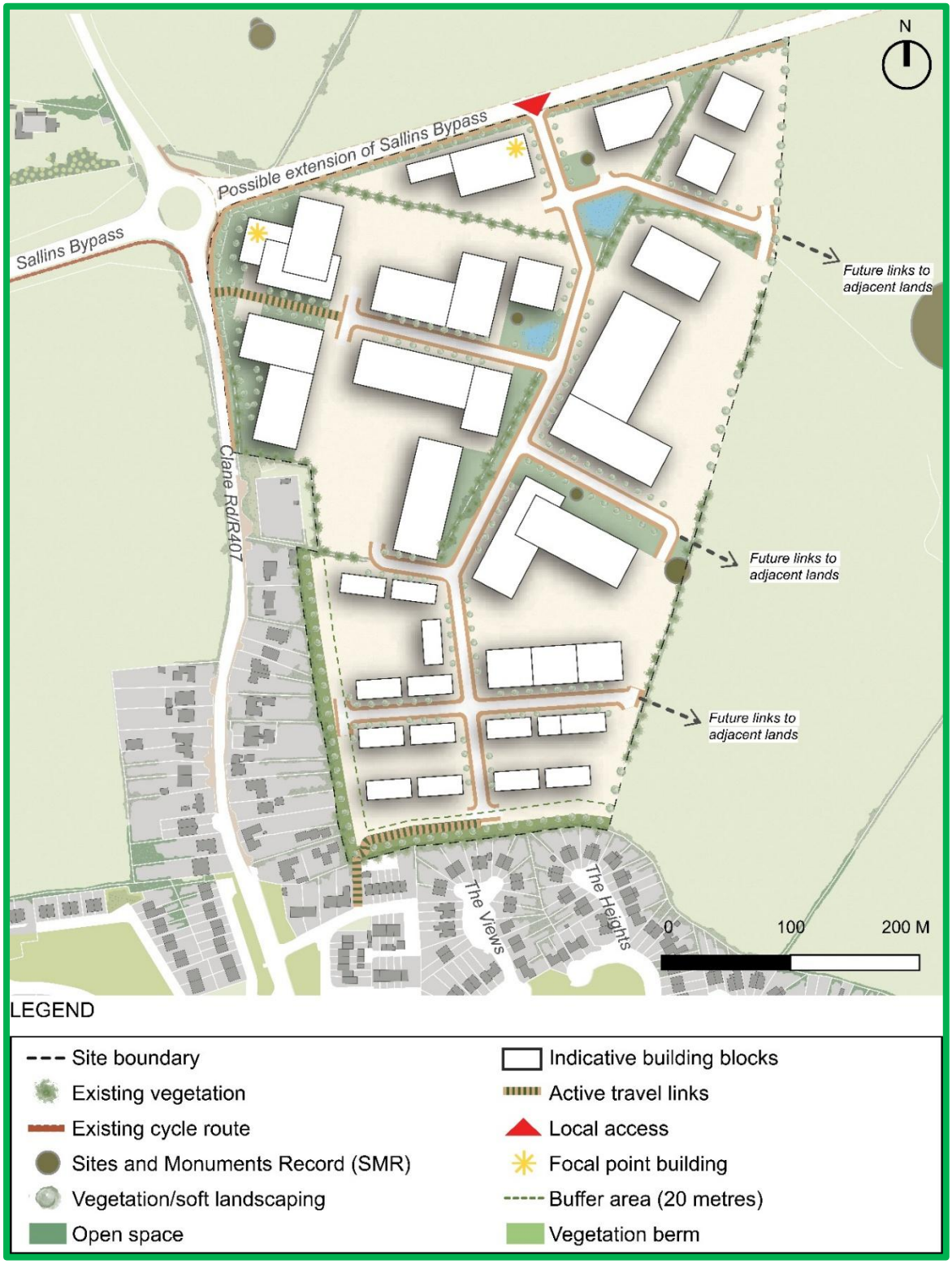
- The proposed development should seek to incorporate appropriate urban tree planting along internal streets *and landscaped berm,* to define the street layout and provide visual separation between industrial units *and adjoining properties,* while also contributing to an overall increase in urban tree canopy coverage in accordance with Action BI A29 of the CDP.

Chapter 10 Implementation, Section 10.1.5 Bodenstown Employment Area, remove Figure 10.5: Bodenstown Employment Area, and replace with revised urban design framework as follows:

Figure 10.5: Bodenstown Employment Area



Replace Figure 10.5: Bodenstown Employment Area with:



Issue: Zoning of the Bodenstown Employment Area

Submission No. and Name.	Issue
182 Cllr. Fintan Brett	Submission states that this site should be residential and any provision of industrial units should be provided elsewhere.
265 Kirsty McMuldroch **362 Laura Buckley**	The submission understands the need for balanced development and employment opportunities, however, there is still amenity issues existing in the area. Submission objects to the location of the employment area. Residents will experience loss of green / rural space and the Bodenstown Employment Area would remove greenfield land. States the current lands provide biodiversity value between residential areas and larger-scale development.

Chief Executive's Response

The Economic Strategy of the Kildare County Development Plan identifies two areas in the county as economic clusters, one if which is the Sallins-Naas-Newbridge Economic Cluster. Section 5.2.4 of the Sallins Settlement Plan recognises the strategic opportunity the Bodenstown Employment Area presents for economic development given the scale, profile, high quality connectivity; offering substantial capacity to accommodate a diverse mix of employment generating uses whilst , leveraging connectivity and access to a strategic transport network to fulfil its role within the Sallins-Naas-Newbridge Economic Cluster.

In addition, the submission from the Office of the Planning Regulator (Submission 381, Section 3 of this Report) welcomes the zoning of the significant Bodenstown Employment Area as part of the Kildare Economic Cluster. The submission further states the employment lands have high-quality connectivity to the regional and national transport network and has the potential to meet the identified sectoral growth opportunities to address the issue of the target job ratio in Sallins being considerably lower than that recommended in the County Development Plan (CDP).

It is important to note the Regional Spatial and Economic Strategy (2019-2031) stated that Sallins is one of the towns across the region which recorded the highest growth rates in the country over the last ten years (>32%), and which have lower levels of employment provision. Therefore, it is imperative that this strategic landbank is preserved for employment to enable economic and employment-based development opportunities in Sallins to match and catch-up on housing delivery to provide for employment growth and reverse commuting patterns.

Protecting local biodiversity is a key consideration of the Sallins Settlement Plan. As part of the preparation of the Plan a habitats mapping exercise was undertaken which informed its land use zoning objectives. Lands which are zoned for Industry/Warehousing took consideration of the outputs of this habitats mapping exercise to avoid zoning for employment uses on lands which are considered to have ecological potential or higher ecological potential. Section 10.1.5 of the Plan states development should integrate, protect and enhance the existing natural

features in the overall design, including hedgerow and treelines to safeguard existing biodiversity and ecological networks.

Chief Executive's Recommendation

No change recommended.

Issue: Pressure on existing Infrastructure

Submission No. and Name.	Issue
265 Kirsty McMuldroch **362 Laura Buckley**	The submission understands the need for balanced development and employment opportunities, however, there is still infrastructure issues existing in the area. States residents will experience increased pressure on water and electricity supply. The proposal for the lands represents over-development of the area without the necessary infrastructure and community needs delivered first.

Chief Executive's Response

Extensive consultation took place with Uisce Éireann during the preparation of the Draft Plan, particularly in relation to the Settlement Capacity Audit to determine which sites are serviced or serviceable during the lifetime of the Plan. The Bodenstown site (Site A) is 'serviceable'.

Uisce Éireann, in their submission to the Draft Plan (Sub No. 091), advised that it is 'feasible to service for low water using industry and warehousing' at the Bodenstown Employment Area. In addition, Table 10.2 'Implementation and Infrastructure Delivery Schedule' of the Plan states the Bodenstown Employment Area is in very close proximity to the public sewer network (<10m) and there is a watermain on the adjacent road with no site-specific constraints envisaged.

Section 9.2 of the Plan states with respect to the Electricity Network Infrastructure that Sallins is currently operating at capacity. However. the submission from ESB (Submission No. 416) states it is essential that electricity networks are expanded and reinforced in the coming years to address critical capacity shortages and support national growth objectives. To address this, ESB Networks' PR6 Business Plan proposes a €13.4 billion programme to reinforce network capacity. Objective IEO 9.1 of the Plan states that the Council will work in conjunction with ESB Ireland to prioritise and facilitate the provision if adequate electricity that will support the demand of existing and future population growth in Sallins.

Chief Executive's Recommendation

No change recommended.

Submissions relating to land use zoning objectives

Issue: Oldbridge Park (F zoned Lands)

Sub. No.	Name
65	Kelsey Cunningham
66	Oswaldo Rojas
123	Sarah Jane Moorhouse
166	Elzbieta Hogan
176	Noel Foy
193	Eric Fitzharris

Sub. No.	Name
195	Anton Madirazza
196	Colm Moylan
197	Duong Pham
259	Vincent Harris
304	Grainne Ni Bhraonain
412	Hugh Byrne

A summary of each submission is included in Appendix B for reference.

The issues raised in the submissions received in relation to the retention of 'F: Open Space and Amenity' in Oldbridge Park are:

- **Loss of Open Space:** The rezoning of the lands to 'C: New Residential' would diminish the green space having a negative effect on the green infrastructure in the area and quality of life. Concerns are also raised that rezoning would set a precedent for the incremental loss of open space within established residential areas. Submissions state that the lands would be more beneficial if retained for community uses in the residential area such as allotments, parklands, and community growing spaces. Residents expected the lands to be enhanced for the benefit of Scouts Den, the community, and wildlife.
- **Protection of the canal corridor:** Submissions highlight the importance of maintaining the buffer to the canal in terms of environmental quality, visual character, biodiversity, ecological function, and recreational value. It is stated that rezoning would conflict with the Plan's Blue and Green Infrastructure objectives and adversely affect the canal corridor, including its role as a biodiversity and habitat link.
- **Existing infrastructure deficits:** Various submissions state that there are existing shortages already for primary school places, secondary school places, crèche and afterschool facilities, GP and medical services and additional high-density residential development would place more pressure on local services.
- **Traffic, Access, and Parking Impacts:** Submissions raise concerns regarding existing congestion, inadequate parking, and road safety issues. Particular reference is made to access constraints, turning difficulties, and safety concerns, including those associated with the Scouts Den and cul-de-sac access arrangements. Public transport capacity issues are also highlighted stating that it is overcrowded and emergency vehicles will be negatively affected.

- **Residential Amenity Impacts:** The submissions asserts that the proposed residential development of 30 no. apartments will have a detrimental effect on the residential amenity. Submission states there will be a loss of privacy, overlooking and overshadowing, increased noise, and overall, a change in character of the area due to high density. The proposed residential apartments are incompatible with the low-density character of the area.
- **Previous Refusal:** The submissions highlight that the residential scheme was refused planning permission and the rezoning request does not address any of the reasons of refusal. It is asserted that the rezoning is an attempt to bypass the refusal reasons and that the proposed rezoning does not address any of the planning concerns.
- **Flood Risk and Land Suitability:** Various submissions state that the proposed residential development is identified in Flood Zone C, and it is located adjacent to areas of known flood risk. in the context of climate change, retaining the zoning as 'F: Open Space and Amenity' represents a more appropriate and less vulnerable land use.
- **Housing Strategy and Alternative Lands:** Submissions note that there are alternative suitably zoned lands available for residential development and that the limited number of units proposed does not justify the loss of protected open space. Submissions raise that the sites serviceability should be weighed against the Plans findings, such as Table 9.1 which states that electricity network is "currently operating at capacity" and that water and wastewater may require developer-driven upgrades. The rezoning of the lands would undermine the evidence based approach in the Plan.

Chief Executive's Response

The comments regarding the reasons to support the retention of the as 'F: Open Space and Amenity' are noted.

The subject lands are located between the Grand Canal and an established residential development – Oldbridge. The subject lands did not form part of the planning application for Oldbidge Park to the east. The lands are currently fenced off and do not serve any recreational function. In this regard given the location of the lands and the quantum of existing F: Open Space and Amenity' provision at this area which extends to 1.51 hectares, it is considered that development of the two parcels of land as requested under Submission No. 32, which represent 45% (0.68 hectares) at this location, is accepted.

A Social Infrastructure Audit (SIA) was prepared by Kildare County Council (KCC) for the purposes of informing the Plan. A small portion to the north of the subject lands were mapped as amenity green spaces and subsequently included in the calculations in the audit. The amenity green space identified shall not be zoned 'C: New Residential'.

With respect to concerns raised relating to increased traffic congestion arising from the development, this matter will be assessed on its own merits as part of any planning application for the site. Furthermore, the issues related to, inter alia, residential amenity, overlooking, noise, and loss of privacy falls within the scope of development management process as part of the assessment of a planning application for the site.

With regard to concerns relating to biodiversity loss, it should be noted that the protection and enhancement of biodiversity in Sallins is a key priority of Kildare County Council. This green and blue infrastructure has been illustrated on Map V2B-6.1 (Green and Blue Infrastructure) and is protected by Objectives GBIO 6.1 and GBIO 6.3. The boundaries of the subject lands have been mapped and will be protected by these objectives.

In relation to the concerns raised in relation to the flood risk, the western boundary of the subject lands is located in 'Flood Zone A' and the remainder of the site is in 'Flood Zone C' (where the probability of flooding from rivers and the sea is low). However, the lands are shown to be in the High End Future Scenario flood extents. In this regard the precautionary approach has been applied and only lands outside the climate scenarios are proposed to be zoned as 'C: New Residential'. As per Objective IEO 9.7 of the Draft Plan all development proposals shall be the subject of a Site-Specific Flood Risk Assessment appropriate to the nature and scale of the development proposed, in accordance with the provisions of The Planning System and Flood Risk Management – Guidelines for Planning Authorities, DECLG and OPW (2009) and Circular PL02/2014 (August 2014).

The comments raised in relation to the lands for a community use and protection of the canal corridor is noted. It is considered that the development of the site should provide for a 40 metres setback from the canal boundary to facilitate the development of the buffer area as a valuable natural amenity space for the overall Oldbridge Park development. It is considered that the Draft Plan should be modified to include an objective that there should be no development within the 40 metre buffer.

Chief Executive's Recommendation

Chapter 6 'Green and Blue Infrastructure', Section 6.8 Natural Heritage and Biodiversity Objectives, insert new objective as follows:

GBIO X.X *Protect and enhance the lands zoned 'F: Open Space and Amenity' adjoining the 'C: New Residential' lands at Oldbridge Park by requiring the provision of a natural buffer with a minimum setback of 40 metre from the western boundary of the site. The buffer shall be maintained as a natural amenity space, free from vehicular access, roads, or built development, in order to create a high-quality green interface between existing and proposed land uses.*

Issue: Town Centre Zoning

Submission No. and Name.	Issue
29 Daniel and Caoimhe Ownes	The issues raised in the submission are as follows: **Town Centre Zoning – Parish Field** • The submission refers to the proposed town centre zoning for a site situated between the railway terrace and

Submission No. and Name.	Issue
	the town hall, the former "Parish Field" and states that it is a highly sensitive area of built heritage of significant value to the area. • The submission asserts that the town centre zoning is completely inappropriate for such a sensitive area of Sallins, it being the entry point to the village itself for the majority of the tourists travelling by rail. • The submission refers to the long-term plan which intends to support and attract tourists to Sallins and questions why it has been deemed appropriate for the tourism value of the area to put housing here on top of heritage structures. • The submission strongly contends that the construction of housing in this field will significantly diminish the tourism and heritage value of the area.

Chief Executive's Response

The comments regarding the Parish Field are noted. The aforementioned lands have been designated as 'A: Town Centre' in the Sallins Local Area Plan 2016 – 2022, Sallins Local Area Plan 2009 and the Sallins Local Area Plan 2001. As identified in the Draft Plan, the Parish Field was identified under Table 5.6, as vacant. Vacant and inactive uses reduce activity, footfall, and the overall vitality within a settlement. The Draft Plan strongly supports the re-use, regeneration, and active occupation of vacant, and underutilised sites, including backland areas, to consolidate the urban form and strengthen Sallins' role as a destination for hospitality, retail services, enterprise, and tourism. Facilitating a mix of employment uses within the urban core is essential to enhancing economic resilience, promoting sustainable travel patterns, and reinforcing the vitality of Sallins. Therefore, it is considered that the 'A: Town Centre' is appropriate for the site.

In this regard, in accordance with the Table 10.5 Land Use Zoning Matrix, numerous uses are 'Permitted in Principle' and Open for Consideration' on land zoned as 'A: Town Centre'. Furthermore, included in the Plan are measures to make the Parish Field more accessible. The movement and active travel measures set out in Section 8.3 of the Draft Settlement Plan, and as illustrated on Map V2B-8.1 (Transportation Measures), support future accessibility of the Parish Field, particularly measures W3 and W4.

Chief Executive's Recommendation

No change recommended.

Issue: Undeveloped lands

Submission No. and Name	Issue
391 Stephen Connolly	**Developer Land Banking and Failure of Existing Zoned Lands** • Outlines a key issue has been the persistence of undeveloped or delayed lands across successive plan periods and has resulted in land banking, artificial land scarcity, phased speculation, delayed infrastructure delivery, poor design outcomes in some schemes. • States the continuation of zoning should not be treated as automatic where lands have failed to deliver strategic development over previous plan cycles. Zoning is not an entitlement; it is a public planning mechanism that should respond to delivery performance. • Asserts where landowners have withheld strategic lands or failed to bring them forward, the planning authority should review the appropriateness of retaining such lands in active development status.

Chief Executive's Response

The comments regarding the persistence of undeveloped lands are noted.

The Residential Zoned Land Tax (RZLT) was introduced by the Finance Act 2021 as a land activation measure, and the principal purpose of the Residential Zoned Land Tax is to encourage the timely activation of serviced lands which are zoned for residential or mixed-use purposes. Following the making (adoption) of Proposed Variation No. 6 (Sallins Settlement Plan) is made the Council can pursue active land management of undeveloped zoned land through the Residential Zoned Land Tax (RZLT), thereby ensuring that land and building resources within existing settlements are used to their full potential.

Furthermore, it is an Action of the Council under the CDP to tackle vacant residential and dereliction within town centres through various initiatives, including, inter alia, engagement with landowners, applying for any funds made available under the Government's Housing for All plan (2021) to increase residential living opportunities in vacant or underutilised buildings, Land Activation Measures, including the use of the Derelict Sites Act, Section 59 mechanisms related to the Record of Protected Structures and Compulsory Purchase Powers (Action UD A5, refers).

Chief Executive's Recommendation

No change recommended.

Issue: Sallins Pier and Sallins Wharf (F zoned Lands)

Submission No. and Name.	Issue
360 Ronan Brazil	The submission raises the following: • Supports the retention of the 'F: Open Space and Amenity' zoning of the existing greenspaces within and adjoining Sallins Pier and Sallins Wharf. • The residents of the estates have actively managed and maintained the greenspaces, demonstrating community stewardship and a local investment for upkeep. • The greenspace provides amenity space for recreational activities such as football, hurling, and other informal games. • The greenspace supports biodiversity and ecological value. The canal-side corridor has been sensitively enhanced through rewilding initiatives, including the planting of native trees. • The retention of the current 'F: Open Space and Amenity' zoning is essential to safeguard established community and environmental benefits, and to ensure the long-term protection and appropriate use of these spaces for both existing and future residents. • The submission refers to the 'C (4)' zoning of the segment of land between Sallins Pier and Sallins Wharf. Table 2.2 lists the extant Sallins Wharf and Sallins Pier as 22 units whilst the planning permission is for 18 units (ACP 314749-22). This discrepancy should be clarified to ensure alignment between the Draft Plan and the permission. • Further to this, the submission highlights that the planning permission has not progressed, the site has been placed on the market for sale, and that the lands remain largely undeveloped since the rezoning from 'F: Open Space and Amenity'. Therefore, the lands have not delivered any residential or community benefit. • Consideration should be given to including a provision within the plan whereby, if the existing planning permission lapses without development being undertaken, the zoning of this site would revert to 'F: Open Space and Amenity'. This would ensure that in the absence of active development, the lands could be reintegrated into the wider green infrastructure network, preserving the lands amenity and biodiversity value.

Chief Executive's Response

The greenspaces within and adjoining Sallins Pier and Sallins Wharf are acknowledged. Please see response to the Submission No. 207 Vaughan Whelan under Section 6 of this report.

Table 2.2 Housing Completions and Extant Permissions and Table 2.4 Estimated Residential Development Capacity, which allocates a housing unit yield of 22 units to the C (4) lands. In that regard, it should be noted that Planning permission Ref. No. 24/61359 amended Ref. No. 21/1276 (ABP-3124749-22) to provide for 14 no. units (see Condition No. 2) added to the 8 no. units in Block B already permitted by An Bord (now Coimisiún) Pleanála, which results in a total of 22 no. units.

The comments regarding the non-implementation of the permitted development and the suggestion to revert the zoning to 'F: Open Space and Amenity' in the event of the permission expiring are noted. The introduction of a mechanism to provide for rezoning in these circumstances is not provided for under the Planning and Development Act 2024 (as amended).

Chief Executive's Recommendation

No change recommended.

Supporting Studies

Issue: Settlement Capacity Audit (SCA)

Submission No. and Name	Issue
16 Ronan O'Connell	The issues raised in the submission are as follows: **Purpose of the submission** • Concern regarding the methodology applied in the Settlement Capacity Audit (SCA) and the zoning decisions that flow from it in relation to the treatment of sites 5, 6 and 10 relative to sites 4, 7, 8 and 9. **The Core Concern** • The concern relates to the prioritisation of zoning Sites 7, 8 and 9, which are located outside the settlement boundary for residential development, while retaining Sites 5, 6 and 10 that are located within the existing Sallins LAP boundary, in their existing non-residential zonings. • States that this is directly inconsistent with the sequential approach mandated by national and county planning policy. **The Sequential Approach Requires Lands within the Existing Boundary to be Prioritised.** • Submits that NPF (2025) is clear in establishing a policy priority for compact growth. NPO 3a provides that development should be directed towards the consolidation of existing built-up areas, including the regeneration and reuse of under-utilised lands, ahead of outward expansion and this is a clear national policy direction rather than a discretionary preference. • States that where outward expansion is proposed in circumstances where suitable lands exist within the existing settlement footprint, a clear and evidence-based justification is required. • States that the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) issued under Section 28 of the Planning and Development Act 2000 (as amended) provide further guidance on the application of compact growth principles. • States that the Guidelines describe compact growth as encompassing the consolidation of the existing built-up footprint, the efficient use of available land within settlements, and the avoidance of leapfrogging and fragmented development patterns.

Submission No. and Name	Issue
	• States that Kildare County Development Plan 2023-2029 reflects these national requirements through its Core Strategy compact growth policies, its sequential approach to development in the Settlement Strategy, and Policy HSC01 requiring the prioritisation of serviced and serviceable lands within settlement boundaries. • Submits that the layered policy framework of the sequential hierarchy for residential zoning decisions is clear: 1. Land within the existing settlement 2. Land contiguous with and adjacent to the existing settlement 3. Greenfield boundary extension only where the above options are exhausted or demonstrably insufficient. - States that the Draft Plan inverts this hierarchy in a material and demonstrable way by zoning boundary-expanding Sites 7, 8 and 0 while passing over Sites 5, 6 and 10, which are within the existing boundary. **<u>The Compact Growth Criterion has been Misapplied</u>** • Agrees with the weighting assigned to Compact Growth in the Settlement Capacity Audit (SCA), which reflects the centrality of compact growth to national planning policy but disagrees with the methodology used in the preparation of the SCA where the compact growth criterion is determined by a single question (measuring walking distance from the town centre), as opposed to the legally binding 2024 Compact Settlements Guidelines, which the submission states, defines compact growth across multiple dimensions including: - Whether the site is within the existing settlement boundary - Whether it is contiguous with the existing built-up footprint - Whether its development would consolidate or extend the settlement - Whether it is enclosed by permanent defensible boundaries - Whether it involves the re-use or intensification of previously developed land - Whether its development would involve leapfrogging over more sequentially appropriate sites - Whether it integrates with existing infrastructure and community services - Whether it contributes to sprawl • Submits that none of these dimensions are captured by a single walking-distance metric and the Council fails to apply

Submission No. and Name	Issue
	the compact growth concept as defined in the binding Section 28 Guidelines as it is legally required to follow. **<u>The Perverse Outcome Produced by the Misapplication</u>** • The submission outlines the compact growth scores for all six sites whereby the methodology produced a 50-point average gap, which favoured the three boundary-expanding sites rather than the three sites that are already within the settlement boundary, which methodology it is stated bears no relationship to the policy definition of compact growth. • States that under a policy-compliant assessment, all three sites within the existing boundary would substantially outscore all three sites outside the boundary. **<u>The Zoning Outcome is not Sequentially Justified.</u>** • Submits that the zoning decisions that flow from the SCA produce a settlement strategy that allocates a significant proportion of future housing growth to newly incorporated greenfield lands outside the existing boundary, while retaining land within the existing boundary in non-residential zonings. • The Planning Authority must demonstrate, through a transparent sequential assessment, that the latter sites were considered and found unsuitable or insufficient before the former were zoned and no such assessment is apparent in the published documentation accompanying the Draft Plan. • States that, in the absence of such a sequential assessment, the zoning strategy cannot be considered to have properly discharged the Council's obligations under NPO 3a of the NPF First Revision, the sequential approach requirements of the Kildare County Develoment Plan, or the compact growth principles of the 2024 Compact Settlements Guidelines. **<u>Formal Requests</u>** • The submissions respectfully requests that the Council: - Review and revise the compact growth methodology applied in the Settlement Capacity Audit to reflect the full multi-criteria definition of compact growth set out in Section 1.3.2 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024), rather than a single walking-distance measure from the town centre. - Re-score all ten residential sites against the revised methodology and publish the revised scores with detailed rationale for each criterion applied.

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	- Demonstrate, through a transparent and published sequential assessment, the planning justification for prioritising Sites 7, 8 and 9 – which require boundary extension – over Sites 5,6 and 10, which are within the existing settlement boundary. - Confirm in the CE Report on submissions how the compact growth criterion as applied in the SCA satisfies the Council's statutory obligation under Section 28 of the Planning and Development Act 2000 (as amended) to apply the 2024 Compact Settlements Guidelines.
23 Mark Devine	• The submission notes that the Settlement Capacity Audit (SCA) assigns (the 3 Willows lands) Movement and Transport scores of 90, 83 and 70 out of 100, which are among the highest scores in the Audit for this section, which is truly difficult to understand, as these sites are served by a single access road on an already congested corridor. • Further submits that Site 9 is described as "more land locked and more dependent on the delivery of Sites 7 and 8 for appropriate access and improved permeability" and questions how this site can score anything but 0 in the capacity audit and states that it is hard to understand how these sites could credibly have achieved the scores they did. **<u>Questions and Formal Requests</u>** • Explain, the specific basis on which Movement and Transport scores of 70 and 90 out of 100 were awarded to the 3 Willows sites in the SCA and confirm whether the cumulative and combined traffic impact of all three Willows sites together with the amenity lands were factored into that assessment.
180 John Kehoe	The issues raised in the submission are as follows: – The Draft Sallins Settlement Plan contravenes in places the good planning aims of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) in a material and demonstrable way by zoning for boundary expansion (Sites 7, 8 and 9) while passing over Sites 5, 6 and 10, which are within the existing boundary. – Prioritising boundary-expanding sites over sites within the existing settlement boundary is directly inconsistent with

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	the sequential approach mandated by national and county planning policy. – The sequential approach requires lands within the existing boundary to be prioritised. The National Planning Framework (NPF) 2025 is clear in establishing a policy priority for compact growth. – NPO 3a provides that development should be directed towards the consolidation of existing built-up areas, including the regeneration and re-use of under-utilised lands ahead of outward expansion, which it states represents a clear national policy direction rather than a discretionary preference. – A clear and evidence-based justification is required where outward expansion is proposed in circumstances where suitable lands existing within the existing settlement footprint. – States that the Section 28 Guidelines, Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, provide further guidance on the application of compact growth principles as encompassing the following: o The consolidation of the existing built-up footprint. o The efficient use of available land within settlements, and o The avoidance of leapfrogging and fragmented development patterns. • States that the Kildare County Development Plan 2023-2029 reflects these national requirements through its Core Strategy compact growth policies and that it recommends the sequential approach in the development strategy and Policy HSC01 requires the prioritisation of serviced and serviceable lands within settlement boundaries. • Contends that under this layered policy framework, the sequential hierarchy for residential zoning decisions is clear: 1. Land within the existing settlement boundary first. 2. Land contiguous with and adjacent to the existing settlement second. 3. Greenfield boundary extension only where the above options are exhausted or demonstrably insufficient. • States that the Draft Plan inverts this hierarchy in a material and demonstrable way by zoning boundary expanding Sites 7, 8 and 9 while passing over Sites 5, 6 and 10, which are within the existing boundary.

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	• States that it is difficult to find a rational for the inclusion of a large trace of land, mainly a flood plain and outside the present town boundaries in the draft Plan. This is contrary to established planning regulations and also the result of the numbers would result in about 8,000 extra motor cars per day via a new junction, accessing the already very busy Naas-Sallins Road.
417 Gerald Kehoe	The submission contains three documents, and the documents raise the following: • Concerns with the interpretation and application of the concept of compact growth in the Settlement Capacity Audit (SCA), and the consequent zoning outcomes that have flowed from it. The submission refers in in particular to Site 10 (the subject site) and the contrasting treatment of Sites 7, 8 and 9. **Summary of Concern** • Compact growth is one of the National Planning Frameworks central pillars and it is a multidimension policy concept. In the SCA, the Council has reduced this multidimensional concept to a single metric, which is walking distance from the centre of Sallins. No other dimension of compact growth is assessed. This is inconsistent with national policy, materially distorts the scoring of the sites, and has produced an outcome in which boundary expanding greenfield sites are ranked higher on compact growth than an enclosed consolidated site within the existing settlement boundary. • The results of the SCA cannot be relied upon. **The Council's Methodology** • A cross-reference of the compact growth scores in Table 3.2 of the SCA against the site location map at Figure 2.1 confirms that the scores track almost perfectly with only walking distance from the red dot marking the centre of Sallins. The closer a site is to the centre, the higher its score. • The illogical outcome of this approach is evident when comparing the scores of the subject site (Site 10) with Sites 7, 8, and 9. Sites 7, 8, and 9 are located outside the existing LAP boundary on greenfield land that is not serviced and requires outward extension of the settlement boundary. Sites 7, 8, and 9 are not withing the existing built-up footprint and are not bounded by permanent physical features. Sites 7, 8 and 9 are contingent on the provision of new infrastructure, including two new bridges (over the M7 Motorway and the railway), which will require

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	consent of adjoining owners resulting in deliverability risks. Site 7, 8, and 9 scores are as follows in this order: 185, 175, and 145. • In contrast, Site 10 is located within the existing LAP boundary, is contiguous with established residential development, and is enclosed by the M7 Motorway and the Grand Canal, which are permanent physical boundaries. The site is partially developed with an operational childcare facility. Site 10 scored 115. • Site 10 scored identically to Site 5, which is a large greenfield site to the north of the settlement, for no reason other than the Sites 5 and 10 happen to be approximately equal distance from the town centre by walking distance. • A scoring outcome that ranks boundary-expanding greenfield sites higher than a fully enclosed consolidation site on the compact growth criterion is the opposite of what compact growth policy under the National Planning Framework First Revision (2025) and the 2024 Compact Settlements Guidelines requires. • Independent reviewers such as An Coimisiún Pleanála would identify issues in the methodology of the SCA, concerning its reliability, defensibility, and compliance with planning policy. **The Correct Definition of Compact Growth** • Refers to the definition of compact growth as defined in Section 1.3 of the Revised National Planning Framework (2025). Further refers to the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) and states that the Council is legally obliged to apply: consolidation rather than sprawl, sequential development, integration with existing communities and access to amenities, efficient use of existing infrastructure, proximity to public transport, sustainable mobility, and reduce car dependency, defensible and logical settlement boundaries, and appropriate density. • Distance from a single centre point is not a complete or policy-compliant measure of compact growth. **Application of the Correct Definition to the Subject Site** • Sequential position: Site 10 is within the existing LAP boundary. Under the sequential approach mandated by NPO 3a of the NPF First Revision, by the Section 28 Guidelines and by the Kildare County Development Plan 2023–2029, it is sequentially prior to any site that requires boundary extension.

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	• Consolidation: Site 10 is contiguous with established residential and is enclosed by the M7 Motorway and the Grand Canal. Its development would complete the urban fabric rather than extend it. • Defensible boundary: Development of the Site 10 cannot generate any future pressure for outward expansion as it is enclosed. • Integration with the existing community: Site 10 is integrated with the established residential network on its boundaries and accommodates an operational childcare facility, demonstrating the sites functional connection to the surrounding community. • Efficient use of infrastructure: water and electricity are on site and is served by an existing road and footpath. The submission is accompanied by a Confirmation of Feasibility by Uisce Éireann. The pre-connection enquiry relates to a housing development of 60 units for Site 10. Water connection is feasible without infrastructure upgrades and wastewater connection is feasible subject to upgrades. Four permeability access points can connect the site directly to the existing active travel network at low cost and without the need for any new road infrastructure, bridge construction or third-party land acquisition. An excerpt of the sites permeability access points is submitted showing the different options for access to the site, inter alia, along the R407 Road and via the disused railway bridge. Access point 1 requires no new structure, access point 2 utilises a structure that already exists and requires only surface and safety works. Access point 3 is a residential permeability gap through a boundary wall or hedge. Access Point 4 requires an opening in the existing boundary directly onto the greenway. • Proximity to public transport: train station is approximately 500m from the corner of the site and the nearest bus corridor is approximately 300m from the site. The site is exceptionally well located and reflects sustainable mobility. • Reduction of car dependency: Site 10 is directly adjacent the Naas–Sallins Grand Canal Greenway. Site 10 offers immediate, on-site, traffic-free active travel access to the town centre, to schools and to the wider greenway network. Given the existing permeability and proximity to amenities by walking and cycling, trip generations will be materially lower at Site 10. • Mixed-use and access to services: Sallins Community College and Naas Community School are both accessible from the site via the existing greenway and cycle path

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	network. Community spaces such as the Scout Den are accessible from the site via the greenway. • Intensification of underutilised land: the site is partially developed and capable of appropriate intensification. • Site 10 should have scored the highest on the compact growth criteria. **The Resulting Zoning Outcome** • A planning authority that zones boundary-expanding greenfield sites instead of a consolidated site within the existing boundary must demonstrate, through a transparent and policy-compliant sequential assessment, that the site was considered and found unsuitable or insufficient. No assessment appears in the documentation accompanying the Draft Plan. **Formal Requests** • Requests the Council to revise the compact growth methodology applied in the SCA to reflect the full multi-dimensional definition of compact growth set out in national policy rather than a single walking-distance metric. It is further requested to revisit the zoning decisions. • Requests the Council to re-score all residential sites against the revised methodology and publish the revised scores with detailed rationale for each criterion applied to each site • Requests the Council to demonstrate, through a transparent and published sequential assessment, the planning justification, if any, for prioritising Sites 7, 8, and 9 which require boundary extension over Site 10. • Requests the Council to confirm in the Chief Executive's Report on submissions how the compact growth criterion as applied in the SCA satisfies the Council's statutory obligation under Section 28 of the Planning and Development Act 2000 (as amended) to apply the 2024 Compact Settlements Guidelines. **<u>Accompanying Document: The Movement & Transport Score in the SCA is Materially Incorrect</u>** • Site 10 scored 35 in the SCA Movement & Transport section while sites 7,8 and 9 scored 90, 83, and 70. Site 10 scored the lowest, the score is materially incorrect, and the SCA requires a review and revision. • The score does not account for the presence of the existing Naas–Sallins Grand Canal Greenway and that the site can be connected into the existing active travel network via four identified permeability access points.

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	• The Willows Key Development Area (KDA) will be served by a single access road, this could increase vehicle movements to 10,000 per day through that single point of access, which is an increase that the existing road network will not be able to cater for. In contrast, there is multi-access connectivity available present at Site 10. **The Audit Applies an Inconsistent Assessment Baseline Across Sites** • The SCA appears to have assessed Site 10 against its existing, undeveloped conditions, while assessing Sites 7, 8 and 9 against their anticipated post-development conditions. **Summary of Key Measurable Advantages Not Reflected in the Score** • Site 10 can provide various connections to various amenities, such as, inter alia, Tesco Extra, Millennium Park, by existing infrastructure and this was not accounted in the score. **Supporting Infrastructure for Sites 7, 8 and 9 is Undefined** • The Draft Plan states that the movement and transportation measures are indicative and will need to be determined by future study and detailed design. No feasibility study has been completed for the proposed railway footbridge, no feasibility study has been completed for the proposed M7 Motorway bridge, no routes have been determined, no designs exist, no costs have been established or third-party consent. These are not minor or technical gaps, they are the foundational deliverability questions on which the development potential of Sites 7, 8, and 9 entirely depends. **Access Point 1 - Eastern Boundary (Millennium Roundabout Road Frontage)** • Provides direct pedestrian and cycle access onto the road network adjacent to the Millennium Roundabout, connecting to an existing network of footpaths and cycle lanes to various amenities on foot or by bicycle, without crossing the M7 or using any unlit or unsafe route. The connections to amenities appear to have been overlooked or underweighted in the SCA. **Access Point 2 - Northern Boundary (Disused Railway Bridge)** • Provides a physical crossing point that and with minimal intervention can be repurposed as a pedestrian and cycle link connecting the site the wider environs. The bridge is an existing asset requiring no new land acquisition or structural works beyond surface treatment and safety

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	railing. Its potential appears not to have been factored into the SCA scoring. • The railway bridge represents a structure of local historical and architectural interest, a piece of Kildare's railway heritage that is inaccessible to the public for decades. The activation of Site 10 through residential development would provide the funding mechanism to bring this bridge back into meaningful public use as a pedestrian and cycle crossing, transforming a neglected historical structure into a community asset enjoyed by the population of Sallins. • Planning authorities are required under the NPF and the Historic Environment Policy for Ireland to have regard to the potential for heritage assets to be sensitively brought back into beneficial use. The activation of the railway bridge would achieve this outcome, and this factor alone should permit a reassessment of how Site 10 scores. • Rather than constructing a new pedestrian and cyclist bridge as a precondition of development, the delivery of a ground-level shared pedestrian and cycle pathway running along the northern boundary of the site passing beneath the railway bridge is proposed, providing connections and immediate access to the wider area and services. The solution is cost and time effective and inclusive for all user including mobility impaired. • Requests that the requirement for a "new pedestrian cyclist bridge" as stated in the audit should be removed and replaced with a requirement for a ground-level shared pedestrian and cycle pathway along the northern boundary of the site, passing beneath the existing bridge structure and connecting to the Naas–Sallins Road to the west and the Oldbridge estate road network to the east. **Access Point 3 - Northern/Western Boundary** • Provides a connection into the adjoining residential areas, improving permeability and reducing walking distances to the town centre and train station via the established street network. **Access Point 4 - Western Boundary (Direct Greenway Access)** • A significant permeability point, which is a traffic-free active travel corridor, was absent from the scoring in the SCA. This access point provides a safe car free access to various amenities, such as inter alia, the train station, public transport, town centre, and the wider national cycling network. This greenway connection is not present in any of the other sites assessed in the SCA and it is a material advantage.

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	Public Transport Accessibility • The site represents a transit-oriented development. **Permeability and Connectivity** • The Sallins Local Area Plan 2016 – 2022 Movement Objectives Map identifies Site 10 within the zone of movement objectives. **Road Access, Sightlines, and Road Safety** • Site 10 does not require access onto a national road, removing the most significant barrier that the Spatial Planning and National Roads Guidelines (2012) typically imposes on edge-of-settlement sites. Further, it is stated that there are no road safety concerns. **Summary and Requested Actions** • Site 10, across all factors of movement and transport, performs at or above the standard expected for residential rezoning. • A new cycle bridge, determined by the SCA, for the site will not be necessary. • Requests the Council to revise the Movement and Transport score for Site 10 in the SCA. • Requests the Council to reassess walking and cycling distance using all four of the permeability access points, not solely the existing road frontage. • Requests the Council to fully acknowledge the greenway connection by Access Point 4, as this is unique compared to other sites assessed, and that Site 10 is the closest site to an existing secondary school. • Requests the Council to confirm that the SCA methodology applied to Site 10 assessed deliverable permeability and realistic connectivity rather than current conditions only. **Separate Submission: Alternative to Pedestrian/Cyclist Bridge Requirement** Focused on: • The requirement for a *"new pedestrian cyclist bridge"* as stated in the audit should be removed and replaced with a requirement for a The Proposed Alternative — A Ground-Level Pathway Under the Existing Bridge.

Chief Executive's Response

The observations raised in the submissions in relation to the methodology applied in the Settlement Capacity Audit (SCA) and the zoning decisions are noted.

It is important from the outset to clarify a number of definitions with respect to boundaries referenced in the submission. The National Planning Framework (NPF) (2025) defines the 'built-up footprint' as the area given over to land uses (i.e. artificial surfaces relating to urban land uses). The NPF requires that the built-up footprint shall be clearly delineated for each settlement on the land use zoning map as part of the statutory plan making process (refer to Map V2B-10.1 Land Use Zoning).

National Planning Objective (NPO 9) of the NPF requires that at least 30% of all new homes targeted for settlements (excluding the five major cities and their suburbs) must be delivered within their existing built-up footprints and ensure compact and sequential patterns of growth. With the exception of Site No. 2 and Site No. 3 within the SCA, all remaining sites are located outside the Built-up Footprint of Sallins.

Reference is also made to the 'settlement boundary'. As per NPF (2018), the 'settlement boundary' relates to the CSO defined urban settlement boundary mapped under Census 2016, which was previously used to assess compact growth. In this context, Site No. 2 and Site No. 3 within the SCA are the only sites located within the CSO Census 2016 defined urban settlement boundary.

Subsequently, Census 2022 introduced a revised urban boundary, referred to as the Built-Up Area (BUA). However, this boundary is not used to define compact growth as required under the NPF (2025). Notwithstanding this, the CSO defined BUA from Census 2022 is mapped for information purposes on Map V2B-10.2 Implementation. It is important to note, in the context of the submissions, that only Site No. 2 and Site No. 3 audited within the SCA are located within this CSO defined built-up area.

Furthermore, the Sallins Local Area Plan 2016-2022 boundary serves solely as a land use planning boundary and is not a relevant reference point for determining compact growth or sequential development.

In determining an appropriate methodology to assess compact growth within the Settlement Capacity Audit for Sallins a number of approaches were considered:

- The Built-up Footprint (NPF 2025);
- Lands within 1,000 metres walking distance of the Naas-Sallins Train Station, a high-capacity transport node (Sustainable Residential Development and Compact Growth Guidelines);
- The location of lands relative to the town centre.

Having regard to the scale of Sallins, it was considered that a robust assessment of compact growth would be best achieved by evaluating sites sequentially from a central location, thereby establishing a hierarchy of sites in terms of their contribution to compact growth. This approach ensures that sites located within the existing settlement, which consolidate the urban form—such as Site No. 2 and Site No. 3—receive favourable scoring.

In addition, sites that are contiguous to the built-up footprint, including Sites 1, 4, 6, 7, 8, and 10, are assigned appropriate scores relative to their proximity to the urban core.

Accordingly, Kildare County Council considers that in the absence of Ministerial Guidelines and/or a standardised methodology in the Development Plan Guidelines,

the methodology adopted is evidence-based, objective, robust and supports the zoning of lands that facilitate the consolidation of the existing built-up footprint and the sequential development of Sallins.

Furthermore, in relation to the proposed permeability measures and access points outlined in submissions, which are presented as enhancing accessibility to Site 10, it is noted that such measures would be subject to separate statutory processes and detailed design at a later stage. The questions contained within the Settlement Capacity Audit (SCA) relate specifically to existing infrastructure and to measures identified within the Naas/Sallins Transport Strategy. This approach was applied consistently across the assessment of all sites considered for development within the Draft Settlement Plan and all sites were scored on the same parameters.

It is also noted that Sites 7, 8 and 9 are not dependent on the provision of additional infrastructure such as a bridge over the M7 motorway. The indicative measures have been designed to integrate with The Willows KDA. The measures were included from the Naas/Sallins Transport Strategy. The inclusion of these measures is consistent with national policy objectives to promote compact growth and to support the delivery of sustainable mobility. In particular, the identification of strategic movement and transport interventions within the statutory plan framework aligns with the National Planning Framework (NPF), which emphasise the integration of land use and transport planning in order to reduce reliance on the private car and to promote modal shift towards walking, cycling and public transport.

In this regard, the incorporation of the measures derived from the Naas/Sallins Transport Strategy ensures that future development areas, including Sites 7, 8 and 9, are planned in a coordinated manner with the necessary supporting infrastructure to facilitate sustainable travel patterns. Having regard to the foregoing, it is not considered necessary to amend the SCA or to rescore or reevaluate the sites assessed.

Chief Executive's Recommendation

No change recommended.

Issue: Social Infrastructure Audit

Submission No. and Name.	Issue
4 Joanne O'Rourke	• The submission notes the findings of the Social Infrastructure Audit and lists the open space and recreation deficits and further states that the deficits are against the existing population. • The submission asserts that the deficits are not projections for a future expanded town, it is already significantly under-provided.
176 Noel Foy	**Factual inaccuracies in the Social Infrastructure Audit must be corrected**

Submission No. and Name.	Issue
	• The submission refers to the submission made by the Sallins Community Council (Submission No. 148) and further extracts the findings of the Social Infrastructure Aduit, particularly the number of social and community facilities and arts and cultural facilities. Sallins Community Council (Submission No. 148) have already identified that the number of facilities does not reflect the current position of dedicated community and arts and cultural facilities. • There is one parish hall and one Scout den and no dedicated arts or cultural facilities. The two facilities that do exist are owned by national organisations, not by local community groups or the local authority. • There is a material error in the evidence base and that a plan that overstates what already exists will underprovide for what is still required. • **Objection:** requests the Council to correct Table 3.1 of the Draft Plan to reflect the actual community facilities position, to update the Social Infrastructure Audit accordingly, and to revisit the resulting needs assessment.
389 Mary McConnon	Accuracy of the Social Infrastructure Audit. The Draft Plan and Social Infrastructure Audit needs to accurately describe the existing social/community infrastructure to enable accurate identification of the gaps. **Social Infrastructure Audit (SIA)** • Table 15 of the SIA lists Existing Sports and Recreational Facilities, such as Sallins GAA and Sallins Celtic Soccer Club. Sallins Celtic Soccer Club does not have a permanent facility and is on leased ground. It is inaccurate to include the 3.12 hectares in the computation of the land available for outdoor sport given that the club has no long-term security of tenure. The land the club operates is proposed for development on Page 66 of the Draft Plan, there is no consistency in that regard. • Finesse Movement Sallins (SR3) is a private outdoor gym, it is not an outdoor recreational facility and shouldn't be under the outdoor sports heading. • Sallins Running Club (SR4) does not have an outdoor base. This is a meeting point, not an outdoor sports facility. • Sports Facilities of Educational Facilities, St. Laurence's NS (SR5), is noted as for school use only but is included for the purpose of computing the overall figure of Open Space.

Submission No. and Name.	Issue
	• Contend that the area of the soccer club (3.12ha) should be omitted from the calculation of open space provision, and that the accurate figure of open space is 14.25 ha as opposed to the 17.37ha. Dividing 14.25ha by 6,361 people gives a figure of 2.24ha per 1,000 population. Sallins falls below the minimum quantitative standard. • Green space (with public seating) is located on the corner in the town centre opposite Home Farm House and it is not included in the open space figure. **Social and Community Services** • The description for Sallins Community Centre (SC1) on page 41 needs to be updated to reflect the following: Sallins Community Council, Sallins Sunshine Club, Sallins Dramatic Society, Sallins Tidy Towns, Cill Dara Tuesday Bridge Club, Parish events, Ballet classes, Harmony Singing Club, Sewing Club, Zumba classes, Sult na Solláin traditional Irish music group, Purple Door (Kildare Down Syndrome Ireland). • An Garraí Beag (SC3) is a training centre set up by Kildare Down Syndrome Ireland to provide training to adult members in the area of horticulture. It is not a "garden". • Sallins Men's Shed (SC4) does not have a permanent location. It should be acknowledged that It is currently accommodated in this building on a temporary basis and has no security of tenure. • The objective on Page 43 of the SIA relating to the refurbishment of the Sallins Community Centre is welcomed. However, it is contended that the extension of Sallins Community Centre would be difficult to facilitate due to the historic nature of the building and sites limitations in terms of site size. **Health Facilities – SIA** • On page 25 of the SIA the facility referenced "O2" the spelling should be corrected to the "Cuisle Cancer Support Centre", not Kusile Centre. **Arts and Culture– SIA** • The SIA documents states that there are four facilities for arts and cultural activities, this in inaccurate as there are none in Sallins. Frame it Productions (AC1) and Ceola Academy of Music (AC4) are private enterprises and Sult Na Sollán (AC2) and Sallins Dramatic Society (AC3) are community groups which operate from the Community Centre. The inaccuracies should be corrected.
349 Paul Burke	• Concerns regarding the credibility of the Social Infrastructure Audit (SIA). Although the SIA identified the importance of sports infrastructure, Table 15 of the SIA

Submission No. and Name.	Issue
	states Sallins Celtic Football Club has only one natural grass pitch.

Chief Executive's Response

A Social Infrastructure Audit (SIA) was prepared by Kildare County Council (KCC) for the purposes of informing the Plan. The preparation of a SIA is to inform land use plans and is not a statutory requirement in plan making. However, it is a key element in the evidence base assessments which accompany and inform the Settlement Plan. The function of the SIA is to examine and analyse the availability and capacity of existing social infrastructure facilities, to determine future requirements, and to make recommendations based on anticipated settlement growth. As a land use plan, the Settlement Plan can ensure sufficient land is zoned for uses at appropriate locations. A lack of social infrastructure within Sallins is one of the key findings of the SIA, which has in turn informed many of the focused objectives and specific land use zoning objectives throughout the Settlement Plan.

Inaccuracies highlighted such as Table 19: Social and Community Services/Facilities, Section 3.5 of the SIA, and typographical errors on Page 25 of the SIA of the facility referenced Kusile Centre – Cancer Support Group (O2) of the SIA are noted. While every effort has been made to ensure the accuracy and completeness of the information, it is possible that some facilities, clubs, or organisations may have been inadvertently omitted, or that new ones have been established since the audit was conducted between April and May 2025. The findings are based on the best available data at the time of the study. The spelling inaccuracies and the list of groups and organisations which are facilitated in the Sallins Community Centre are noted and will have no material effect on the deficit of the outcomes of the SIA. No change to the SIA is deemed necessary.

The comments regarding the inaccuracies in the Arts and Culture, Section 3.6 of the SIA are noted. As outlined in the Kildare County Development Plan 2023 – 2029 (as varied), existing arts and cultural infrastructure in Kildare include theatres, cinemas, music venues, performance spaces, museums, libraries, halls, community centres and outdoor event spaces. Typical benchmarking standards for arts and cultural facilities relate to the spend per capita in a given area, as opposed to the provision of physical infrastructure. There is no record of such spending patterns in Sallins. The listed facilities in Table 20 of the SIA are considered acceptable in this regard, and it is not considered necessary to update the SIA.

As stated in the SIA published with the Settlement Plan, good neighbourhood planning can be achieved by following the recommendation of 0.3 community facilities per 1,000 population. It should be noted that under the Demand Analysis, the SIA assessed the existing level of provision and future demand for such facilities and assuming the number of services remains constant. Community Services/Facilities falls within an acceptable range under both the current and anticipated population growth in the SIA. However, the Plan has included objectives and specific land use zoning objectives to encourage further provision of Community Services/Facilities. It is an objective of the Plan to actively support the development of universally accessibly community centres/halls that supports a wide range of uses for groups and clubs on appropriately zoned land (SIO 3.9). Furthermore, it is an objective to require the delivery of social infrastructure particularly a new Community Centre in addition to the refurbishment and extension of the existing Sallins Community Centre (SIO 3.10). It is an objective to support the sensitive and appropriate development of Home Farm House, as an important community, tourism

and heritage asset for the town in accordance with the Urban Design Framework for the Home Farm House Key Development Area outlined in Section 10.1.1. In addition to the Home Farm House KDA, the Link Road KDA includes measures for community facilities, a nursing home and community centre on the lands zoned 'E: Community and Education'.

The comments regarding the inclusion of Sallins Celtic in the open space calculation and that the lands are proposed for development is noted. It is of significant importance to note that the lands, currently used by Sallins Celtic Football Club, are zoned 'C: New Residential' under the Sallins Local Area Plan 2016–2022 since its adoption in 2016. Furthermore, the subject lands were zoned for residential use in the Sallins Local Area Plan 2001 and the Sallins Local Area Plan 2009. While concerns have been raised regarding the loss of the existing pitches, it is noted that the club's use of the lands has been on a temporary basis under licence agreement arrangements (Submission No. 205, refers). As stated, the function of the SIA is to examine and analyse the availability and capacity of existing social infrastructure facilities, to determine future requirements, and to make recommendations based on anticipated settlement growth. Therefore, it was appropriate to include the lands used by Sallins Celtic Football in the open space calculations, as it is evident from the number of submissions received that it serves an important social infrastructure function notwithstanding the temporary location.

The comments regarding the calculation of open space, the omission of the green space with public seating opposite Home Farm House, and inclusion of Sports Facilities of Educational Facilities, St. Laurence's NS (SR5) in the overall figure are noted. Notwithstanding the SIA concludes that outdoor sports and recreational facilities fall below the benchmark, taking both the current population and the anticipated population growth into consideration. A lack of overall open space provision within Sallins is one of the key findings of the SIA, which has in turn informed many of the focused objectives and specific land use zoning objectives throughout the Settlement Plan.

The comments made in regard to Finesse Movement Sallins (SR3) and Sallins Running Club (SR4) are noted. It was considered appropriate to include Finesse Movement Sallins (SR3) in Table 15 of the SIA as it is an existing recreational facility. The SIA footnotes that the Sallins Running Club (SR4) is a public meeting place. The two facilities listed are appropriate to be listed in the Table 15 as they provide an existing recreational service.

The comments regarding the extension of the Community Centre and the concerns related to the historic nature of the building and sites limitations are noted. The inclusion of the extension of Community Centre (Objective SIO 3.10) is a clear objective within the plan that is a critical first step in securing future funding and support. Best conservation practice encourages the continued active use of historic buildings, as this is key to their long-term viability. A designation as a protected structure does not preclude development or extension. As per the Architectural Heritage Protection: Guidelines for Planning Authorities (2011), sympathetic maintenance, adaptation and re-use can allow the architectural heritage to yield aesthetic, environmental and economic benefits.

Furthermore, the comments regarding the An Garraí Beag (SC3) and Sallins Men's Shed (SC4) are noted. The comments made in relation to An Garraí Beag as a horticultural training centre are accepted. However, it is not deemed necessary to update the SIA as its classification does not affect the overall assessment. In relation to Sallins Men's Shed (SC4), the comments regarding to the temporary basis of this facility and no security of tenure are noted. The function of the SIA is to examine existing social infrastructure facilities, as part of a baseline, regardless of tenure status.

Chief Executive's Recommendation

No change recommended.

Themed Issues Raised from Submissions in Irish

Saincheisteanna de réir Téama a Tarraingíodh Anuas in Aighneachtaí as Gaeilge.

Uimhir Aighneachta agus Ainm	Achoimre ar an Aighneacht
237 Daithí de Faoite **239 Amanda Driver** **240 Dara de Faoite** **241 Aoife de Faoite** **244 Cill Dara le Gaeilge**	Is iad seo a leanas na saincheisteanna a tarraingíodh anuas sna haighneachtaí: • Sonraítear gur gá don Phlean meas a léiriú ar mheon saoránaigh an bhaile ina bhfuil féiniúlacht láidir, stair shaibhir agus pobal gníomhach. • Fáiltítear roimh smaointe maithe, tograí uaillmhianacha bonneagair agus fís dhearfach an Phlean, ach léirítear imní maidir leis an bpatrún seachadta. • Maítear nár sheachaid Comhairle Contae Chill Dara píosa amháin bonneagair shóisialta ó d'fhás na Solláin ó shráidbhaile go baile (seachas clós súgartha a tógadh le hairgead CMÁ) agus sonraítear go bhfuil sé deacair a chreidiúint go seachadfar an bonneagar pobail agus tosaíocht á tabhairt do thógáil tithe. • Iarrtar nár cheart cead pleanála a dheonú le haghaidh tithe breise go dtí go mbeidh gach bonneagar pobail, bainistíocht tráchta, soláthar páirceála agus feabhsuithe ar sheirbhísí iarnróid i bhfeidhm go soiléir nó go dtí go dtugtar gealltanas neamh-intráchta. **Bonneagar Sóisialta, Saoráidí Pobail, Páirc Phobail agus Tailte Conláiste** • Maítear go liostaítear le Tábla 3.1 sé "áis shóisialta agus phobail" ach, i ndáiríre, tá halla paróiste amháin agus teach na ngasóg sna Solláin. Níl aon saoráid phobail ann agus ní

Uimhir Aighneachta agus Ainm	Achoimre ar an Aighneacht
	faoi úinéireacht grúpaí pobail ná an údaráis áitiúil iad an dá cheann atá faoi úinéireacht. • Maítear freisin go bhfuil ceithre shaoráid sa bhaile le haghaidh na n-ealaíon agus an chultúir ach níl aon cheann, agus tarraingítear anuas ceisteanna tromchúiseacha leis sin faoi leordhóthanacht an chomhairliúcháin agus an phróisis aimsithe fíoras a rinne eolas don Iniúchadh Bonneagair Shóisialta. • Iarrtar go gceartófar na fíorais mhíchruinne agus go n-áireofar coinníollacha ceangailteacha lena gceanglófar go mbainfear amach saoráidí pobail sonracha insoláthartha sula gceadaítear iarratais phleanála le haghaidh forbairtí cónaithe nua. • Maítear go n-oibríonn cuid mhaith grúpaí gan aon spás tiomnaithe acu agus go bhfuil saoráidí cuí buana faoi úinéireacht phoiblí tuilte acu, ba cheart a bhaint amach sula gceadaítear iarratais phleanála le haghaidh forbairtí cónaithe nua. • Ní mór go gcuirfear leis an spás oscailte (F) ó Phlean Ceantair Áitiúil 2016–2022 — go háirithe na Tailte Conláiste feadh na canála agus talamh CLG na Sollán — mar aon le criosú nua spáis oscailte sa Phríomhlimistéar Forbartha Ceantair, na Saileoga. • Fáiltítear roimh ainmniú an limistéir atá de shíor faoi thuilte ar an mBóthar Ceangail mar bhogach. • Iarrtar go ngeallfaidh an Chomhairle in SIO 3.7 agus 3.8 iarratais ar dheontais an Chiste um Bonneagar Spóirt ar Mhórscála a shaothrú go gníomhach amach anseo chun Céimeanna 1 go 3 a chistiú. • Maítear nach n-aithnítear an limistéar glas ar mhórán bithéagsúlachta ar chúinne Bhóthar Chlaonta agus an Bhóthair Cheangail sa Phlean, agus nach sainaithnítear le Físor 10.2 ach aon trian den láithreán sin mar "gairdíní pobail atá ann cheana", agus gur fágadh an chuid eile den spás glas a chothaíonn Bailte Slachtmhara na Sollán ar lár. Iarrtar go gcoinnítear an láithreán sin ina iomláine. Iarrtar le haighneachtaí na bunriachtanais seo thíos ar a laghad: • Trí chéim den pháirc phobail a chur i gcrích agus tiomantas do SIO 3.7 agus 3.8 deontas an Chiste um Bonneagar Spóirt ar Mhórscála a shaothrú chun Céimeanna 1 agus 3 thíos a chistiú: - Céim 1: Páirceanna imeartha bunúsacha, carrchlós, cosán teorann agus bealaí isteach (a chisteofar le hacmhainní tiomanta atá ann faoi láthair).

Uimhir Aighneachta agus Ainm	Achoimre ar an Aighneacht
	- Céim 2: Garraithe scóir, cúirt chispheile, siúlbhealaí agus gnéithe eile – i gcomhréir le plean iomlán an láithreáin a ceadaíodh cheana le cead pleanála chun í a dhéanamh ina "páirc do chách". - Céim 3: Foirgnimh lena n-áirítear seomraí gléasta, saoráidí spóirt faoi dhíon agus ionad pobail – lena gcuimsítear cultúrlann (ionad cultúir) b'fhéidir. • An Teach Feirme Baile a aistriú chuig úinéireacht an phobail nó na Comhairle lena úsáid ag an bpobal. • Ionad nua pobail agus ealaíon a sholáthar dá bhforáiltear in SIO 3.10. **Sallins Celtic – Spóirt Óige a Chosaint** • Léirítear imní go bhfuil Sallins Celtic FC atá ann faoi láthair criosaithe le haghaidh tithíochta ach nach bhfuil aon bhaile malartach buan sainaitheanta. Ní fhéadfaidh an pháirc phobail freastal ar chlub den mhéid sin. • Iarrtar go gcuirfidh an Chomhairle suíomh soiléir san áireamh mar bhunáit bhuan do Sallins Celtic. **Lár an Bhaile** • Fáiltítear roimh an ngealltanas lár an bhaile a fhorbairt, go háirithe an togra le haghaidh phríomhlimistéar forbartha Theach Feirme an Bhaile le haghaidh saoráidí pobail (TCO 4.3). Sonraítear go n-iarrtar Seiceáil Sláinte le TCO 4.6, ach bhí áitritheoirí agus ionadaithe pobail rannpháirteach i bpróiseas Seiceála Sláinte le blianta beaga anuas, agus airgead poiblí i gceist leis, ach níor foilsíodh tuarascáil riamh. • Iarrtar go bhfoilseoidh Comhairle Contae Chill Dara torthaí Sheiceáil Sláinte an Bhaile agus an Mhórphlean Athnuachana Uirbí sula ndéantar cinn nua a choimisiúnú. Níor cheart a iarraidh ar chónaitheoirí próiseas a tugadh i gcrích cheana féin a dhéanamh arís. **Trácht, Sábháilteacht ar Bhóithre agus Páirceáil** • Tá plódú mór tráchta sa bhaile, go háirithe le linn buaicuaireanta, agus níor dearadh an gréasán bóithre chun freastal ar an daonra atá ann faoi láthair, gan trácht ar an daonra a bheidh ann amach anseo. • Iarrtar nach dtabharfaí cead nua pleanála cónaithe go dtí go ndéanfar Measúnú Tionchair Iompair agus Tráchta agus go gcuirfear bearta maolaithe (uasghráduithe acomhail, maolú tráchta agus bonneagar taistil ghníomhaigh) i bhfeidhm roimh ré.

Uimhir Aighneachta agus Ainm	Achoimre ar an Aighneacht
	• Sonraítear go raibh tionchar ag bearta maolaithe tráchta ar Bhóthar Chlaonta ar mhaolú tráchta agus ar fheabhsú sábháilteachta, ach go raibh tionchar teoranta ag na lánaí rothar ar an líon daoine a rothaíonn – is gá tuilleadh staidéir agus feabhsaithe a dhéanamh air sin. • Tá acomhail áirithe an-chontúirteach do choisithe – an t-acomhal ceithre threo ag bun dhroichead na canálach ar an taobh ó thuaidh agus an easpa trasriain choisithe ar an taobh ó thuaidh den droichead nua a úsáideann leanaí gach lá le haghaidh na scoile san áireamh. Iarrtar go dtabharfaí aghaidh ar na saincheisteanna sin go práinneach, agus gur cheart don Phlean a éileamh go réiteofaí iad mar chuspóir gearrthéarmach. • Tá gá le réiteach buan maidir leis an bpáirceáil neamhdhleathach rialta ar na línte buí dúbailte ar Ascaill an Teampaill. Maítear gur saincheist é an ganntanas páirceála agus go bhfuil gá le Straitéis Páirceála mhionsonraithe, páirceáil comaitéireachta ag an stáisiún traenach san áireamh. **Bonneagar Glas agus Gorm** • Fáiltítear roimh an slánachar 100 méadar ón abhainn, an gealltanas na gnáthóga fálta sceach a chaomhnú agus an cuspóir maidir le cur crann. **Taisteal Gníomhach agus Droichead Coisithe na Canálach** • W2, W3 agus W4. • Iarrtar go soláthrófaí bealach isteach slán inrochtana go dtí an stáisiún traenach, anois agus talamh pharóiste ceannaithe ag Comhairle Contae Chill Dara in aice na scoile. • Ba cheart tús a chur leis an obair ar na bearta áirithe sin láithreach. • Maítear go bhfuiltear buartha gur cuspóir fadtréimhseach (6-10 mbliana) é an droichead coise thar an gcanáil do choisithe agus rothaithe (Beart W2) ach go bhfuil géarghá leis láithreach mar gheall ar thógáil an 80 teach ar shuíomh Odlums atá le cur i gcrích in aicearracht. Iarrtar go ndéanfaí W2 a athrangú ina bheart Gearr- go Meántréimhseach agus amlíne shoiléir agus gealltanas maoinithe ag baint leis. **Seirbhísí Iarnróid** • Iarrtar go rachadh an Chomhairle i mbun plé le hIarnród Éireann agus leis an Údarás Náisiúnta Iompair d'fhonn feabhsúcháin seirbhíse cheangailteacha a chinntiú

Uimhir Aighneachta agus Ainm	Achoimre ar an Aighneacht
	(minicíocht, toilleadh, seirbhísí breise ag buaic-uaireanta) mar réamhchoinníoll sula ndéanfaí aon mhórfhorbairt chónaitheach bhreise a fhaomhadh. • Ba cheart go léireofaí go soiléir sa phlean an coibhneas idir fás tithíochta agus acmhainneacht iompair phoiblí i gcomhréir le cuspóirí de chuid an Chreata Náisiúnta Pleanála le haghaidh fás dlúth nasctha. • Is é a tharlóidh mura bhfeabhsaítear an tseirbhís iarnróid, go dtiocfaidh fás ar an taisteal i gcarranna agus go gcuirfear leis an mbrú tráchta. **Stair, Oidhreacht agus Féiniúlacht an Bhaile** • Ní mór go mbeifí meabhrach, le haon fhorbairt todhchaí, ar an oidhreacht atá ann cheana (canáil, stáisiún, tírdhreach, Gaeilge, ceol traidisiúnta). • Ba cheart oidhreacht na canálach agus an iarnróid a chur san áireamh agus aon fhoirgnimh úra, spásanna poiblí, troscán sráide agus tírdhreachú á ndearadh agus iarrtar go mbeifí meabhrach sna treoirlínte deartha le haghaidh forbairt nua ar stair, ar thimpeallacht agus ar fhoirgnimh stairiúla an bhaile. • Ba cheart go mbeadh an Ghaeilge feiceálach agus ba cheart nasc láidir lárnach le hoidhreacht na háite a bheith feiceálach. • Iarrtar go gcuimseodh an Chomhairle cuspóirí dearadh-bhunaithe sa Phlean agus go gcinnteofaí caomhnú agus ceiliúradh charachtar stairiúil na Sollán mar thosaíocht phleanála. **Turasóireacht Chultúrtha agus Oidhreachta** • Sonraítear gur cheart go léireofaí sa phlean acmhainneacht na Sollán mar cheann scríbe le haghaidh turasóireacht chultúrtha agus oidhreachta; is ionann an chanáil, an glasbhealach, an t-iarnród, pobal na Gaeilge agus an ceol traidisiúnta le chéile, agus tairiscint an-láidir do chuairteoirí, idir cuairteoirí de chuid na hÉireann agus cuairteoirí idirnáisiúnta. • Is ionann an Chanáil Mhór, an Glasbhealach agus an stáisiún agus tairseach do chuairteoirí. • Maítear go bhféadfaí, le hionad cultúrtha/ealaíon - mar a samhlaíodh sa togra le haghaidh páirc phobail agus i bhfís Chill Dara le Gaeilge, an fhís turasóireachta seo a dhéanamh inláimhsithe ach ionad a sholáthar le haghaidh gníomhaíochtaí Gaeilge, seisiúin ceoil thraidisiúnta agus

Uimhir Aighneachta agus Ainm	Achoimre ar an Aighneacht
	imeachtaí cultúrtha lena ndéanfaí ceiliúradh ar fhéiniúlacht an bhaile agus lena meallfaí cuairteoirí. • Iarrtar gur cheart don Chomhairle caitheamh leis an turasóireacht chultúrtha mar straitéis eacnamaíoch agus forbartha sóisialta agus gur cheart go gcuimseofaí cuspóirí sa Phlean chun tacú le forbairt na turasóireachta trí: - infheistíocht a dhéanamh sa ríocht phoiblí feadh na canála - lena ndéanfaí oidhreacht chanála agus iarnróid an bhaile a léiriú, - meas a léiriú ar an stair áitiúil agus ar an gcultúr traidisiúnta Gaelach, - bonneagar cumasaithe a chruthú don turasóireacht siúil agus rothaíochta **Cur chuige Céimnithe Coinníollach i leith na Forbartha Todhchaí** • Iarrtar go mbeadh creat céimnithe forbartha ann agus go ndéanfaí tailte zónáilte a scaoileadh de réir a chéile agus iad faoi réir, ar bhonn coinníollach, deimhniú neamhspleách gur soláthraíodh feabhsúcháin bhonneagair. • Maítear go bhfuil deis ag an gComhairle, leis an bPlean, seasamh polasaí daingean infheidhmithe a leagan síos: bonneagar ar dtús, tithíocht sna sála air. • Maítear gurb ionann an Plean agus infheistíocht chómhalartach sa bhonneagar, sna saoráidí agus sna spásanna poiblí a theastaíonn ón bpobal.

Freagairt an Phríomhfheidhmeannaigh

Soláthar an Bhonneagair Shóisialta

Aithnítear na buarthaí a bhaineann le soláthar na tithíochta agus soláthar i gcomhréir le saoráidí don phobal. Is éard is Plean Lonnaíochta ann ná creat úsáide talún a threoraíonn forbairt na talún ar bhealach struchtúrtha inbhuanaithe. Faoi Chuspóir SC O2 de Phlean Forbartha Contae (PFC) Chill Dara 2023-2029 (arna athrú), tá de cheangal ar an gComhairle riar a dhéanamh, trí zónáil úsáide talún iomchuí i bpleananna lonnaíochta chun bonneagar, tacaíochtaí agus seirbhísí pobail a sholáthar ar bhealach pleanáilte comhordaithe i ngach lonnaíocht sa chontae. I dtaca le tráchtanna maidir le coinníollacha ceangailteacha á gcur ar an bhforbairt, tá sé tábhachtach a lua go n-éilíonn Cuspóir SC O16 den PFC go gcuirfeadh scéimeanna cónaitheacha ina mbeadh 20 aonad, nó níos mó, Iniúchadh Bonneagair Shóisialta isteach. Ar a bharr sin, le Cuspóir O15 den PFC, i gcásanna ina mbeadh gné faoi leith den bhonneagar pobail in easnamh mar chuid den togra forbartha, éilítear a leithéid de bhonneagar a thús-ualú mar chuid den chéad chéim den

fhorbairt agus go mbeadh sé i bhfeidhm go hiomlán sula mbogfadh aon duine isteach in aon aonad cónaithe ar an suíomh bainteach.

Bonneagar Sóisialta, Saoráidí Pobail, Páirc Phobail agus Tailte Conláiste

D'ullmhaigh Comhairle Contae Chill Dara (CCCD) Iniúchadh Bonneagair Shóisialta (IBS) chun bonn eolais a chur faoin bPlean. Ullmhaítear IBS chun bonn eolais a chur faoi phleananna úsáide talún, ach ní riachtanas reachtúil sa dréachtú pleananna é. Sonraíodh san Iniúchadh Bonneagair Shóisialta go bhfuil sé cinn de sheirbhísí/saoráidí sóisialta/pobail laistigh de limistéar staidéir na Sollán lena n-áirítear Ionad Pobail na Sollán, Ionad Pobail Castlefen, An Garraí Beag, Bothán Fear na Sollán, Oifig an Phoist agus Gasóga Chill Dara na Sollán. De bhreis air sin, sonraíodh ceithre eagras/shaoráid ealaíon agus cultúir atá lonnaithe sna Solláin mar a bhfuil ranganna ceoil, drámaíocht agus scannánaíocht chruthaitheach ar fáil; Frame It Productions, Sult na Sollán, Cumann Drámaíochta na Sollán agus Acadamh Ceoil Ceola. Cé go ndearnadh gach aon iarracht cruinneas agus iomláine na faisnéise a chinntiú, is féidir gur fágadh roinnt saoráidí, clubanna nó eagras ar lár gan chuimhneamh nó gur bunaíodh cinn úra ó rinneadh an t-iniúchadh idir Aibreán agus Bealtaine 2025. Ní hann d'aon chritéir uile-ghabhálacha a bhaineann le cineál na seirbhíse a gcuirtear síos di go bhfuil sí inghlactha lena cuimsiú san IBS agus is fiú a lua arís gur rud neamhreachtúil é an tIniúchadh. Bhí na torthaí bunaithe ar na sonraí ab fhearr a bhí ar fáil tráth a rinneadh an staidéar. Ní bheidh aon tionchar ábhartha ag aon mhíchruinneas braite ar na heasnaimh atá leagtha amach san IBS. Níor measadh gur ghá an IBS a athrú ar bhealach ar bith.

Aithnítear na tráchtanna maidir le stádas sealadach na saoráidí agus gan aon daingneacht tionachta a bheith ann. Tá sé tábhachtach a lua gurb ionann Plean Lonnaíochta agus creat úsáide talún a threoraíonn forbairt na talún ar bhealach struchtúrtha inbhuanaithe. Níl leagtha amach agus ní ceadmhach a leagan amach i bplean úsáide talún úsáideoir ná áitritheoir deiridh faoi leith do na saoráidí.

Aithníodh agus comhaontaíodh leis an ngealltanas a iarradh chun maoiniú LSSIF a lorg le haghaidh Thailte Conláiste na Sollán i gCuspóir SIO 3.8. Tugtar suntas do na tráchtanna maidir le cur chun feidhme chéimeanna Thailte Conláiste na Sollán agus tá freagra ullmhaithe faoi Chuid 5, Caibidil 3 'Bonneagar Sóisialta' den tuarascáil seo, chun Tailte Conláiste na Sollán a chur san áireamh sa Sceideal Cur Chun Feidhme agus Seachadta.

Ní thagann gnóthaí maidir le haistriú úinéireacht Theach Feirme an Bhaile faoi théarmaí tagartha reachtúla an phlean úsáide talún.

Tugtar suntas do thráchtanna san aighneacht maidir leis na gairdíní pobail *(Gort na Saileán)* agus nach dtugtar aitheantas ach do chuid den suíomh mar "ghairdíní pobail atá ann faoi láthair". Fágtar cuid eile den spás glas ar lár agus ba cheart é a choinneáil ina iomláine. Chun aghaidh a thabhairt ar an bhfadhb seo, meastar go mbeadh sé cuí Fíor 10.2 den Phlean agus de téacs a ghabhann leis a leasú.

Maidir le hiarratais ar ionad pobail/ionad ealaíon. Tá inter alia ionad pobail i gcuid 10.1.2 den Phlean ar thailte atá zónáilte 'E: Pobal agus Oideachas' i bPríomhlimistéar Forbartha an Bhóthair Cheangail. Ceanglaítear le Cuspóir SIO 3.10

go dtógfar an t-ionad pobail nua seo mar aon le hathchóiriú agus forbairt Ionad Pobail na Sollán. Mar aon leis sin, mar thoradh ar Mháistirphlean Thailte Conláiste na Sollán (Maidir le P82022.01), beidh foirgneamh pobail agus halla spóirt faoi réir phróiseas Chuid 8 ar leith[7]. Moltar Cuspóir SIO 3.10 a leasú chun tacú leis an tógáil ar Thailte Conláiste na Sollán.

Tacaíonn SIO 3.9 go gníomhach le forbairt ionad/hallaí pobail atá inrochtana go huilíoch agus a thacaíonn le raon leathan úsáidí. Baineann an aighneacht leis an ngá atá le spás tiomnaithe chun tacú le grúpaí áitiúla. É sin ráite, tá an leibhéal sonraí seo lasmuigh de théarmaí tagartha an phlean lonnaíochta. É sin ráite, meastar é a bheith cuí cuspóir nua a chur leis an bPlean a thacaíonn le forbairt spásanna cultúrtha, ealaíon agus taibhithe sna Solláin.

Sallins Celtic – Ag Cosaint Spórt na hÓige

Tá na tailte atá in úsáid ag *Sallins Celtic Football Club* faoi láthair, zónáilte ag 'C: Cónaithe Nua' faoi Phlean Ceantair Áitiúil na Sollán 2016–2022 ó glacadh in 2016 é. Anuas air sin, rinneadh na tailte sin a zónáil le haghaidh tithe i bPlean Ceantair Áitiúil na Sollán 2001 agus i bPlean Ceantair Áitiúil na Sollán 2009, tréimhse ama os cionn 25 bliana. Cé gur cuireadh imní in iúl maidir le cailleadh na bpáirceanna atá ann faoi láthair, ba ar bhonn sealadach a bhain an club úsáid as na tailte faoi shocruithe comhaontaithe ceadúnais (tagraítear dóibh in Aighneacht Uimh. 205). Ní thagann cionroinnt talún chun críche ar leith faoi théarmaí tagartha plean úsáide talún. É sin ráite, táthar ag moladh go mbeadh tailte breise zónáilte anois mar 'F: Spás Oscailte agus Conláiste' ar fud cheantar an phlean, ina bhfuil páirceanna imeartha 'Ceadaithe i bPrionsabal'.

Lár an Bhaile

Tugtar faoi deara na barúlacha maidir leis an moill ar fhoilsiú an Mháistirphlean Athnuachana Sráidbhaile, na Seiceála Sláinte agus an chaoi nach bhfuil aon amchlár deimhnithe ann chun an méid sin a chur i gcrích. Tacaíonn an dréacht-Phlean le Máistirphlean Athnuachana Sráidbhaile a chur i bhfeidhm le haghaidh na Sollán. Ní thacaíonn Cuspóir TCO 4.6 le Seiceáil Sláinte ná Máistirphlean Athnuachana nua. Tá an Fhoireann um Thionscadail Straitéiseacha agus an Réimse Poiblí i gComhairle Contae Chill Dara ag tabhairt Mháistirphlean Athnuachana na Sollán chun críche faoi láthair lena fhoilsiú le go mbeidh sé ag teacht le déanamh Athrú Beartaithe Uimh. 6 (Plean Lonnaíochta na Sollán).

Trácht, Sábháilteacht ar Bhóithre agus Páirceáil

Ceanglaíonn an Chomhairle go gcuirfí Measúnú Tráchta agus Iompair (MTI) isteach mar chuid d'iarratais phleanála mar a fhoráiltear faoi Chuid 15.7.4 de PFC. Thairis sin, ba cheart a thabhairt faoi deara go gcuimsítear raon Beart Gluaiseachta agus Taistil Ghníomhaigh sa Phlean atá dírithe ar an iompar agus gluaiseacht tríd is tríd sna Solláin a chur chun feabhais. Thairis sin, cuspóir de chuid na Comhairle is ea a éileamh go bhfeabhsóidh gach forbairt nua caighdeán an réimse phoiblí trí líonra

[7] https://consult.kildarecoco.ie/ga/node/4230/outcomes ina luaitear go mbeidh 'An foirgneamh Pobail agus Halla Spóirt molta, agus aon Pháirc do Mhadraí a mholtar faoi réir phróiseas/phróisis Chuid 8 ar leith'.

nasctha sráideanna agus spásanna a éascú a thugann tosaíocht do choisithe agus do rothaithe agus a dhéanann freastal ar an bhféidearthacht go mbeidh naisc ann le forbairt amach anseo ar thailte in aice láimhe (TCO 4.6). Thairis sin, leis na bearta gluaiseachta agus taistil ghníomhaigh a leagtar amach i gCuid 8.3 den Dréacht-Phlean Lonnaíochta, agus de réir mar a léirítear ar Léarscáil V2B-8.1 (Bearta Iompair), tacaítear le bearta rothaíochta amach anseo sna Solláin. Tugann na tréimhsí idir dhá dhaonáireamh deis mhaith chun athbhreithniú a dhéanamh ar thionchar an bhonneagair rothaíochta ar lonnaíocht agus tabharfar faoi sin mar chuid den athbhreithniú ar PFC.

Tugtar faoi deara na húdair imní maidir leis an acomhal agus na rioscaí sábháilteachta gaolmhara agus an easpa trasrianta coisithe ar an taobh ó thuaidh de dhroichead na canálach. Tugtar aghaidh ar na húdair imní i ndáil leis an mbonneagar atá ann cheana trí chainéil oibríochta na Comhairle den chuid is mó, seachas trí phróisis ceaptha beartais. Ina dhiaidh sin féin, is den tábhacht aird a tharraingt air, mar gheall ar athaicmiú an bhóthair trí na Solláin mar bhóthar áitiúil, go mbeifear in ann an spás bóthair a athdháileadh le freastal ar mhaolú tráchta agus trasrianta coisithe chun aghaidh a thabhairt ar na srianta taobh ó thuaidh den chanáil. Déantar foráil maidir le hathnuachan ar an réimse poiblí don cheantar sin i bhFíor 10.1 den dréacht-Phlean.

Tugtar faoi deara na húdair imní maidir le páirceáil mhídhleathach ar línte buí dúbailte. Ní thagann forfheidhmiú páirceála faoi théarmaí tagartha plean úsáide talún. Is feidhm do mhaoir thráchta nó don Gharda Síochána iad na cúrsaí sin.

Tugtar faoi deara na barúlacha i ndáil le páirceáil comaitéirí don stáisiún traenach. Luaitear i Straitéis Iompair GDA, *Beart INT4 – Páirceáil agus Taisteal*, go gcuirfidh an tÚdarás Náisiúnta Iompair (ÚNI) áiseanna Páirceála agus Taistil bunaithe ar an iarnród ar fáil ag na suíomhanna iomchuí. Áirítear leis sin áiseanna Páirceála agus Taistil bunaithe ar an iarnród sna Solláin agus toilleadh táscach 1,000 spás ann. Moltar cuspóir chun tacú le Beart INT 4 i gCuid 3 den tuarascáil seo.

<u>Taisteal Gníomhach agus Droichead Coisithe na Canálach</u>

Tugtar faoi deara na hamlínte seachadta le haghaidh W2, W3 agus W4, de réir mar a léirítear ar Léarscáil V2B-8.1 (Bearta Iompair). Is amlínte táscacha iad na hamlínte atá ar fáil agus beidh siad faoi réir maoinithe agus fáil ar acmhainní. É sin ráite, is céim ríthábhachtach é cuspóirí soiléire a chur san áireamh i bplean reachtúil chun maoiniú agus tacaíocht a aimsiú don todhchaí.

<u>Seirbhísí Iarnróid</u>

Tá sé mar aidhm ag an gComhairle teagmháil ghníomhach agus comhoibriúa dhéanamh leis an Roinn Iompair, leis an Údarás Náisiúnta Iompair (NTA), le Bonneagar Iompair Éireann (TII), le hIarnród Éireann, le Nasc Áitiúil agus le páirtithe leasmhara eile chun feabhas a chur ar sholáthar iompair phoiblí sna Solláin, lena n-áirítear brústocaireacht chun Stáisiún Traenach na Sollán a uasghrádú, seachadadh tríú ardán iarnróid, agus seachadadh seirbhíse bus áitiúil le stadanna bus gaolmhara. (MATO 8.4).

Is ceisteanna oibríochta iad na saincheisteanna a tarraingíodh anuas maidir le minicíocht iarnród, seirbhísí breise ag buaic-uaireanta a bhaineann le hIarnród Éireann agus tá siad lasmuigh de théarmaí tagartha plean úsáide talún.

Stair, Oidhreacht agus Féiniúlacht an Bhaile

Tugtar faoi deara na barúlacha maidir leis an gcaoi a ndéanfadh an fhorbairt nua aitheantas a thabhairt d'oidhreacht an cheantair. Is é is aidhm le Cuspóirí TCO 4.4 agus 4.5 an Phlean ná spiorad lár an bhaile a chosaint chun a chinntiú go dtugann forbairt nua freagra dearfach agus íogair ar an bhfoirm thógtha sheanbhunaithe atá aige agus cur le cáilíocht na ríochta poiblí. Lena chois sin, áirítear i gCaibidil 11 'Oidhreacht Thógtha agus Chultúrtha' den PFC sraith cuspóirí agus treoir do dhearadh bunaithe ar oidhreacht. Ba cheart suntas a thabhairt do Chuid 15.14.1 de Phlean Forbartha Contae Chill Dara freisin, go háirithe nuair a leagann sé amach "go gcuireann an Chomhairle úsáid na gcomharthaí Gaeilge sa chontae chun cinn"

Turasóireacht Chultúrtha agus Oidhreachta

Tugtha faoi deara sna haighneachtaí na gnéithe eile a bhaineann leis na Solláin, amhail an turasóireacht chultúrtha, mar phobal labhartha Gaeilge atá beo beathach, agus traidisiún láidir de cheol traidisiúnta agus Gaelach. De réir mar a thugtar suntas dó sa Phlean, tá cumas láidir sa bhaile tógáil ar bhraislí turasóireachta atá ann cheana, turasóireacht bunaithe ar eispéireas a leathnú, agus forbairt turasóireachta a chomhtháthú le hathghiniúint leanúnach lár an bhaile. Is é is aidhm le Cuspóir EDO 5.7 an Phlean ná comhoibriú le páirtithe leasmhara agus gníomhaireachtaí ábhartha chun turasóireacht a chur chun cinn agus fiontair agus saoráidí atá bunaithe ar thurasóireacht a dhaingniú sna Solláin. Trí fheabhas a chur ar an réimse poiblí, trí eispéiris nasctha cuairteoirí a chur chun cinn, agus trí shócmhainní uathúla stairiúla agus comhshaoil chonair na canála a ghiaráil, cuideofar le seasamh na Sollán mar phríomh-mhol turasóireachta intíre laistigh de Chontae Chill Dara a chomhdhlúthú. Is é is aidhm le Cuspóir TCO 4.1 an phlean ná lár bhaile na Sollán a chur chun cinn mar phríomhfhócas do ghníomhaíocht tráchtála, shibhialta, shóisialta, chultúrtha agus turasóireachta, lena n-áirítear deiseanna ag cúinne Lána an tSéipéil agus na Príomhshráide, trí thacú le hathúsáid agus athnuachan na bhfoirgneamh atá ann cheana, na limistéar cúlchríche, na láithreán tréigthe agus na dtailte athfhorbraíochta, lena gcinntítear dearadh uirbeach ardchaighdeáin chun fás dlúth agus beogacht an chroí uirbigh a threisiú. Tailte atá criosaithe mar 'A: Lár an Bhaile' agus 'MU: Úsáid mheasctha' agus príomhshuíomhanna straitéiseacha do chruthú fostaíochta agus d'éagsúlú eacnamaíoch. Cuireann suíomh uathúil na canála ar chumas na Sollán a suíomh tarraingteach cois uisce a uasmhéadú mar phointe fócasach do ghníomhaíocht tráchtála, do thurasóireacht agus do shaol an phobail.

Tugtar faoi deara na haighneachtaí ar chultúrlann nó ar ionad cultúrtha a bheadh mar bhonn taca ag fís turasóireachta na Sollán. Is é is aidhm le Teach Feirme an Bhaile (Cuid 10.1.1 an Phlean) a fhorbairt ar thailte atá criosaithe mar 'A: Lár an Bhaile' mar shuíomh cathartha ná ceann scríbe a chruthú ar chúinne na Príomhshráide agus Ghlasbhealach na Canálach Móire a mheallfaidh cuairteoirí agus a mhéadóidh líon na gcoisithe, chomh maith le spás poiblí nua chun freastal ar riachtanais an phobail le limistéir le haghaidh áineasa, sosa, cruinnithe sóisialta agus imeachtaí. Tá úsáid chultúrtha, amharclannaíochta agus ealaíon Ceadaithe i bPrionsabal ar thailte atá criosaithe mar 'A: Lár an Bhaile' agus 'MU: Úsáid

Mheasctha'. Bíodh sin mar atá, meastar é a bheith cuí cuspóir nua a chur leis an bPlean a thacaíonn le forbairt spásanna cultúrtha, ealaíon agus taibhithe sna Solláin.

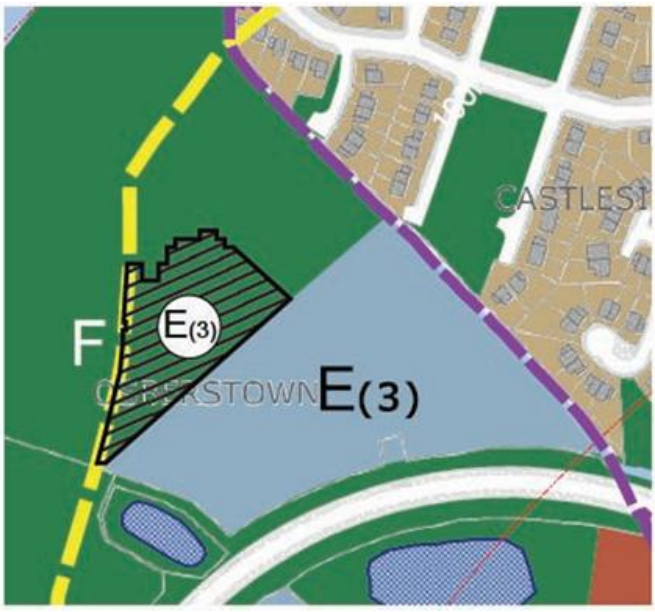
Moladh an Phríomhfheidhmeannaigh

Déanann Caibidil 3 Bonneagar Sóisialta, Cuid 3.3 Cuspóirí Bonneagair Shóisialta, leasú ar Chuspóir 3.8 mar seo a leanas:

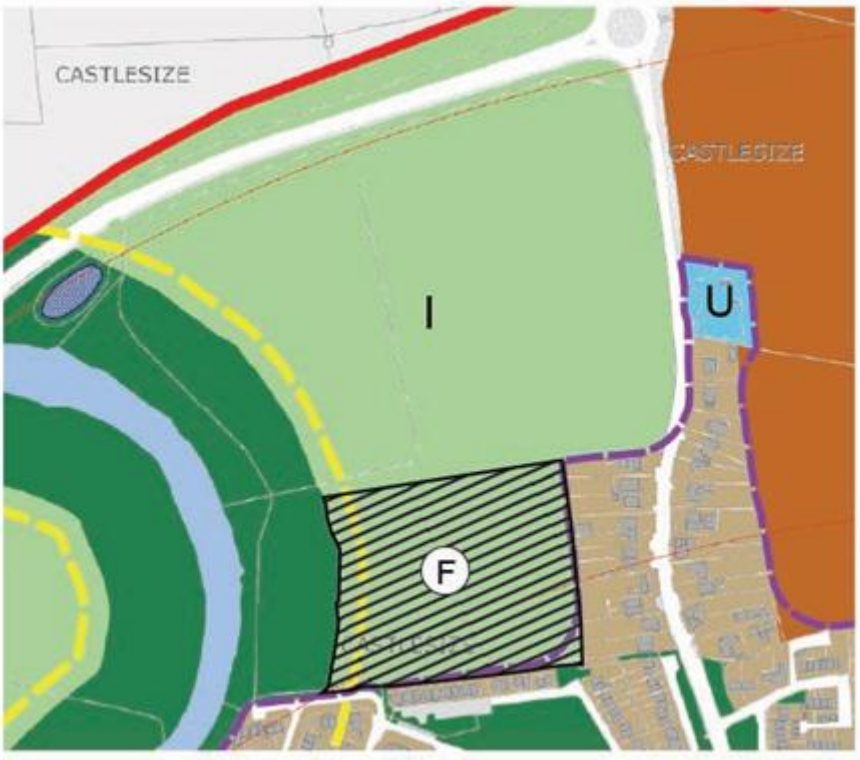
SIO 3.8 Maoiniú a lorg go gníomhach ó ghníomhaireachtaí ábhartha agus ó fhoinsí rialtais lena n-áirítear an Ciste um Bonneagar Spóirt ar Mhórscála (LSSIF) nó foinsí maoinithe eile chun tacaíocht airgeadais a fháil chun saoráidí spóirt agus áineasa a fhorbairt, *go háirithe Tailte Conláiste na Sollán, sna* Solláin.

Aguisín A - Léarscáileanna, Léarscáil V2B - 10.1 Zónáil Úsáide Talún, leasú a dhéanamh ar thart ar 1.0 heicteár de thalamh atá criosaithe mar E (3) go 'F: Spás Oscailte agus Conláiste' (de réir mar a léirítear i haitseáil dhubh) mar seo a leanas:

Aguisín A - Léarscáileanna, Léarscáil V2B - 10.1 Zónáil Úsáide Talún, leasú a dhéanamh ar thart ar 1.0 heicteár de thalamh atá criosaithe mar 'F: Spás Oscailte agus Conláiste' go 'E: Pobal agus Oideachas' (de réir mar a léirítear i haitseáil dhubh) mar seo a leanas:



Aguisín A - Léarscáileanna, Léarscáil V2B - 10.1 Zónáil Úsáide Talún, leasú a dhéanamh ar thart ar 3.23 heicteár de thalamh atá criosaithe mar 'I: Talmhaíocht' go 'F: Spás Oscailte agus Conláiste' (de réir mar a léirítear i haitseáil dhubh) mar seo a leanas:

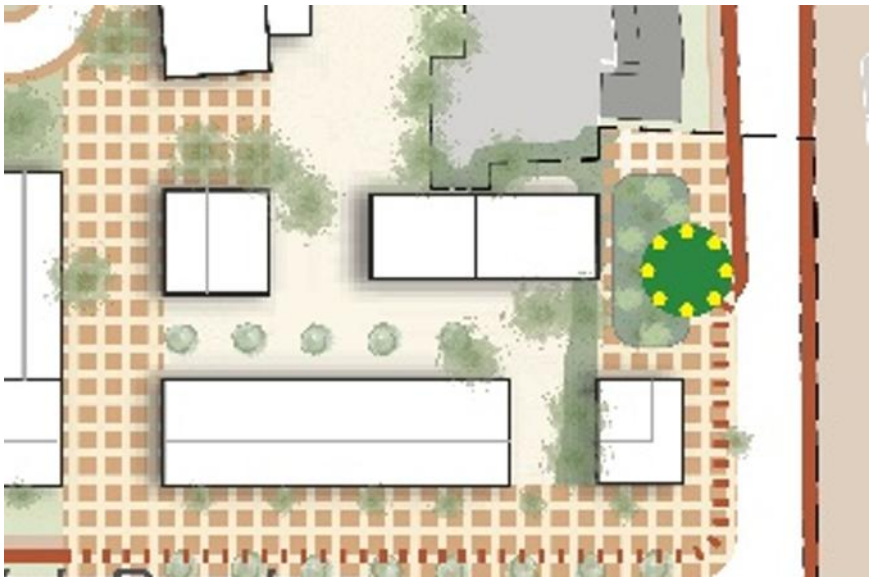


Caibidil 10 Cur Chun Feidhme, Cuid 10.1.2 Príomhlimistéar Forbartha an Bhóthair Cheangail, an téacs a leasú faoi Bhonneagar Glas agus Gorm, Spásanna Oscailte agus Draenáil Uisce Dromchla, mar seo a leanas:

Ba cheart gnéithe nádúrtha an láithreáin amhail ~~gairdíní pobail~~, dobharlaigh, fásra atá ann cheana lena n-áirítear fálta sceach, crannteorainneacha agus crainn aibí a choinneáil, a fheabhsú agus a chomhtháthú ~~a mhéid is féidir~~ chun

bithéagsúlacht agus líonraí éiceolaíocha a chosaint laistigh den Phríomhlimistéar Forbartha. *Cuirfear na gairdíní pobail (ar a dtugtar Gort na Saileán orthu go háitiúil) san áireamh i ndearadh foriomlán a mhéid is féidir.*

Caibidil 10 Cur Chun Feidhme, Cuid 10.1.2 Príomhlimistéar Forbartha an Bhóthair Cheangail, leasú a dhéanamh ar Fhíor 10.2: Príomhlimistéar Forbartha an Bhóthair Cheangail le creat dearaidh uirbigh chun limistéir na ngairdíní poiblí a mhéadú, mar seo a leanas:



Cuireann Caibidil 3 'Bonneagar Sóisialta, Cuid 3.3 'Cuspóirí Bonneagair Shóisialta', cuspóir eile leis mar seo a leanas:

SIO 3.X *Tacú le forbairt spásanna cultúrtha, ealaíon agus taibhithe sna Solláin.*

Cuireann Caibidil 3 'Bonneagar Sóisialta, Cuid 3.3 'Cuspóirí Bonneagair Shóisialta', cuspóir eile leis mar seo a leanas:

SIO 3.10 A cheangal go seachadfar bonneagar sóisialta go háirithe Ionad Pobail nua chomh maith le hathchóiriú agus síneadh a chur le hIonad Pobail *(taobh istigh de Phríomhlimistéar Forbartha an Bhóthair Cheangail), Foirgneamh Pobail agus Halla Spóirt (taobh istigh de Thailte Conláiste na Sollán)* chomh maith leis an athchóiriú agus síneadh ar Ionad Pobail na Sollán atá ann cheana, trí Ranníocaíocht Forbartha Speisialta a chur i bhfeidhm maidir le Príomhlimistéir Forbartha (Príomhlimistéar Forbartha Theach Feirme an Bhaile, Príomhlimistéar Forbartha an Bhóthair Cheangail, Príomhlimistéar Forbartha an Bhóthair Cheangail Thiar) i gcás nach gcumhdaítear costais eisceachtúla shonracha le Scéim Ranníocaíochta Forbartha na Comhairle nó trí sholáthar faoi stiúir an fhorbróra agus in éineacht le seachadadh tithíochta.

Themed Issues Raised from Submissions in Irish (English summary, response and recommendation)

Sub. No. and Name	Summary of Submission
237 Daithí de Faoite **239 Amanda Diver** **240 Dara De Faoite** **241 Aoife de Faoite**	The issues raised in the submission are as follows: • States the Plan needs to respect the civic spirit of the town which has a strong identity, rich history and active community. • Welcomes the good ideas, ambitious infrastructure proposals, positive vision of the Plan but is concerned with the delivery pattern. • Asserts KCC has not delivered one piece of social infrastructure since Sallins grew from a village to a town (aside from a playground built with LPT money) and states it is hard to believe that the community infrastructure will be delivered when priority is given to building houses. • Requests planning permission should not be granted for additional houses until necessary community infrastructure, traffic management, parking provision and improvements to rail services are clearly in place or a non-negotiable commitment given.
244 Cill Dara le Gaeilge	**Social Infrastructure, Community Facilities, Community Park and Amenity Lands** • Asserts Table 3.1 lists six "social and community facilities" but in reality Sallins has one parish hall and a scout den. There are no community facilities and the two owned are not owned by local community groups or the local authority. • Further asserts the town has four facilities for arts and culture but there are none and this raises serious questions about the adequacy of the consultation and fact-finding process that informed the SIA. • Requests the Plan corrects the factual inaccuracies and to include binding conditions that will require that specific deliverable community facilities are met before planning applications for new residential developments are approved. • Contends many groups operate without any dedicated space and deserve appropriate, permanent facilities under public ownership which should be met before planning applications for new residential developments are approved. • The open space (F) from the 2016–2022 Local Area Plan — especially the Amenity Lands along the canal and the Sallins GAA land — to be added to, as well as new open space zoning in the Key Area Development Cell of The Willows. • The designation of the constantly flooded area on the Link Road as wetland is welcomed.

Sub. No. and Name	Summary of Submission
	• Requests the Council to give a commitment in SIO 3.7 and 3.8 to actively pursue future LSSIF grant applications to fund Phases 1 to 3. • Asserts that the biodiversity-rich green area at the corner of the Clane Road and Link Road has not been recognised in the Plan and Figure 10.2 identifies only one third of this site as "existing community gardens" omitting a remainder of a green space maintained by Sallins Tidy Towns. Requests this site is retained in full. Submissions requests the minimum essentials as below: • Completion of three phases of the community park and commitment to SIO 3.7 and 3.8 to pursue LSSIF grant to fund Phases 1 and 3 below: - Phase 1: Basic pitches, car park, perimeter path and entrances (funded from current committed resources) - Phase 2: Allotments, basketball court, walkways and other elements – in line with the full site plan already approved with planning permission to make it a "park for all". - Phase 3: Buildings including dressing rooms, indoor sports facilities and a community centre - potentially incorporating a cultúrlann (cultural centre). • Transfer of Home Farm house into community or Council ownership for community use • Provide a new community and arts centre as provided for in SIO 3.10 **Sallins Celtic – Protecting Youth Sports** • Concerned that the current Sallins Celtic FC are zoned for housing with no permanent alternative home identified. The community park cannot cater for a club this big. • Requests the Council includes a clear location for a permanent base for Sallins Celtic. **Town Centre** • Welcomes commitment to develop the town centre, particularly and the proposal for Home Farm House KDA for community facilities (TCO 4.3). States TCO 4.6 calls for a Health Check but residents and community representatives engaged in a Health Check process in recent years, with public money, and a report was never published. • Requests KCC publishes the results of the Town Health Check and Urban Renewal Masterplan before

Sub. No. and Name	Summary of Submission
	commissioning a new one. Residents should not be asked to repeat a process already completed. **Traffic, Road Safety and Parking** • Heavy traffic congestion in the town particularly during peak hours and the road network was not designed to serve current population, never mind future population. • Requests new residential planning approval is contingent on a Traffic and Transportation Impact Assessment (TTIA) with prior implementation of mitigation measures (junction upgrades, traffic calming and active travel infrastructure). • States the traffic calming measures on the Clane Road has had an impact on slowing traffic and improving safety but it seems the cycle lanes have had limited impact on the number of people cycling – this requires further study and improvement. • Certain junctions are very dangerous for pedestrians – including the four-way junction at foot of Canal bridge on north side and the lack of a pedestrian crossing on the north side of the new bridge that children use every day for school. Requests these issues are addressed urgently, and the Plan should require their resolution as a short-term objective. • Regular illegal parking on double yellow lines on Church Avenue a permanent fix required. Asserts parking shortages is an issue, a detailed Parking Strategy, including commuter parking for the train station is required. **Green and Blue Infrastructure** • Welcomes the 100-metre setback from the river and the commitment to preserve hedgerow habitats and the objective for tree planting. **Active Travel and the Canal Pedestrian Bridge** • W2, W3 and W4. • Requests provision of a safe accessible entrance to the railway station, now that Kildare County Council has purchased parish land next to the school. • Work should start immediately on these particular measures. • Asserts concern that the pedestrian and cyclist footbridge over the canal (Measure W2) is a long-term objective (6-10 years) the imminent completion of 80 houses on the Odlums' site requires this crossing urgently. Requests W2 to be

Sub. No. and Name	Summary of Submission
	reclassified as Short-Medium Term with a clear timeline and funding commitment. **Rail Services** • Requests the Council engage with Irish Rail and the NTA to secure binding service improvements (frequency, capacity, additional peak-hour services) as a precondition to approving further major residential development. • The Plan should clearly show the relationship between housing growth and public transport capacity in line with NPF objectives for compact and connected growth. • Failure to improve railway service will result in an increase car travel and further congestion. **History, Heritage and Identity of the Town** • Future development must honour the existing heritage (canal, station, landscape, Irish language, traditional music). • New buildings, public spaces, street furniture, signage, and landscaping should be designed with reference to the canal and railway heritage and requests design guidelines for all new development to be mindful of the town's history, environment and historic buildings. • The Irish language should be visible and a strong and central link with the heritage of the place should be visible. • Requests the Council include heritage-based design objectives in the Plan and ensures the protection and celebration of Sallins' historic character as a planning priority. **Cultural and Heritage Tourism** • States the Plan should reflect the potential of Sallins as a destination for cultural and heritage tourism such as the canal, greenway, railway, Irish language community and traditional music together representing a compelling offer for visitors, both domestic and international. • The Grand Canal, Greenway and station function as gateways for visitors. • Asserts that a cultural/arts centre - as imagined in the proposal for the community park and the Cill Dara le Gaeilge vision- could make this tourism vision tangible, through the provision of a centre for Irish language activities, traditional music sessions, and cultural events that celebrate the town's identity and attract visitors. • Requests the Council should treat cultural tourism as an economic and social development strategy and the Plan

Sub. No. and Name	Summary of Submission
	should include objectives to support the development of tourism by: - investing in the public realm along the canal - portraying the town's canal and railway heritage, - showing respect for local history and traditional Irish culture, - building enabling infrastructure for walking and cycling tourism **A Phased, Conditional Approach to Future Development** • Requests a phased development framework with zoned residential lands released gradually and conditionally subject to independent verification that infrastructure improvements have been delivered. • States the Council has an opportunity with the Plan to establish a firm, enforceable policy position: infrastructure first, housing to follow. • Asserts the Plan makes a reciprocal investment in the infrastructure, facilities and public spaces that the community needs.

Chief Executive's Response

Delivery of Social Infrastructure

The concerns related to the provision of housing and delivery in alignment with community facilities are noted. A Settlement Plan is a land use framework that guides the development of land in a structured and sustainable manner. Objective SC O2 of the Kildare County Development Plan 2023-2029 (as varied) requires the Council to make provision, through appropriate land use zoning in settlement plans to deliver community infrastructure, supports and services in a planned and co-ordinated manner across all settlements in the county. With regards to comments relating to binding conditions being placed on development, it is important to note Objective SC O16 of the CDP requires residential schemes of 20 units or more to submit a Social Infrastructure Audit (SIA). Furthermore, Objective SC O15 of the CDP requires that in cases where there is a deficiency of a certain type of community infrastructure as part of the development proposal, the frontloading of such infrastructure is required as part of the first phase of development and fully operational prior to the occupational of any residential unit on the subject site.

Social Infrastructure, Community Facilities, Community Park and Amenity Lands

A Social Infrastructure Audit (SIA) was prepared by Kildare County Council (KCC) for the purposes of informing the Plan. The preparation of a SIA is to inform land use plans, however, is not a statutory requirement in plan making. The Social Infrastructure Audit (SIA) notes there are six social/community services/facilities

within the study area of Sallins which include Sallins Community Centre, Castlefen Community Centre, An Garraí Beag, Sallins Men's Shed, Post Office and Kildare Sallins Scouts. In addition, the Audit lists four arts and culture organisations/facilities located in Sallins offering music lessons, drama and creative film; Frame It Productions, Sult na Sollán, Sallins Dramatic Society and Ceola Academy of Music. While every effort has been made to ensure the accuracy and completeness of the information, it is possible that some facilities, clubs, or organisations may have been inadvertently omitted, or that new ones have been established since the audit was conducted between April and May 2025. There is no exhaustive criteria relating to the nature of the service which deems it acceptable for inclusion in the SIA, noting again that the Audit is non-statutory. The findings are based on the best available data at the time of the study. Any perceived inaccuracies will have no material effect on the deficits outlined in the SIA. No change to the SIA is deemed necessary.

The comments regarding the temporary basis of facilities and no security of tenure are noted. It is important to note that a Settlement Plan is a land use framework that guides the development of land in a structured and sustainable manner. A land use plan does not and cannot dictate a specific end user or occupier of facilities.

The requested commitment to pursue LSSIF funding for the Sallins Amenity Lands in Objective SIO 3.8 is noted and agreed. The comments in relation to the implementation of the phases of the Sallins Amenity Lands are noted and a response has been prepared under Section 5, Chapter 3 'Social Infrastructure' of this report to include the Sallins Amenity Lands in the Implementation and Delivery Schedule.

Matters relating to the transfer of ownership of Home Farm House fall outside the statutory remit of a land use plan.

Comments in the submission referring to the community gardens (Sally Gardens) and that only a portion of the site is identified as "existing community gardens" omitting a remainder of green space and should be retained in full is noted. To address this issue, it is considered appropriate to amend Figure 10.2 of the Plan and associated text.

Regarding the requests for a community centre/arts centre. Section 10.1.2 of the Plan includes inter alia a community centre on the lands zoned 'E: Community and Education' in the Link Road KDA. Objective SIO 3.10 requires the delivery of this new community centre and in addition to the refurbishment and expansion of the Sallins Community Centre. In addition, the outcome of the Sallins Amenity Lands Masterplan (Re P82022.01) was that a community and sports hall building shall be subject to separate Part 8 process[8]. It is recommended that Objective SIO 3.10 be amended to support this building on the Sallins and Amenity Lands.

Objective SIO 3.9 actively supports the development of universally accessible community centres/halls that supports a wide range of uses. The submissions refer to the need for dedicated space to support local groups, however this level of detail is outside the remit of a settlement plan. Nonetheless, it is considered appropriate to

[8] https://consult.kildarecoco.ie/en/node/4230/outcomes which stated that 'The proposed Community and Sports Hall Building, and any proposed Dog Park shall be subject to separate Part 8 process(es)'.

add a new objective to the Plan to support the development of cultural, arts and performance spaces in Sallins.

Sallins Celtic – Protecting Youth Sports

The lands, currently used by Sallins Celtic Football Club, have been zoned 'C: New Residential' under the Sallins Local Area Plan 2016–2022 since its adoption in 2016. Furthermore, the subject lands were zoned for residential use in the Sallins Local Area Plan 2001 and the Sallins Local Area Plan 2009, a period of time which extends beyond 25 years. While concerns have been raised regarding the loss of the existing pitches, it is noted that the club's use of the lands has been on a temporary basis under licence agreement arrangements (Submission No. 205, refers). The allocation of land for specific end user is outside the remit of a land use plan. However, additional lands are now proposed to be zoned as 'F: Open Space and Amenity' across the plan area, where playing pitches are 'Permitted in Principle'.

Town Centre

The comments regarding the delay in publication of the Village Renewal Masterplan, the Health Check and no confirmed timeframe of delivering same are noted. The draft Plan supports the implementation of a Town Renewal Masterplan for Sallins. The Objective TCO 4.6 does not support a new Health Check or Renewal Masterplan. The Sallins Renewal Masterplan is currently being finalised by Kildare County Council's Strategic Projects and Public Realm Team for publication to align with the making of Proposed Variation No. 6 (Sallins Settlement Plan).

Traffic, Road Safety and Parking

The Council requires the submission of a Traffic and Transport Assessment (TTA) as part of planning applications as provided for under Section 15.7.4 of the CDP. Furthermore, it should be noted the Plan includes a range of Movement and Active Travel Measures aimed at improving the overall transport and movement in Sallins. Furthermore, it is an objective of the Council to require that all new development enhances the quality of the public realm by facilitating a connected network of streets and spaces which prioritise pedestrians and cyclists and provides for the possibility of connections to future development on adjacent lands (TCO 4.6). Furthermore, the movement and active travel measures set out in Section 8.3 of the Draft Settlement Plan, and as illustrated on Map V2B-8.1 (Transportation Measures), support future cycling measures in Sallins. The intercensal periods provide a good opportunity to review the impact of cycling infrastructure on a settlement and will be undertaken as part of the CDP review.

The concerns regarding the junction and associated safety risks and the lack of pedestrian crossings at the north side of the canal bridge are noted. Concerns in relation to existing infrastructure are most appropriately addressed through operational channels of the Council rather than policy making processes. However, it is if important to highlight that the reclassification of the road through Sallins as a local road will allow for the reallocation of road space to provide for traffic calming and pedestrian crossing to address the constraints to the north of the canal. Figure 10.1 of the draft Plan provides for public realm renewal for this area.

The concerns regarding the illegal parking on double yellow lines are noted. Enforcement of parking falls outside the remit of a land use plan. These matters are a function of traffic wardens or An Garda Síochána.

The comments raised in relation to commuter parking for the train station is noted. The GDA Transport Strategy, *Measure INT4 – Park and Ride* states that the National Transport Authority (NTA) will secure rail-based Park & Ride facilities at appropriate locations. This includes a rail-based Park & Ride at Sallins with an indicative capacity of 1,000 spaces. Section 3 of this report proposes an objective in support of Measure INT 4.

Active Travel and the Canal Pedestrian Bridge

The comments with respect to delivery timelines for W2, W3 and W4, as illustrated on Map V2B-8.1 (Transportation Measures) are noted. The timescales provided are indicative only and will be subject to funding and resource availability. However, the inclusion of clear objectives within a statutory plan is a critical first step in securing future funding and support.

Rail Services

It is an objective of the Council to actively engage and co-operate with the Department of Transport, the National Transport Authority (NTA), Transport Infrastructure Ireland (TII), Irish Rail, Local Link and other stakeholders to improve the provision of public transport in Sallins, including lobbying for an upgraded Sallins Train Station, the delivery of a third rail platform, and the delivery of a local bus service with associated bus stops (MATO 8.4).

The issues raised in relation to rail frequency, additional peak-hour services is an operational matter of Irish Rail and are outside the remit of a land use plan.

History, Heritage and Identity of the Town

Regarding concerns that new development honours the heritage of the area are noted. Objectives TCO 4.4 and 4.5 of the Plan aim to protect the inherent character of the town centre to ensure new development responds positively and sensitively to its established built form and enhance the quality of the public realm. Furthermore, Chapter 11 'Built and Cultural Heritage' of the CDP contains a series of objectives and guidance for heritage based design. Section 15.14.1 of the KCDP should also be noted, specifically where it outlines that the "Council promotes and encourages the use of Irish Language signage in the County"

Cultural and Heritage Tourism

The submissions note Sallins' additional offerings such as cultural tourism, as a living Irish language community, and a strong tradition of traditional music and Irish culture. As noted in the Plan, the town has significant capacity to build on existing tourism clusters, expand experience-based tourism, and integrate tourism development with the ongoing town centre regeneration. Objective EDO 5.7 of the Plan aims to co-operate with relevant stakeholders and agencies in promoting tourism and securing tourist-based enterprises and facilities in Sallins. Enhancing the public realm, promoting connected visitor experiences, and leveraging the unique historic and

environmental assets of the canal corridor will help consolidate the position of Sallins as a key inland tourism hub within County Kildare. Objective TCO 4.1 of the Plan aims to promote the town centre of Sallins as the primary focus for commercial, civic, social and cultural and tourism activity, inclusion opportunities at the corner of Chapel Lane and Main street, by supporting the reuse and renewal of existing buildings, backland areas, derelict and brownfield sites, ensuring high quality urban design to reinforce the vibrancy of the urban core. Lands zoned 'A: Town Centre' and 'MU: Mixed-use' represent key strategic locations for employment creation and economic diversification. The unique canal setting enables Sallins to maximise its attractive waterside setting as a focal point for commercial activity, tourism, and community life.

Regarding the submissions requests for a cultúrlann or cultural centre to anchor the tourism vision of Sallins are noted. The development of Home Farm House (Section 10.1.1 of the Plan) on lands zoned 'A: Town Centre' as a civic space aims to create a destination on the corner of Main Street and Grand Canal Greenway that attracts visitors and increases footfall, and a new public space to meet the needs of the community with areas for recreation, rest, social gatherings and events. Cultural, theatre and arts use are Permitted in Principle within lands zoned 'A: Town Centre' and 'MU: Mixed Use'. However, it is considered appropriate to include a new objective in the Plan to support the development of cultural, arts and performance spaces in Sallins.

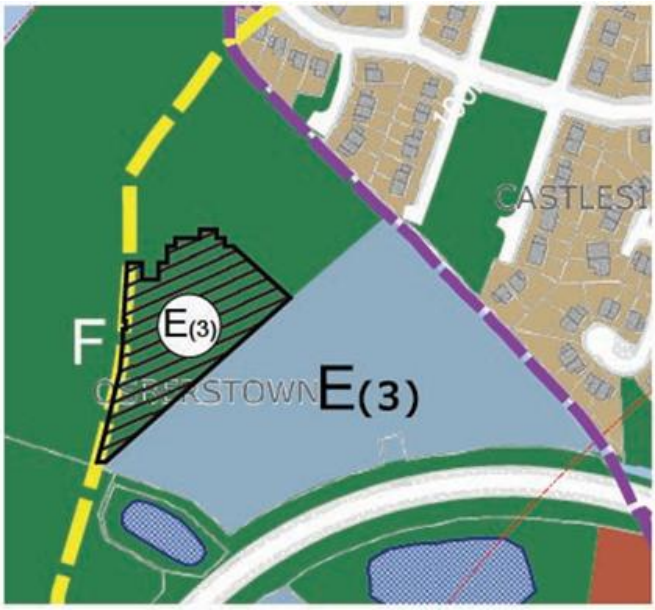
Chief Executive's Recommendation

Chapter 3 Social Infrastructure, Section 3.3 Social Infrastructure Objectives, amend Objective 3.8 as follows:

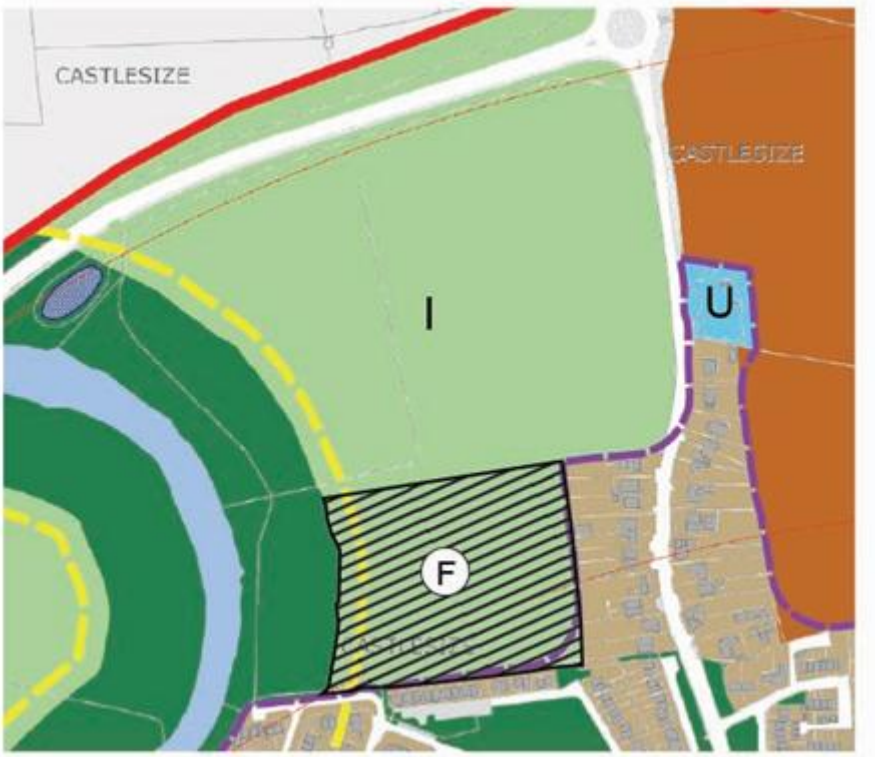
SIO 3.8 Actively seek funding from relevant agencies and government sources including the Large-Scale Sports Infrastructure Fund (LSSIF) or other funding sources to secure financial support to develop sports and recreation facilities, *particularly the Sallins Amenity Lands,* in Sallins.

Appendix A - Maps, Map V2B - 10.1 - Land Use Zoning, amend circa 1.0 hectares of land zoned E (3) to 'F: Open Space and Amenity' (identified in black hatching) as follows:

Appendix A - Maps, Map V2B - 10.1 - Land Use Zoning, amend circa 1.0 hectares of land zoned 'F: Open Space and Amenity' to 'E: Community and Education' (identified in black hatching) as follows:



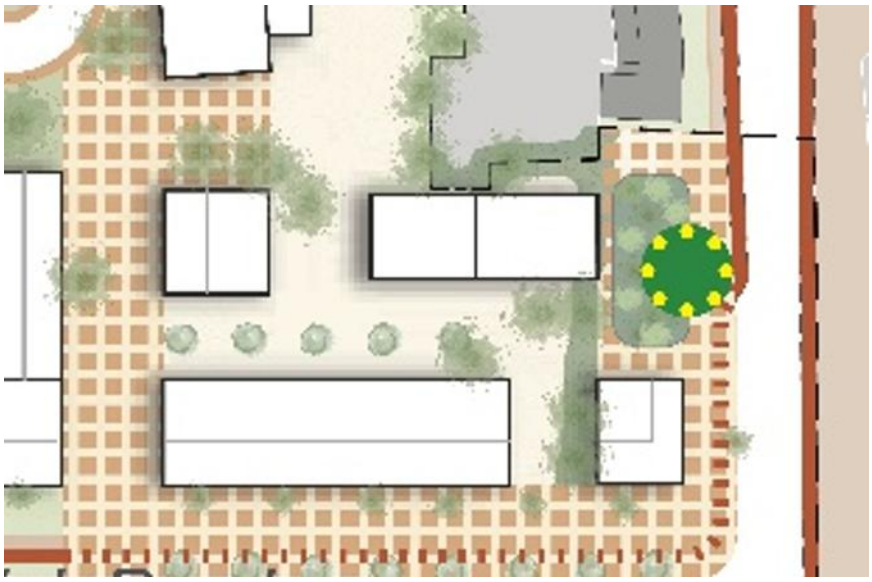
Appendix A - Maps, Map V2B - 10.1 - Land Use Zoning, amend circa 3.23 hectares of land zoned 'I: Agriculture' to 'F: Open Space and Amenity' (identified in black hatching) as follows:



Chapter 10 Implementation, Section 10.1.2 Link Road KDA, amend the text under Green and Blue Infrastructure, Open Spaces and Surface Water Drainage, as follows:

> The natural features of the site such as existing ~~community gardens~~, water bodies, existing vegetation which includes hedgerows, treelines and mature trees should be retained, enhanced and integrate ~~as far as practicable~~ to protect biodiversity and ecological networks within the KDA. *The community gardens (known locally as the Salley Gardens) shall be incorporated into the overall design as far as practical.*

Chapter 10 Implementation, Section 10.1.2 Link Road KDA, amend Figure 10.2: Link Road KDA with revised urban design framework increasing the area for the community gardens, as follows:



Chapter 3 'Social Infrastructure, Section 3.3 'Social Infrastructure Objectives' insert additional objective as follows:

SIO 3.X *Support, promote and facilitate the development of cultural, arts and performance spaces in Sallins.*

Chapter 3 'Social Infrastructure, Section 3.3 'Social Infrastructure Objectives' insert additional objective as follows:

SIO 3.10 Require the delivery of social infrastructure particularly a new Community Centre *(within the Link Road KDA), a Community and Sports Hall Building (within the Sallins Amenity Lands)* in addition to the refurbishment and extension of the existing Sallins Community Centre, through the application of a Special Development Contribution on Key Development Areas (Home Farm House Key Development Area, Link Road Key Development Area, West Link Road Key Development Area) where specific exceptional costs are not covered by the Council's Development Contribution Scheme or through developer led provision and in tandem with housing delivery.

Miscellaneous Issues

Submission No. and Name	Issue
11 Community Campaigner David Barton	Submission contains an attachment and the issues raised in the submission are as follows: The submitter outlines his role as a community campaigner promoting both the existing Built Historic Environment and Traditional Vernacular Architecture (TVA) / Traditional Architecture as a key feature across UK-wide local authorities. States that the submission is considered to be consultation feedback who hopes that it represents an 'umbrella representation' for various merits outlined including Placemaking and Greenery Proposals. Asserts that Traditional Architecture Design Codes should be a central component across this consultation and its various chapters and sections especially concerning new construction. Further asserts it performs strongly on economic, ecological and environmental grounds as can be attested to by academic studies and figures that corroborate this. Submission outlines the background of the submitter including successful campaigns in the UK to promote and protect historic buildings. States that the submission provides 32 Appendices. It is noted that these have not been included with the submission. However, hyperlinks to websites have been provided for the majority. Submission calls for the establishment of design codes based on TVA principles and that local authorities should partner with key stakeholder organisations. Outlines a range of suggestions about to policy in this regard, including the non-demolition of pre-1950s buildings. Regarding conservation areas, the submission outlines the need for enhanced conservation efforts in designated areas. Outlines a range of suggested actions including a streamlined process for listed building consent, the preservation of historic street furniture and financial incentives for maintaining/restoring buildings. Highlights role of historic buildings in combatting climate change and suggests a range of actions, including a focus on increasing the stock of carbon-rich old buildings, retrofitting historic buildings and financial incentives for the demolition of carbon poor contemporary buildings.

	Outlines actions that could be taken on historic buildings including the creation of a Designated and a Non-Designated Heritage Asset List and a scheme to rebuild long lost buildings. Suggests a range of actions that can be taken to promote traditional value architecture. Regarding to the planning system, the submission emphasises the need to identify applicants which have a history of harming civic heritage and states that this should be a consideration in the granting of permission. Requests Local Authorities to collaborate with the community and heritage bodies to give these people a voice. Submission concludes by identifying a range of miscellaneous issues which are aimed at supporting the historic built environment. These include support for well-designed car parking, the utilisation of specialist skills and the creation of a Top 10 Buildings at Risk Register.
15 Aurélio Guedes	Submission states there must be a proportional increase in local Garda presence and community security measures.
176 Noel Foy	**Part C) Specific Objection: Objects to the Zone the c.13 ha of Greenfield Lands at Rahandoon Road** Objects to the zoning request detailed in Submission No. 19 (Branach Developments Limited), which proposes approximately 650 residential units, adjoining the R407 / Rahandoon Road. **Housing growth is already planned and phased - there is no growth gap for these lands to fill** Table 2.1 sets the Core Strategy allocation for Sallins for the period to the end of 2028 at 674 units. Table 2.3 set out how Sallins is to grow beyond the current plan period, identifying a further 632 units of "phased additional unit growth 2029 and beyond", giving a total zoned residential capacity of 1,306 units (Table 2.4). The Draft plan is explicit that it "has zoned land in excess of the growth requirements" and that this additional growth "is allocated at The Willows Key Development Area", to be released under a phased basis (Objective CSO 2.3). The Council has already made plan-led decision about housing growth - both for this plan period and beyond it - and has already zoned land in excess of the Core Strategy requirement to provide for that longer-term growth.

	There is no identified growth gap, and no shortfall in zoned land, that the Rahandoon Road lands are needed. Zoning a further c.650 units at Rahandoon Road would be adding unplanned, unphased greenfield development on top of a settlement growth strategy that is already complete and already sequenced. The zoning of the land would result in 1,950 units against a Core Strategy allocation of 674. Submission No. 19 (Branach Developments Limited) does not engage with the Core Strategy allocation, with Table 2.3, or with the Plan's phased growth strategy at all. **Strategic-scale greenfield expansion, supported by minimal evidence** There is no Strategic Flood Risk Assessment, no Traffic and Transportation Impact Assessment, no infrastructure capacity analysis, no site-specific ecological survey, no landscape or visual assessment, and no phasing plan. **The submission misstates national planning policy on compact growth** The Draft Plan is compliant with NPO 9 without the Rahandoon Road lands. The Rahandoon Road lands are greenfield land outside the existing built-up footprint, and would not count toward the compact-growth target. **Deliverability claims are asserted, not demonstrated** Submission No. 19 (Branach Developments Limited) states that the lands are "immediately deliverable", "low-risk" and "free from abnormal constraints", and that the site "does not rely on speculative upgrades", however, no evidence is submitted. The submission states that the the electricity network is "currently operating at capacity", water and wastewater may require developer-driven upgrades and the town has deficits in school places, GPs and childcare and that traffic and parking pressures are significant in Sallins. The development contained in Submission No. 19 (Branach Developments Limited) would intensify each of the pressures. The deliverability and infrastructure claims in the submission should not be accepted without a properly evidenced infrastructure capacity assessment. **Absence of flood risk and environmental assessment**

	The absence of any Strategic Flood Risk Assessment, site-specific ecological survey, or environmental assessment in the submission is a significant gap. **Disproportionate population impact and infrastructure displacement** A 650-unit development would add significant population, and the town already faces deficits in school places, GPs and outdoor sports. An increase of this magnitude is not absorbable within the Plan period without comprehensive, prior delivery of social and physical infrastructure, which the Submission No. 19 (Branach Developments Limited) does not commit to. The submission provides no assessment of how the receiving infrastructure would cope with the increased population. **Retaining the lands as unzoned** Retaining these lands as unzoned is the Council's own considered position in the Draft Plan as published, and it is the correct decision. The lands lie outside the settlement boundary. The plan has already made provision for growth, within this plan period and beyond it, and there is no need identified need that the Rahandoon Road lands are required to meet. If the Council were to conclude, on the basis of evidence, that additional residential land is required beyond what the Draft Plan already provides for, the proper route is the "Strategic Reserve" mechanism provided for in Objective CSO 2.4 of the Plan. **Requests the Council** Retain the lands' current unzoned status in the Sallins Settlement Plan as published. Confirm that any future consideration of greenfield expansion at Sallins will be undertaken only through a plan-led review under the Strategic Reserve framework of Objective CSO 2.4, supported by full compliance with the Core Strategy, a Strategic Flood Risk Assessment, a Traffic and Transportation Impact Assessment, an infrastructure capacity assessment, and an ecological survey - none of which has been provided in the present submission.
224 Bernie Johnston	A Garda Station should be a high priority.

Chief Executive' Response

The issues raised in the Submission No. 11 are noted. Chapter 11: Built and Cultural Heritage of the County Development Plan contains a range of objectives and provisions which seek to safeguard the built heritage of County Kildare (AH O20, AH O21 and AH O22), including vernacular structures which are not on the Record of Protected Structures (AH O39, AH O54 and AH O55). Furthermore, as part of the preparation of the next CDP and the move to 10-year development plans, all provisions in the Plan relating to the built heritage of the county will be reviewed. Submissions regarding a garda station and local garda presence are noted. However, the construction of a garda station, resourcing are operational matters of An Garda Síochána are beyond the remit of both a land use plan and a local authority. The issues raised in Submission No. 176 regarding an objection to the zoning request detailed in Submission No. 19 (Patrick Byrne on behalf of Branach Developments Limited); are noted. A response to Submission No. 19 is provided for in Section 6 of this Report – 'Submissions from Landowners Seeking Re-zoning'.

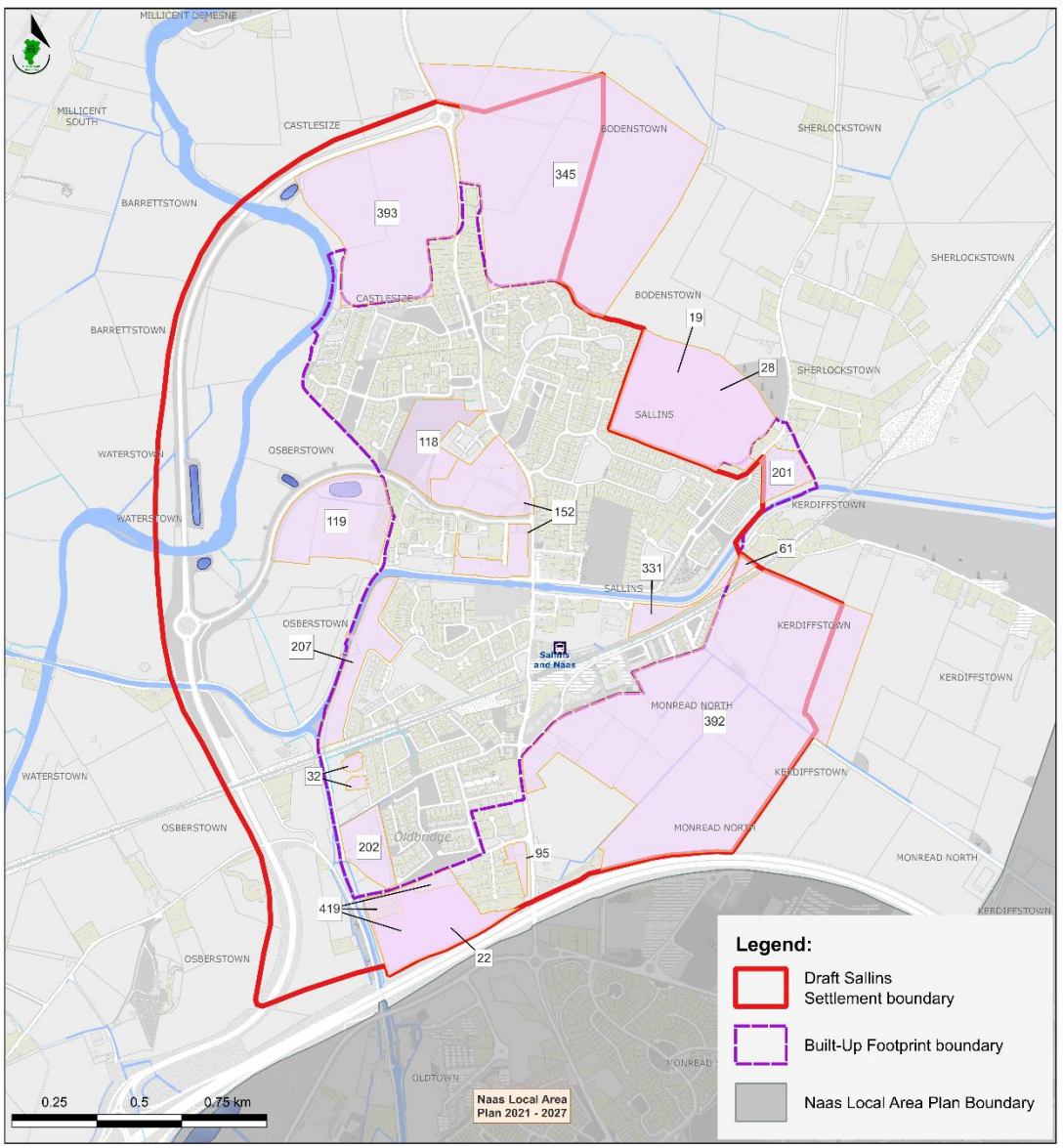
Chief Executive's Recommendation

No change recommended

6. Submissions from Landowners Seeking Re-zoning

The submissions received from landowners (or those with a significant interest) relating to requests for the re-zoning of land are illustrated in the map below. This section includes a summary of the submissions received and a response and recommendation to the issues raised.

Figure 6.1: Re-zoning Requests Map



Submission Number

19 Patrick Byrne - Branach Developments Limited
22 Michael Kehoe
28 Coleman Swan
32 Springwood Limited
61 Ken Davis
95 Francis Farrell
118 Neville Homes Limited
119 Neville Homes Limited
152 William Neville & Sons
201 Frank Reynolds
202 Liam O'Brien
207 Vaughan Whelan
331 T.D. Housing Ltd.
345 Westar Group
392 Glenveagh Homes
393 Patrick Murphy
419 Lydon

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119	Nevilles Home
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Sub. No.	Name
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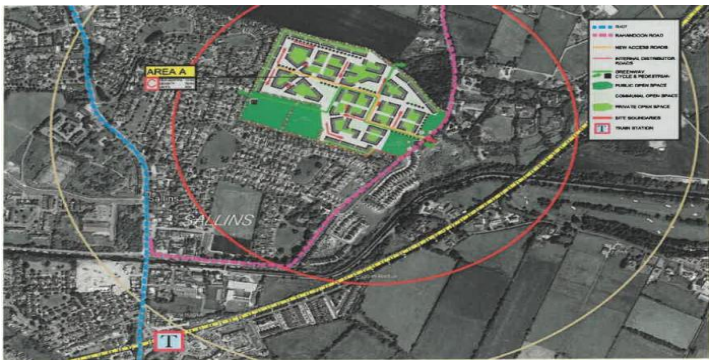
202	Liam O'Brien
207	Vaughan Whelan Lands
331	T.D Housing Ltd
345	Westar Group
392	Glenveagh Homes Limited
393	Patrick Murphy
419	Lydon

Submission No. 19 – Patrick Byrne on behalf of Branach Developments Limited

Issues Raised

This submission on behalf of Branach Developments Limited seeks to zone circa 13 hectares of unzoned lands on the Rahandoon Road, Sallins to facilitate residential development. The subject site is situated northeast of Sallins town centre and the Sallins Bridge residential development and is situated immediately outside the settlement boundary. The site contains a single-storey cottage, which is listed on the National Inventory of Architectural Heritage (NIAH) (No. 11811033) and associated farmyard buildings. The submission includes a Masterplan, which includes maps and images to show the location and extent of the subject lands (see images below, site labelled 'Area A').



The issues raised in the submission, which includes a Masterplan Layout for the subject lands, are as follows:

- Submits that the site is capable of delivering approximately 650 units, supporting a population of approximately 1,750 persons, which represents 10-12% increase in the population of Sallins and constitutes a strategic-scale development opportunity.
- States that the National Planning Framework (NPF) requires 50% of housing growth to occur within existing settlements and promotes higher density development in accessible locations.

- States that the subject lands are located within the rail catchment of Sallins Station and therefore aligns with the Regional Spatial and Economic Strategy (RSES), which promotes development along public transport corridors and consolidation of commuter settlements.
- Submission refers to population growth in Kildare of over 11% between 2016 and 2022 creating significant demand for housing within settlements such as Sallins.
- States that the subject lands, delivering 650 units, represents a significant contribution to addressing housing supply deficits.
- Submits that the lands are within walking distance of Sallins Train Station, supporting sustainable transport and reduces reliance on private vehicles, which aligns with national climate and mobility policy objectives.
- States that the Masterplan provides a structured open space network including public open space, green corridors and amenity areas, lands for community infrastructure such as childcare and local services to ensure a balanced and sustainable community.
- States that the lands are in single ownership, have defined access, are free from abnormal constraints, represent a low-risk, high-certainty development opportunity and are immediately deliverable.
- Further states that the site benefits from existing road and rail infrastructure and does not rely on speculative upgrades.
- Submits that the lands will generate employment, support local economic activity while providing essential housing.
- States that the site represents a key growth driver for Sallins due to its scale and deliverability.
- Submits that the lands meet all criteria for zoning including policy compliance, accessibility and deliverability.
- Concludes that failure to zone the subject lands would materially constrain housing delivery in Sallins and that the lands are necessary for the proper planning and sustainable development of the area.

Chief Executive's Response

The contents of the submission are noted. In response to the points raised in the submission that the subject lands could represent a significant contribution to addressing housing supply deficits, it is noted, that the subject lands are located outside of the Built Up Footprint of Sallins and greater than 1,000 metres of Sallins train station. The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) outline that the NPF prioritises compact growth with an emphasis on the renewal of existing settlements, rather than continued sprawl. In addition, in accordance with NPO 9 of the NPF the delivery of compact growth is achieved through the development of new housing within the existing Built Up Footprint of settlements. It is considered that the development of the subject lands would represent urban sprawl on the edge of Sallins, whereas national policy guides towards the development of central and accessible locations.

The comments made with respect to the need to provide housing for an extra 1,750 persons in Sallins is noted. In this regard, the Plan provides for 632 housing units above the Core Strategy allocation (674 units) set out in the Kildare County Development Plan 2023-2029 (as varied) with respect to the NPF Implementation:

Housing Growth Requirements (2025). Overall, the Draft Sallins Settlement Plan represents an increase of 94% on the Core Strategy allocation, facilitating phased housing growth of 1,306 units. Therefore, no further additional lands are required for development to meet the requirements of the CDP Core Strategy or the NPF Implementation: Housing Growth Requirements, as sufficient lands in excess of the requirement have been identified for development.

Furthermore, the identified deficit in social infrastructure relates directly to the level of residential growth proposed in the Plan. Any further increase in residential development beyond that proposed would further undermine the capacity of the town's servicing and social infrastructure to sustainably accommodate the projected population growth. Therefore, it is considered that the growth allocated for Sallins under Proposed Variation No. 6 is sufficient for the remaining period of the County Development Plan and beyond.

It is further noted that the lands to which the submission refer are situated on the opposite side of the Rahandoon Road to Site No. 4, audited in the Settlement Capacity Audit (SCA), which is published alongside and has informed the Plan. The function of the SCA is to provide an analysis on whether land is serviced or serviceable during the lifetime of the Plan to inform the appropriate zoning of residential lands across the Plan area, in accordance with Section 3.2.2 of the Development Plans – Guidelines for Planning Authorities (2022). The SCA distinguishes between lands that are 'Serviced' (Tier 1) and those that are 'Serviceable' (Tier 2) within the lifetime of the Plan. The Audit ensures that an informed decision is made as to whether to zone land or sites for residential development. In that regard, Site No. 4, was determined a Tier 2 site, with wastewater infrastructure and movement and transport highlighted as infrastructural deficits. Furthermore, Site No. 4 did not perform favourably with respect to compact growth in comparison to other sites zoned for development. While it is noted that the site, which is the subject of this submission, was not included in the SCA, it is situated in close proximity to Site No. 4 using the same road network and located outside the Built up Footprint.

Chief Executive's Recommendation

No change recommended.

Submission No. 22 – Michael Kehoe

Issues Raised

The submission received on behalf of the landowners relates to a site, namely Site No. 10, that was assessed in the preparation of the Settlement Capacity Audit (SCA). The submission seeks the re-evaluation of Site No. 10 in the Sallins Settlement Capacity Audit (SCA) to facilitate residential development.

The issues raised in the submission are as follows:

Introduction and interest in the lands.

- The subject site ranked last in the SCA and was not recommended for rezoning.
- States that this outcome does not accurately reflect the site's suitability for compact, sustainable development, nor does it align with national planning policy, including the National Planning Framework (NPF) and the Sustainable Residential Development and Compact Settlements Guidelines (2024).

Support for the Settlement Plan and Compact Growth Objectives.

- States that the landowners support the preparation of the Settlement Plan for Sallins but states that the treatment of Site No. 10 in the SCA does not reflect the principles of compact growth, sequential development, efficient use of serviced land and sustainable transport and walkability and may inadvertently undermine the Plan's own stated objectives.

Location and Physical Characteristics of Site No. 10.

- The submission outlines the key characteristics of the site as follows:
  - Bordered by the M7 Motorway to the south
  - Bordered by the Grand Canal to the west
  - Adjoining existing residential development to the east
  - Within walking distance of the town centre and local services.
- States that these features mean the site is physically contained and cannot contribute to outward sprawl, forms a logical infill/backland extension of the existing settlement and is well-located for compact growth, consistent with national policy.

Existing Council-Installed Drainage Infrastructure on Site 10.

- Submits that the presence of Council-installed drainage infrastructure appears to have been omitted or undervalued in the SCA.
- States that the Council previously purchased part of the subject site, constructed a water run-off attenuation area and installed a surface water drainage pipe that crosses Site 10 and discharges towards the canal.
- States that this infrastructure demonstrates that Site No. 10 is already integrated into Sallins' engineered surface water management system, is easier and more cost-effective to service than many other sites assessed and the site is not greenfield in functional terms, but part of the serviced urban

area, which it submits is directly relevant to the SCA scoring criteria for infrastructure capacity, servicing feasibility and deliverability.
- States that if this infrastructure was not fully considered in the scoring, this represents a material omission.

Inconsistency with the treatment of the Willow lands (Sites 7, 8 and 9).

- States that the SCA spears to have awarded high scores to the Willow lands (Sites 7,8 and 9) primarily on the basis of proximity to the town centre.
- However, these sites are located on more flood-prone lands, are more exposed to potential sprawl, require more extensive new infrastructure and are not significantly closer to the town centre and remains within a walkable catchment, yet it received a disproportionately low score.
- States that this raises concerns about consistency and proportionality in the application of the SCA scoring methodology.

Alignment with National Planning Policy

- National Planning Framework (NPF)
  - States that Site 10 aligns strongly with the principles of the National Planning Framework (NPF), which identifies compact growth as a core national objective, which requires at least 40% of new homes to be delivered within existing built-up areas, prioritisation of infill and brownfield sites and development that is walkable, transport-oriented and infrastructure-efficient.
- Sustainable Residential Development and Compact Settlements Guidelines (2024)
  - States that Compact Settlements Guidelines (2024) require planning authorities to apply a sequential approach, prioritise infill/backland development, avoid opening new un-serviced greenfield areas, and use natural boundaries to contain development.
  - States that Site No. 10 is naturally contained (motorway and canal), adjacent to existing housing, already partly serviced, walkable to the town centre, and is the type of site the Guidelines intend to prioritise.
- Kildare County Development Plan 2023-2029 (as varied) (CDP)
  - States that Site No. 10 supports the objectives the Core Strategy, which emphasises the consolidation of existing settlement, efficient use of infrastructure, compact, sustainable growth.

Concerns regarding the SCA Scoring Methodology

- Submission states that based on the above the issues warrant a re-evaluation of Site No. 10, as there are concerns that the SCA:
  - Under-scored Site No. 10 on accessibility, servicing feasibility, and compact growth potential.
  - Over-weighted proximity in a way that disproportionately favoured the Willow lands.
  - Did not fully consider the existing drainage infrastructure on Site No. 10.
  - The SCA conclusions are not fully aligned with national policy requirements.

Request for Re-evaluation.

The submission respectfully requests Kildare County Council to:

1. Re-evaluate the scoring and categorisation of Site No. 10 in the SCA, with particular reference to compact growth potential, sequential development, existing drainage infrastructure, national policy alignment.
2. Provide a clear justification for any departure from the NPF and Section 28 Guidelines.
3. Consider zoning all or part of Site No. 10 for residential development, potentially on a phased basis, to support the delivery of compact, sustainable growth in Sallins.

Chief Executive's Response

The subject site is documented in the SCA, a supporting document of the Plan, as Site 10. It is important to highlight from the outset that the SCA distinguishes between lands that are 'Serviced' (Tier 1) and those that are 'Serviceable' (Tier 2) within the lifetime of the Plan. The Audit in accordance with the NPF and Section 28 Guidelines ensures that an informed decision can be made as to whether to zone land for residential development. The designation of a site as Tier 1 or Tier 2 does not in itself ensure that the site will be brought forward for that zoning purpose.

The subject lands are located outside of the Built Up Footprint of Sallins and therefore do not represent compact growth. The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) outline that the NPF prioritises compact growth with an emphasis on the renewal of existing settlements, rather than continued sprawl. In addition, in accordance with NPO 9 of the NPF the delivery of compact growth is achieved through the development of new housing within the existing Built Up Footprint of settlements. It is considered that the development of the subject lands would represent urban sprawl on the edge of Sallins, whereas national policy guides towards the development of central and accessible locations.

Overall, the Draft Sallins Settlement Plan represents an increase of 94% on the Core Strategy allocation, facilitating phased population growth of an additional 3,684 persons from Census 2022. Therefore, no further additional lands are required for development to meet the requirements of the CDP Core Strategy or the NPF Implementation: Housing Growth Requirements, as sufficient lands in excess of the requirement have been identified for development.

The concerns regarding the scoring methodology in the Settlement Capacity Audit are noted. In determining an appropriate methodology to assess compact growth within the Settlement Capacity Audit for Sallins a number of approaches were considered:

- The Built-up Footprint (NPF 2025);
- Lands within 1,000 metres walking distance of the Naas-Sallins Train Station, a high-capacity transport node (Sustainable Residential Development and Compact Growth Guidelines);
- The location of lands relative to the town centre.

Having regard to the scale of Sallins, it was considered that a robust assessment of compact growth would be best achieved by evaluating sites sequentially from a central location, thereby establishing a hierarchy of sites in terms of their suitability for development, which would provide for the optimal sequencing of sites. This approach ensures that sites located within the existing settlement, which consolidate the urban form—such as Site No. 2 and Site No. 3—receive favourable scoring.

The location and physical characterises of the site are noted, however other sites demonstrate stronger alignment with the national policy particularly with regard to accessible locations, which was reflected in the SCA scoring, resulting in the lands being prioritised and zoned for development.

The concerns regarding the existing Council-installed drainage infrastructure are noted. However, it is acknowledged that Site 10 achieved a score of 74 out of 100 in relation to drainage. The deduction of marks reflects the presence of flood risk, as identified in the CFRAM Mid-Range Future Scenario (MRFS) and High-End Future Scenario (HEFS), as well as the presence of a watercourse along the perimeter of the site. Kildare County Council in the absence of a national standardised methodology, have developed a robust, evidence-based Settlement Capacity Audit (SCA) approach, which aligns with the National Planning Framework (NPF) and the Development Plans – Guidelines for Planning Authorities (2022).

The comments with respect the Willows lands are noted. Sites 10 (the subject lands) and Sites 7, 8 and 9 are outside the Built-up Footprint and therefore do not contribute to the 30% of new houses to be built within the defined urban area. However, The Willows is located closer to the Sallins Train Station and therefore the development of the lands represents a symbiotic relationship between denser residential development and public transport and have been scored accordingly.

Chief Executive's Recommendation

No change recommended.

Submission No. 28 – Coleman Swan

Issues Raised

This submission from a landowner relates to approximately 13 hectares of un-zoned lands located northeast of Sallins and outside the settlement boundary of Sallins, which has already been subject to a submission from Patrick Byrne on behalf of Branach Developments (Sub. No. 19), which included a Masterplan for the subject lands.

The issues raised in this submission are as follows:

- The submission states that it supports Submission No. 19 seeking the zoning of the subject lands for residential development.
- Submits that the 13-hectare landholding comprises a single coherent landholding capable of facilitating delivery of a significant residential development.
- States that the lands are strategically located for the sustainable growth of Sallins, particularly having regard to:

  - Proximity to the existing built-up area.
  - Accessibility to Sallins Train Station and established transport infrastructure.
  - Capacity for integrated master-planned development.
  - Alignment with national and regional compact growth objectives.
- Lands can make an important contribution towards addressing housing demand. Requests that the Council give positive consideration to the zoning of these lands.

Chief Executive's Response

The draft Sallins Settlement Plan has zoned significant land for residential development, which represents an increase of 94% on the Core Strategy allocation. In this context, no further additional lands are required for development to meet the requirements of the CDP Core Strategy or the NPF Implementation: Housing Growth Requirements, as sufficient lands have been identified for development. Therefore, the growth allocated for Sallins, is sufficient for the remaining two years (after the Proposed Variation is made) of the Kildare County Development Plan 2023-2029 (as varied), and beyond.

It is considered that the lands zoned in the Proposed Variation are better located with respect to compact growth and accessibility given their location to the town centre and location relative to the Sallins Train Station. In line with the Sustainable Residential Development and Compact Settlement: Guidelines for Planning Authorities (2024) lands proximate to the high frequency commuter rail should be favourably considered.

Chief Executive's Recommendation

No change recommended.

Submission No. 32 – Springwood Limited

Issues Raised

This submission is prepared by Declan Brassil and Company Limited, on behalf of Springwood Limited, concerning two parcels of lands adjacent the Oldbridge Park estate, comprising circa 0.63 hectares, which is zoned 'F - Open Space and Amenity' in the Draft Settlement Plan for which it is requested to be rezoned as 'C: New Residential'.

The location of the subject site and the proposed rezoning (indicated in yellow) is outlined in the excerpt below:

It is stated the lands can accommodate 30 no. apartments and ancillary development in two apartment blocks and all associated car parking, access, servicing, communal open space and will release a significant public open space area forming a continuation of the linear park to the north of the rail line.

Submission states that this site should be re-zoned for the following reasons:

- Springwood is an active house builder in the county with a long history of developing residential estates.
- Springwood developed the adjoining Oldbridge estate and owns the lands.
- The zoning of the lands for residential use is consistent with national guidelines, national and county policy and objectives, the planning history of the site, and the proper planning and sustainable development. The submission further notes the Minister's correspondence of to all planning authorities that preceded the publication of the NPF Housing Growth Requirement Guidelines.
- The lands are suitable and available and funding is available for development.
- The lands comprise an extensive area of unused, underutilised and unmanaged space.
- The area was not included within the red line application boundary of any implemented planning permission and comprises a potential usable amenity and open space area between the canal and the residential area.
- Site is less than 500 m west of the town centre and Sallins and Naas Rail Station and is proximate and accessible by active modes to the town centre and employment, community, educational and recreational uses.

Flood Management

- The lands it is proposed to rezone for residential development are identified as Flood Zone C lands in the HEFS mapping, on which residential development is an acceptable use.

- An excerpt from SFRA – Map titled 'Flood Risk – Climate Change – High-End Future Scenario' is submitted showing the flood extents are not located on the part of the site seeking residential zoning. Flood extents are show on the remainder of the overall site.

Proper Planning and Sustainable Development

- Urban consolidation within 500 m of the town centre and train station
- Provides surveillance and a high quality built edge to the linear park fronting to the canal branch.
- Lands are fully serviced 'Tier 1' lands within the established urban area.
- Sequential development.
- The site benefits from a high level of public transport connectivity, serviced by rail and high frequency bus transportation.
- The 'F - Open Space and Amenity' zoning does not optimise the strategic location and opportunity presented by the sites to deliver compact, sustainable development on strategically located lands, with acknowledged capacity to delivery residential development, which can integrate with the established urban fabric.

Planning History
An application was made on the lands under Reg. Ref. 24/60729 for 30 apartments. KCC refused permission for three reasons, in summary:

- Residential development is not permitted on lands zoned as 'F2 Open Space and Amenity'
- Objective LR093 of the Kildare County Development Plan which prevents the development of areas zoned open space/amenity or areas. The submission asserts that the land was not identified within any implemented permission.
- The site abuts a branch of the Grand Canal and are zoned open space and amenity to provide a buffer to ensure that developments do not have a disproportionate visual impact on the water corridor. The submission provides an image illustrating the set back with the proposed re-zoning in in accordance with the development to the north, which provides a minimum of 40m setback.

Chief Executive's Response

The subject lands are located between the Grand Canal and an established residential development – Oldbridge. The subject lands did not form part of the planning application for Oldbidge Park to the east. The lands are currently fenced off and do not serve any recreational function. In this regard given the location of the lands and the quantum of existing F: Open Space and Amenity' provision at this area which extends to 1.51 hectares, it is considered that development of the two parcels of land as requested which represent 45% (0.68 hectares) at this location, is accepted. The development of the site would provide for a 40 metres setback from the canal boundary and would facilitate the development of the buffer area as a valuable natural amenity space for the overall Oldbridge development.

Chief Executive's Recommendation

Appendix A - Maps, Map V2B - 10.1 - Land Use Zoning, amend circa 0.63 hectares of land zoned 'F: Open Space and Amenity' E (3) to 'C (6): New Residential' (identified in black hatching) as follows:

Chapter 10 'Implementation', insert new Section 10.1.5 Oldbridge Housing Development and associated Figure 10.5 Oldbridge Housing Development Urban Design Framework, (this will result in re-numbering of the following section in the Plan as a consequential amendment) as follows:

Section 10.1.5 Oldbridge Park KDA Design Brief

Site area:	*0.83 Hectares (zoned F: Open Space and Amenity)* *0.68 Hectares (zoned C (6): New Residential)*
Urban character area:	*Urban Extension*
Indicative net density:	*45 dph (C (6): New Residential)*
Estimated residential yield:	*28 Units*

Vision

To provide for the creation of a sustainable urban extension incorporating a new high-quality residential development that consolidates the existing neighbourhood and creates a high-quality open public space.

Built Form and Urban Structure

The built form should be designed as a continuation of the existing surrounding neighbourhood, and to provide for a high-quality open green space. The design should provide key connections to the east with the existing neighbourhood of Oldbridge Park and to the south with the Scouts Den.

The overall layout of the urban form should be legible and permeable; to achieve this the size of the urban block should be, as far as practicable, between 80-120 metres in dimension as per DMURS Guidelines. The proposed building frontages should provide passive surveillance to public space areas and active travel links.

Connectivity and Movement

Vehicular access to the residential development shall be provided via Oldbridge Park. The KDA should also provide a pedestrian and cycle friendly environment by creating active travel links that connect with the Grand Canal Greenway and Oldbridge Park to the east to promote permeability.
The streets, active travel links and public space should be overlooked by the built form of the KDA. Buildings on corner sites shall incorporate dual frontages to provide for passive surveillance.

Green and Blue infrastructure, Open Spaces and Surface Water Drainage

The proposed development should integrate, protect and enhance the existing natural features; including hedgerows and existing trees in the overall design to safeguard existing biodiversity and green infrastructure networks. These features shall contribute to the character of the area; providing a sense of place and visual appeal for the new neighbourhood.

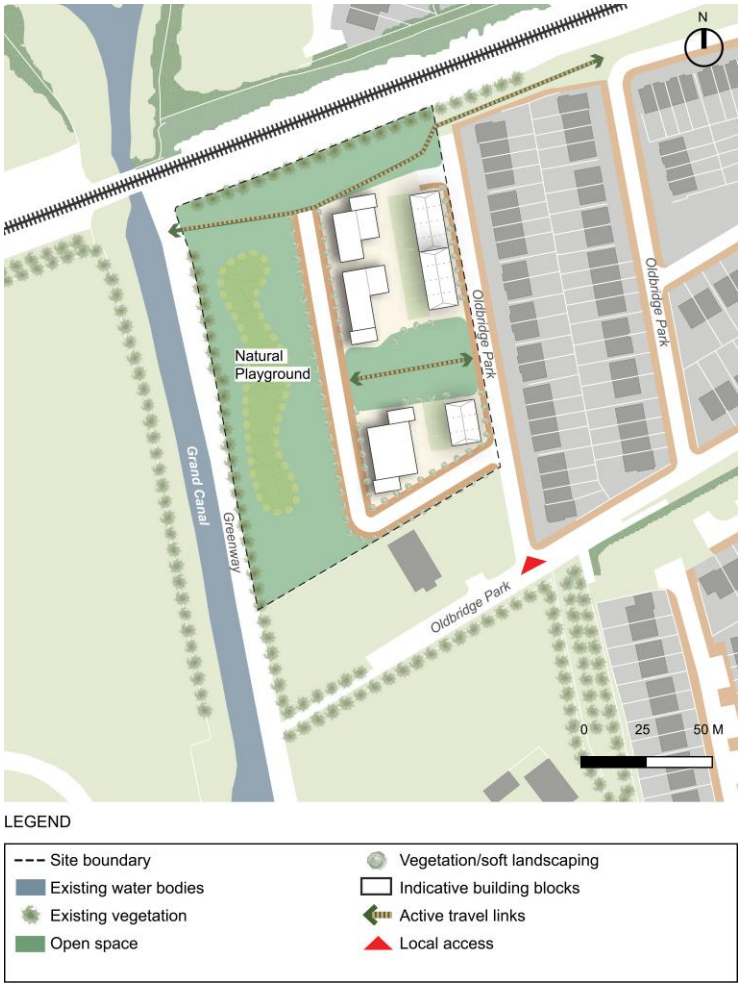
A minimum setback of 40 metres from the western boundary of the site must be provided as per Objective GBIO 6.X. This space shall feature a high-quality landscape design, natural play areas and planting of native tree species and pollinator friendly vegetation.

Nature-based solutions (NBS) to surface water management within the KDA shall be prioritised and align with the Sallins Surface Water Management Strategy and Kildare County Council's Sustainable Drainage Systems Guidance Document (2024), as per Objective IEO 9.5 and Objective IEO 9.6 of the Plan.

Boundaries and Entrance Treatments

Vehicular and pedestrian entrances to the development should be minimal with a sense of arrival achieved from the layout of the built form and not the entrance itself.

Figure10.5 Oldbridge Park KDA Urban Design Framework



Chapter 2, Section 2.3, Table 2.4 Estimated Residential Development Capacity, insert additional row, as follows:

Zoning Designation	Location	Site in Built-Up Footprint	Serviceability Status	Site Area (Ha)	Estimated Residential Yield – Units	Net Density (dwellings per hectare – dph)
C6	*Oldbridge Park*	*No*	*-*	*0.63*	*30*	*45 dph*

Submission No. 61 – Ken Davis

Issues Raised

The submission from Mark Gilligan of Marbo Consultants Limited on behalf of the landowner, Ken Davis, seeking the rezoning of a site at Kerdiffstown, Church Avenue, Sallins that comprises a partially built dwelling and site entrance from F: Open Space and Amenity to B: Existing Residential/Infill.

The submission states that the site has been in the ownership of the current landowners since 2023.

The location of the site is indicated on the excerpts from the Land Use Zoning Map (V2B-10.1), the OSI map (OS 3448-C) and the Google Earth image below.

The issues raised in the submission are as follows:

- The submission provides a summary of the planning history relevant to the site, and states that planning permission was granted for the residential structure in 2015. States that the permission was lawfully commenced and subsequently regularised under Pl. Ref. 15/639. States that construction was never completed.
- Submits that the Kildare County Development Plan recognises the importance of completing unfinished housing developments and partially completed dwellings throughout the county and that the subject site is particularly suitable for the completion of the previously permitted dwelling, with foundations and site access already in place for several years.
- States that the lands serve no practical or strategic purpose other than for residential use as a single-family home, a use which Kildare County Council has deemed appropriate and acceptable on multiple occasions through the grant of planning permission over an extended period.

Site Location

- The submission provides a description of the site location as follows:
  - subject site is located approximately 500 metres from the centre of Sallins and occupies a highly sustainable and accessible location adjoining the existing built-up area of the town.
  - The lands are adjoined by established single-family residential properties along Church Avenue, with the Sallins town signage located further along this section of the public roadway.

  - The site is situated between the established residential developments of Waterways and Willouise.
  - Site is within convenient walking distance of the full range of services and amenities available in Sallins, including public transport infrastructure at the Sallins-Naas Railway Station.
- States that the lands are ideally positioned to support sustainable residential development in accordance with national and local planning objectives.
- States further that the Planning Authority has previously established the principle of residential development on the lands through the granting of planning permissions for a single-family dwelling on multiple occasions and suggests the site is therefore clearly recognised as suitable and acceptable for residential use.
- The submission seeks the lands be rezoned to B: Existing Residential/Infill in keeping with the existing land use of the adjoining lands and the permitted family home on the lands.
- The submission concludes by requesting that Kildare County Council give favourable consideration to this submission and rezone the subject lands for Existing Residential use under the Draft Sallins Settlement Plan for the following reasons:
  - The lands are now located within the revised settlement boundary for Sallins and comprise a partially completed dwelling which has already been granted planning permission and lawfully commenced.
  - Site benefits from an existing permitted residential entrance and associated infrastructure.
  - The lands represent an appropriate infill residential site within an established residential area, situated between existing housing developments and within walking distance of the town centre and local services.
  - The principle of residential development on the site has been consistently accepted by the Planning Authority through the grant of planning permission over a number of years.
- Submission states that in light of the established planning history, the sustainable location of the site, and the existing partially completed dwelling, it is considered both reasonable and appropriate that the lands be zoned for existing residential use to facilitate the completion of the permitted family home.

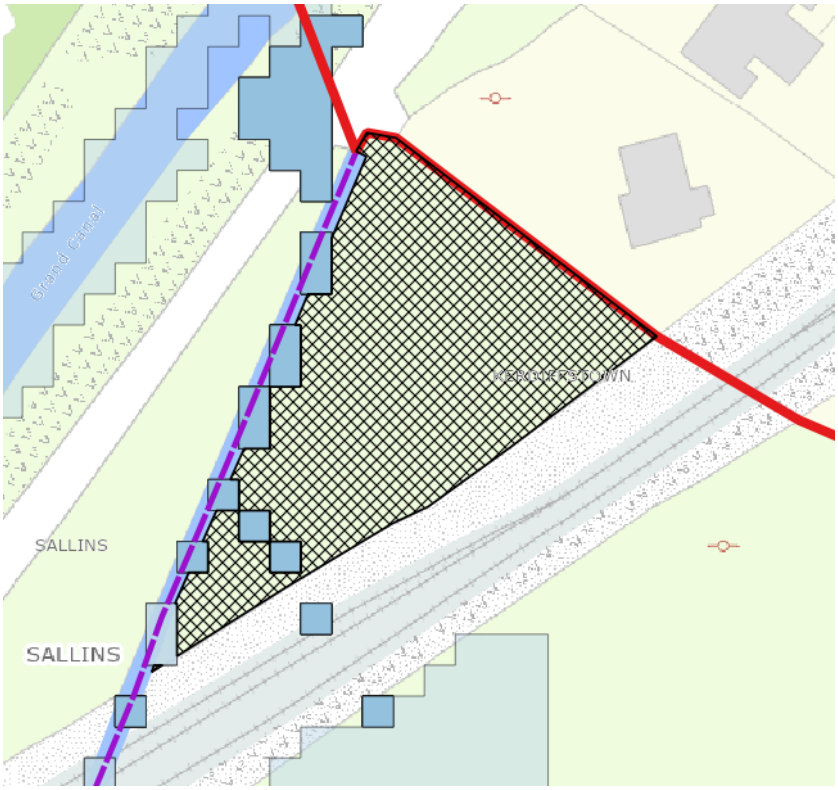
Chief Executive's Response

It is considered given the pattern of development to the northeast of the site and the associated planning history on the site, the zoning of the site as 'B: Existing Residential / Infill' is acceptable.

CFRAM Present Day flood extents are located along the northwest boundary of the site and at such cannot be zoned for a vulnerable use such as residential and shall not form part of any zoning change.

Chief Executive's Recommendation

Appendix A – Maps, Map V2B-10.1 Land Use Zoning, amend 0.26 hectares (hatched black) of land zoned 'F: Open Space and Amenity' to 'B: Existing Residential / Infill', as follows:



Submission No. 95 – Francis Farrell

Issues Raised

The submission from the landowners seeks the re-zoning of lands at Tus an Nua, Osberstown Cottages, Sallins, for residential use, which is currently zoned as F: Open Space and Amenity to B: Existing Residential/Infill. The subject site extends to approximately 0.39 hectares and forms part of the principle private residence of the landowners.

The issues raised in the submission are as follows:

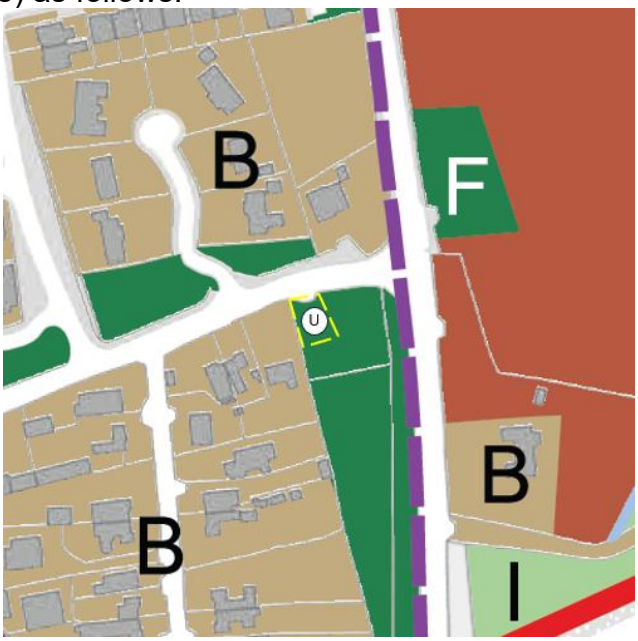
- The site is split over two separate folios:
  - KE14577, which is zoned B: Existing Residential/Infill; and
  - KE24253F, which is zoned F: Open Space and Amenity, which forms part of the driveway/garden of the residential area and benefits from access to existing infrastructure and services.
- The submission states that the proposed rezoning aligns with the planning objectives of compact growth and sustainable development, as set out in national and regional planning policy (Project Ireland 2040, the Regional Spatial and Economic Strategy for the Eastern and Midland Region, and the Core Strategy of the County Development Plan).
- Submission states that the key considerations include:
  - Proximity to services – the site lies within walking distance of schools, shops and community facilities.
  - Availability of infrastructure: Mains water, foul drainage, and road access can be readily provided.
  - Coherence with existing land use: The proposed residential zoning would create a logical extension to the existing settlement pattern, eliminating an isolated pocket of amenity zoning of limited recreational or ecological value.
  - Contribution to housing demand: The rezoning would enable the delivery of high-quality housing to meet local demand and national housing targets.
- States that the subject lands are surrounded by a combination of hedges and fences where historically in low-density or passive use and do not form part of any designated open space network or protected ecological area. Suggests that the rezoning request for residential use would not negatively impact existing amenities or the visual character of the area.
- The submission refers to personal circumstances in support of the application.
- The submission concludes by stating that the proposed amendment from F: Open Space and Amenity to B: Residential would represent a logical, sustainable and policy-consistent adjustment, facilitating the planned and balanced growth of Sallins and states that the landowners would welcome the opportunity to engage further with the Council or provide additional details if required.

Chief Executive's Response

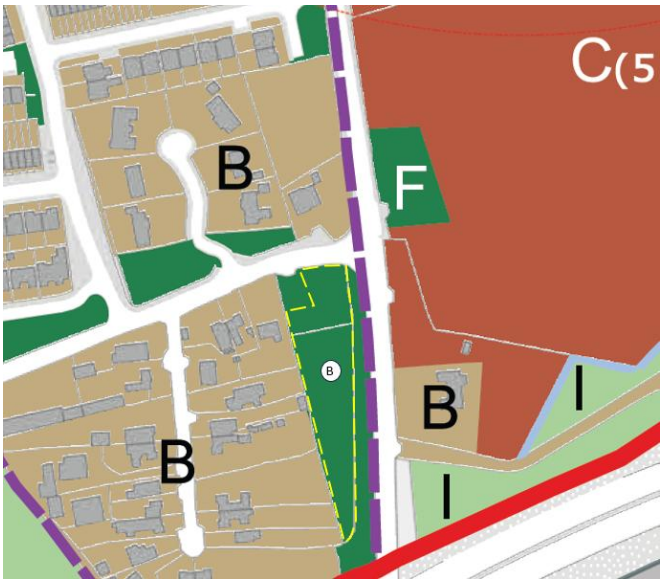
The contents of the submission are noted. It is considered appropriate to amend the zoning of the site to 'B: Existing Residential / Infill. However, the area relating to the pumping station should be zoned as 'U: Utilities'.

Chief Executive's Recommendation

Appendix A - Maps, Map V2B - 10.1 - Land Use Zoning, amend circa 0.04 hectares of land zoned 'F: Open Space and Amenity' to 'U: Transport and Utilities' (identified in yellow dashed line) as follows:



Appendix A - Maps, Map V2B - 10.1 - Land Use Zoning, amend circa 0.38 hectares of land zoned 'F: Open Space and Amenity' to 'B: Existing Residential / Infill' (outlined in yellow dashed line) as follows:

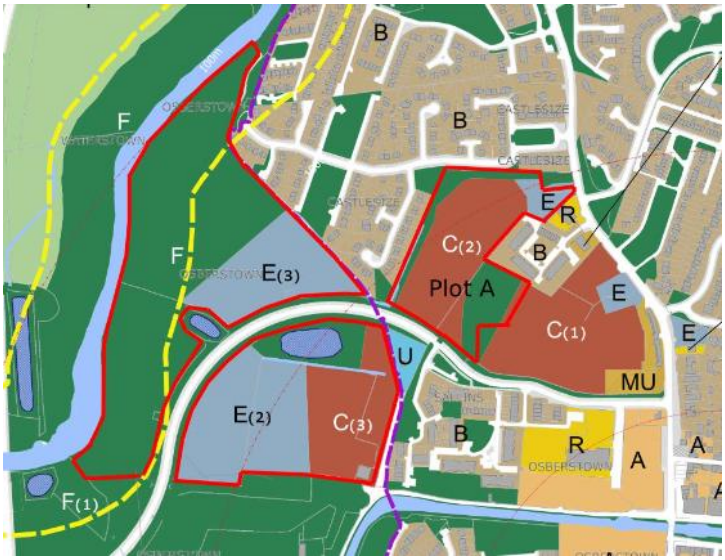


Submission No. 118 – Neville Homes Limited

Issues Raised

The submission by SCA Planning and Development Consultants is made on behalf of Neville Homes Limited, with landholding of two plots, north and south of the link road in the north-western quadrant of Sallins outlined in red in the excerpt below.

This submission specifically relates to the land comprising circa 4 hectares annotated as Plot A and is concerned inter alia, with the Open Space and Amenity zoning.



The issues in the submission are outlined as follows:

States the land (Plot A) is zoned for residential development in the Sallins Local Area Plan 2016 and Neville Homes are progressing a residential scheme for the land and submitted a detailed Masterplan for these and other lands in their ownership.

- Asserts the proposal to de-zone 1.5 hectares of residential land to Open Space and Amenity and Community and Education in Plot A, materially undermines the compact growth strategy of the Draft Plan and is inconsistent with NPO 9 (NPF), the RSES and the settlement strategy provisions of the Kildare CDP 2023-2029.
- Further asserts the proposed de-zoning would reduce the number of homes by c.50% from c.165 to 81 units.
- Contends the Open Space and Amenity zoning is excessive and disproportionate having regard to the Compact Growth Guidelines (Section 28), and the CDP requirements for open space provision ranging from 10-15% of site area. Application of the Guidelines will deliver circa 0.6ha on the 4ha plot, to be designed as part of the planning application process.
- Submits no objection to proposed zoned circa 5.5ha of land for Community and Education within the Sallins West Link Road KDA for two new schools but asserts there is no evidence-based justification as to why the additional Open Space and Amenity and Community and Education zonings are required within the 4-hectare (residential) plot.

Background and Context

- Neville Homes are actively engaged in planning to bring forward residential proposals for both plots with significant professional resources already invested in detailed master planning, pre-planning engagement and live planning applications.
- States Plot B: C4 on LAP zoning map – is subject to a planning application under appeal with ACP (KCC ref 25/60849) – which proposes 99 dwellings, a creche, open space and active travel route.
- Further states Plot A: C5 and C6 on LAP zoning map – was subject to pre-planning consultation relating to c.165 dwellings with a Masterplan prepared for the overall landholding under KCC planning ref. 25/60849.

De-zoning of Residential Lands within BUA and Implications for Compact Growth

- Asserts the location of the lands are within built-up footprint boundary and suitable for compact residential development and Neville Homes can progress with delivering c.165 homes within 24 months of receipt of planning but the proposal to de-zone 1.5 ha in Plot A will substantially reduce the number of homes that can be delivered.
- States NPO 3C and NPO 9 of the NPF requires the utilisation of centrally located and serviced lands within existing settlement footprints, and de-zoning of Plot A would undermine the Draft Plan to achieve compact growth and is displacing future growth onto peripheral locations.
- Further states under Sallins LAP 2016, Plot A has capacity to deliver c.140 units (4 hectares at 35 units dph) – the Compact Growth Guidelines recommend 40 units dph which would increase development yield of Plot A to 160+ units.
- Contends the Draft Plan (Table 2.4) yields 81 units from the plot which is a reduction of 42% compared to Sallins LAP 2016 (or 50% reduction based on Compact Growth densities).
- Asserts the proposed zoning approach is inconsistent with the stated compact growth strategy of the Draft Plan and the reduction in residential zoning is inconsistent with national policy objectives.

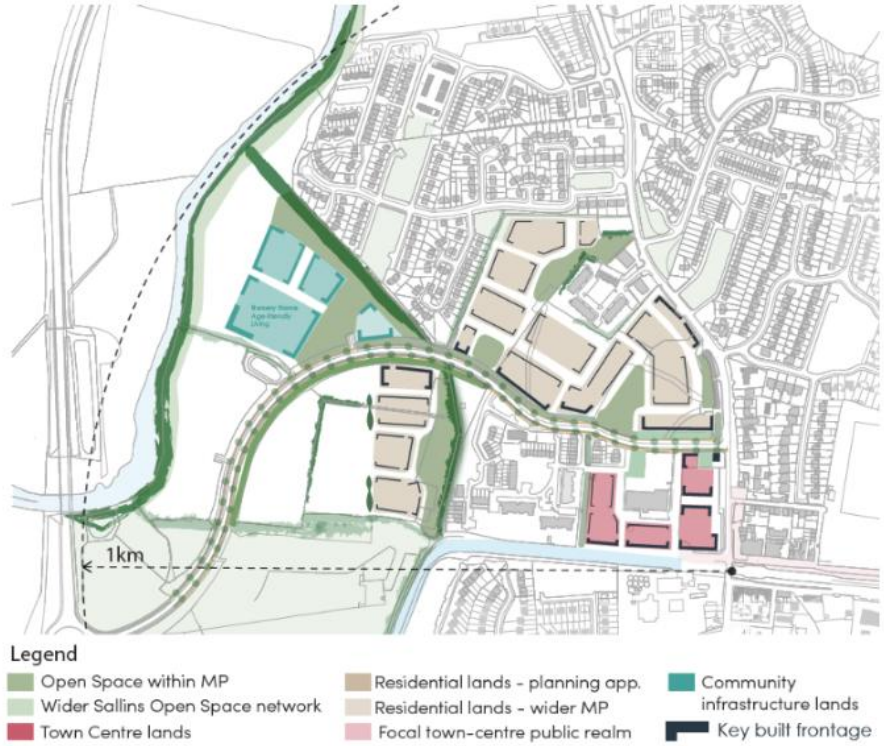
Proposed Open Space, Community and Education Zoning

- Outlines the CDP requires 15% public open space in new residential developments and 0.6 ha would be delivered across these lands.
- Submits the Plan proposes 1.25 ha as open space and is considered excessive and the requirement for a Multi-Use Games Area (MUGA) does not necessitate the zoning of lands as open space and such requirement can be imposed as a specific objective similar to the Sallins LAP 2016.
- States Plan proposes zoning Community and Education to north and south of the Link Road - (E)2 and (E)3 for c. 5.5 ha and proposes to de-zone residential land in Plot A for further Community and Education uses and further reduces the number of homes that can be delivered on these lands.

Link Road Key Development Area

- Asserts the layout plan is not supported by Neville Homes as does not provide connected open and functional open space under CDP and Compact Growth Guidelines and the indicative road layout includes excessively long road to the west of the open space and is inconsistent with DMURS.
- States KDA framework was prepared without sufficient regard to the detailed Masterplan (shown below) submitted in response to a request by the Planning Authority and prejudices Neville Homes' right to present reasonable urban design alternatives. It is stated that the layout will create unnecessary constraints ahead of a fully considered open space and SUDS strategy and undermine Neville Homes' ability to properly assess and apply different options on unit mix and housing typologies.

Extract from Sallins West Masterplan prepared by MCORM Architects on behalf of Neville Homes



Chief Executive's Response

It should be noted that Table 14.1 of the Kildare County Development Plan 2023-2029 (as varied) states that:

> *'An Urban Design Framework sets out a strategic development strategy and vision for a specific area over a medium to long term timeframe, and outlines guiding principles which establish the key urban design issues which are to be developed and managed.*
>
> *Urban Design Frameworks should consider at a minimum, how the area relates to its wider contextual area in terms of urban form, existing and proposed access and movement channels, the allocation of land uses and activities, densities, the identification/integration of public open spaces,*

implementation and may address phasing (taking account of key stakeholders).'

It should be clearly understood therefore that the Urban Design Framework for the Link Road KDA is not intended to act as a site layout map from which precise measurements can be or should be extracted. The Framework should be seen as an overarching guide to assist key stakeholders in the development process and must be read in conjunction with the accompanying Design Brief.

<u>De-zoning of Residential Lands to facilitate proposed Open Space, Community and Education Zoning.</u>

The request to remove the centrally located lands zoned as 'F: Open Space and Amenity' within the KDA is accepted. However, as stated in the draft Plan the KDA should include a range of amenities including a Multi-Use Games Area (MUGA), a playground and passive open space. In this regard an objective relating to the provision of open space within the overall development is required. However, it is considered that the open space provision should be provided between the two sites. It is also important that a cohesive approach to the development of the overall landbank is required and therefore a master planned approach is also required.

The contention that the narrow linear open space area along the western and northern boundaries of the KDA do not constitute functional or usable public open space and appear residual in nature, contrary to the County Development Plan, is not accepted. The Draft Plan seeks to protect and enhance and prohibit developments that would fragment or otherwise degrade the Green and Blue Infrastructure network within the Plan area (GBIO 6.1).

BI O26, BI O27 and BI O28 of the County Development Plan promotes the retention and integration of boundary hedges within and along development sites into development design ensure an uninterrupted green infrastructure network and to avoid "trapped hedges" located to the boundary of houses within the development layout and encourages the planting of woodlands, trees and hedgerows as part of new development ideally using native plants of local provenance and origin. Therefore, the integration of the hedgerow, which is a key natural landscape feature along the western and northern boundaries of the site along with waterbodies, should guide the overall layout of the development and in doing so the scheme should deliver a connected landscape network that incorporates the green corridor to protect biodiversity and ecological networks within the KDA as identified in Map Ref. V2B-6.1 (Green and Blue Infrastructure) of the Plan. The subject green corridor will also facilitate active travel links to the established residential areas nearby (Figure 10.2, refers).

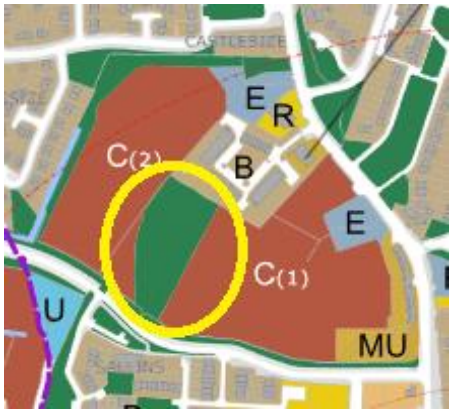
The comments in relation to the zoning of lands to facilitate 'E: Community and Education' uses are noted. However, the Social Infrastructure Audit (SIA), which accompanies the Draft Plan, identified a lack of social infrastructure within Sallins and this in turn has informed many of the focused objectives and zoning objectives throughout the Draft Plan in the areas of education, childcare, health, sports and recreation, open space, arts and cultural facilities and social and community facilities. Many submissions received in respect of the Draft Plan refer to the need for a community centre/hall in the northern part of Sallins and also the need for a

nursing home in Sallins. The Draft Plan has an ambitious plan-led approach in respect of social infrastructure provision but unfortunately it is not supported by funding mechanism, and without a plan-led approach, funding is difficult to obtain. In that regard, the Draft Plan has zoned two sites as 'E: Community and Education' in the Link Road KDA to cater for the existing and future population of Sallins: one to accommodate a community centre/hall and the other to accommodate a nursing home.

The concern in relation to the opportunity to present reasonable urban design alternatives including a fully considered open space and SuDS strategy on the subject site is addressed by the reduction in the area zoned F: Open Space and Amenity, as provided in the Draft Plan, which results in an increase in the area zoned C: New Residential.

Chief Executive's Recommendation

Appendix A – Maps, Map V2B-10.1 Land Use Zoning (this zoning change will result in consequential changes to other maps, Table 2.4 and Section 10.1.2) amend the 'F: Open Space and Amenity' which extends to 0.84 hectares to 'C (2): New Residential' (shown within the yellow boundary), as follows:



Chapter 10 Implementation, Table 10.3: Land Use Zoning Objectives, include site specific objective as follows:

Ref	Use	Land-Use Zoning Objective
C	New Residential	**To provide for new residential development.** • C (1) – (C (5): Refer to Table 2.5 Estimated Residential Development Capacity. • Refer to Section 10 for Key Development Areas (KDAs). **Site Specific Objective** ***C (1) and C (2)*** *A multi-use games area (MUGA) shall be provided as part of the development of these lands, informed by the urban design framework for the site which*

		provides for the primary open space provision.

Chapter 2 Compliance with the Kildare County Core Strategy, Table 2.4 Estimated Residential Development Capacity, amend as follows:

Zoning Designation	Location	Site in Built-Up Footprint	Serviceability Status	Site Area (Ha)	Estimated Residential Yield – Units	Net Density (dwellings per hectare – dph)
C2	Link Road KDA	Yes	Tier 1	~~2.54~~ *3.38*	~~81~~ *108*	40 dph

Chapter 10 Implementation, Section 10.1.2 Link Road KDA under Green and Blue Infrastructure, Open Spaces and Surface Water Drainage, include as the second paragraph, as follows:

> *The KDA should provide for a central primary open space area, to include an all-weather Multi-Use Games Area (MUGA). Notwithstanding the multiple ownership of lands within the KDA, open space provision shall feature a comprehensive landscaping scheme which is designed to fully integrate with and serve the entire KDA landholding.*

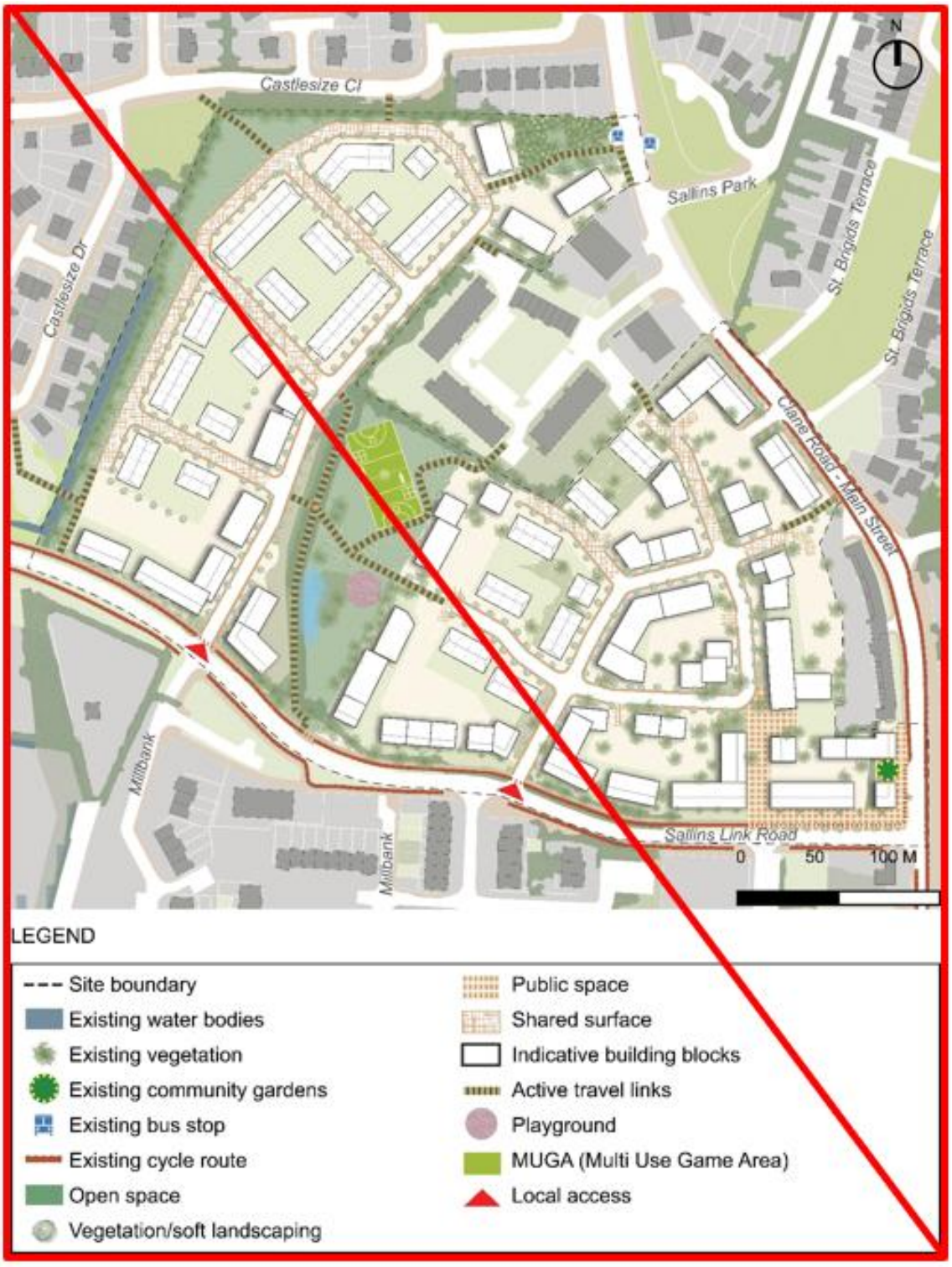
Chapter 10 Implementation, Section 10.1.2 Link Road KDA, amend table as follows:

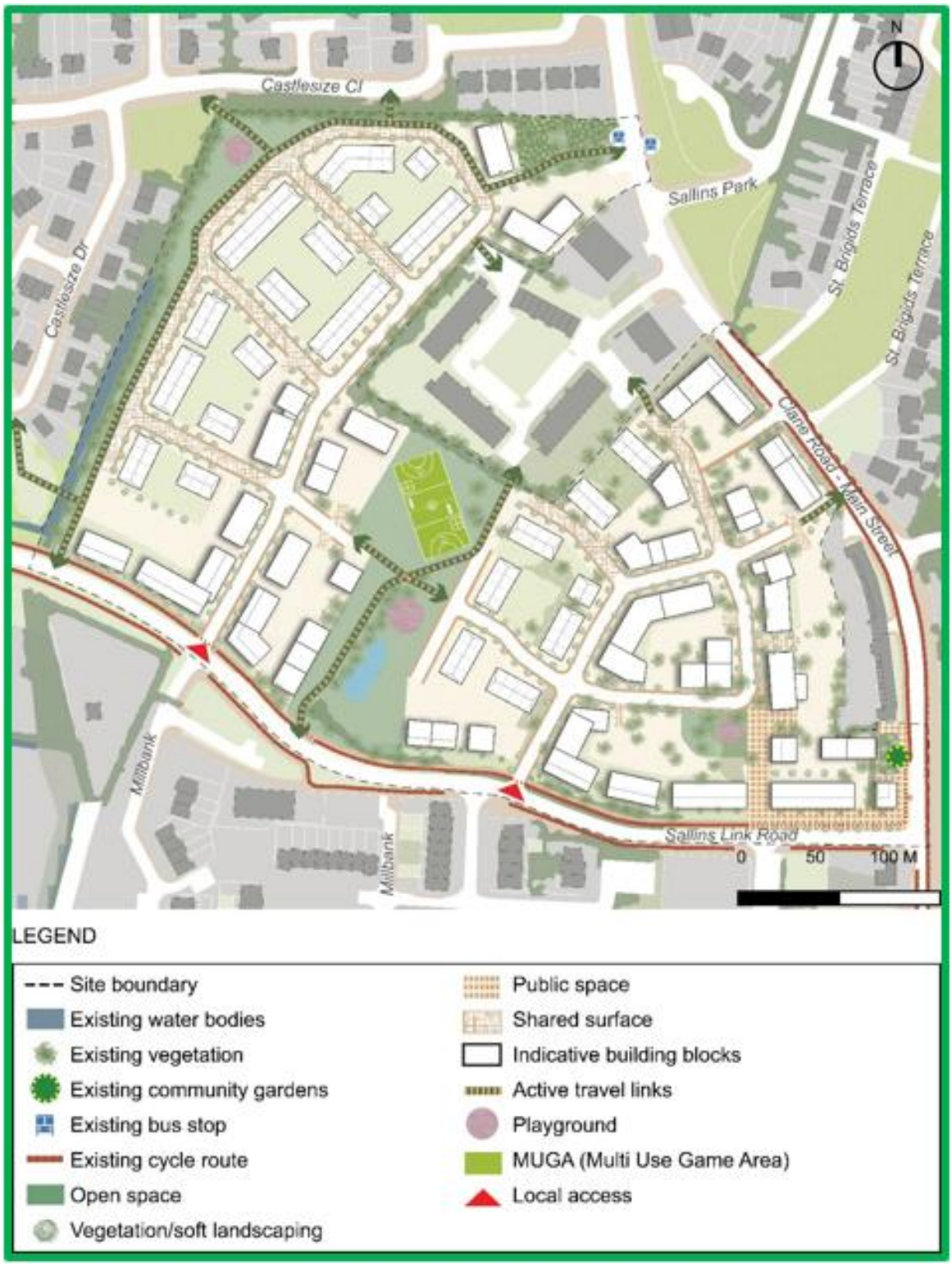
10.1.2 Link Road KDA Design Brief

Site Area	0.41 hectares (Zoned MU: Mixed Use) 3.3 hectares (Zoned C (1): New Residential ~~2.54~~ *3.38* hectares (Zoned C (2): New Residential ~~1.25~~ *0.41* hectares (Zoned F: Open Space and Amenity) 0.63 hectares (Zoned E: Community and Education)
Urban character area:	Urban Neighbourhood
Indicative net density:	50 dph (MU: Mixed Use) 45 dph (C (1): New Residential) 40 dph (C (2): New Residential)
Estimated residential yield:	~~215~~ *226* units

Chapter 10 Implementation, Section 10.1.2 Link Road KDA, remove existing Figure 10.2 and replace with the following,

Figure 10.2: Link Road KDA *Urban Design Framework*




N
Castlesize Cl
Castlesize Dr
Sallins Park
St. Brigids Terrace
St. Brigids Terrace
Clane Road - Main Street
Millbank
Millbank
Sallins Link Road
0
50
100 M
LEGEND
Site boundary
Existing water bodies
Existing vegetation
Existing community gardens
Existing bus stop
Existing cycle route
Open space
Vegetation/soft landscaping
Public space
Shared surface
Indicative building blocks
Active travel links
Playground
MUGA (Multi Use Game Area)
Local access

Submission No. 119 - Neville Homes Limited.

Issues Raised

The submission by SCA Planning and Development Consultants is made on behalf of Neville Homes Limited, with landholding of two plots, north and south of the link road in the north-western quadrant of Sallins outlined in red in the excerpt below.

This submission specifically relates to land comprising circa 3 hectares (zoned Residential in the Sallins LAP 2016) and shown as B (in the excerpt below) and concerned inter alia, the proposed Open Space and Amenity zoning. The submission requests the land be zoned New Residential.

The issues in the submission are outlined below:

- States there is a live planning application (on appeal to ACP) on the subject land for 99 dwellings, creche, public open space and active travel route.
- The Plan proposes to de-zone 0.65 ha of residentially zoned land to Open Space and Amenity.
- Asserts the rationale for this proposed zoning arises from a fundamental misinterpretation of the Kildare Wetland Survey (KWS) 2012-2014 mapping and site references and wrongly attributes the assessment of the Osberstown Attenuation Ponds (KWS Site Code 177) – located 2km south, to the subject lands. The error has informed multiple references in the Plan to non-existent wetlands at this location.
- Submits part of the subject lands were assess under KWS Site Code 178 which states:
  The wetland interest of the site has been lost. The area has been used to dispose of hardcore and builders' rubble. Wetland infilled and dry grassland now dominates.
- Asserts this zoning would materially impact the residential potential of the lands and may prejudice the assessment of the live appeal currently before ACP. The Plan proposal for open space zoning would reduce the number of homes on the subject lands by circa 38% from circa120 (40 dph) to 75 homes (Table 2.4 of Plan).
- Further asserts the de-zoning of residential lands is also contrary to the NPF and Compact Growth Guidelines.

Background and Context

- States landholding is zoned 'C – New Residential' in the Sallins LAP 2016 noted as A and B in the excerpt below with the balance of their land ownership zoned 'Community and Education, Agriculture and Open Space and Amenity.

Osberstown Attenuation Pond

- Submission includes image of Section 6.6.1 'Osberstown Attenuation Pond' (KWS Site Code 177) of the draft Plan and Table 6.1 ranking the pond as 'C High Value, locally important'.
- Asserts the proposed amendments to the zoning framework have significant implications for residential delivery and the draft zoning map proposes zoning to Open Space and Amenity in absence of any identified extant wetland designation within the Kildare Wetland Survey documentation relating to the subject lands.
- As per the online 'Map of Irish Wetlands', the Osberstown Attenuation Pond is located 2km south of the subject lands south of the M7 and screenshots from the Irish wetland website is included in the submission.
- States the subject lands were assessed as part of the survey and recorded under code ref. 178 and wetland is type 'NA' and wetland interest has been lost. The Kildare Wetland Survey does not identify the subject lands as requiring protection.
- Further states the proposed zoning approach is derived from an incorrect association between two entirely separate Kildare Wetland Survey references (Osberstown Attenuation Pond Code 177 and the subject lands assessed under Code 178).

National and Regional Policy Context

- Submission contends the de-zoning of established residential lands is inconsistent with policy direction of the NPF, RSES and Section 28 Guidelines and notes NPO 3c and NPO 9. The proposed removal of residentially zoned lands, based on an apparent mapping error, would conflict with national policy objectives for compact growth and housing delivery.

The submission requests:

- Section 6.6.1 of the draft Settlement Plan should be revised to remove references associating the subject lands with the Osberstown Attenuation Ponds.
- Map V2B-10.1 Land Use Zoning map be amended to remove the 'pond' and return the lands to Residential zoning.
- The West Link Road KDA table of areas be amended to correct the quantum of Residential zoned land and residential yield.
- The West Link Road KDA layout plan be amended to omit the incorrect reference to 'existing wetland' and to provide an appropriate built frontage to the Link Road in accordance with sound urban design principles.
- The 'wetlands' annotation on the subject lands be removed from Map V2B-6.1 'Green and Blue Infrastructure.

- The blue shading indicating 'Existing Surface Water Management Features (basin, pond/wetland)' on the subject lands be removed from Map V2B-9.1 'Surface Water Management Strategy'.
- The 'pond' on the subject lands be removed from Map V2B-9.2a 'Strategic Flood Risk Assessment with Land Use Zoning Underlay'.
- Table 2.4 'Estimated Residential Development Capacity' should be updated accordingly to ensure that the housing capacity of the lands properly reflects the residential zoning objectives applicable to the subject lands.
- Any associated narrative, mapping annotation or graphical representation indicating the presence of wetlands on the subject lands should be removed.

Chief Executive's Response

The issues raised in this submission in relation to a site comprising circa 3 hectares of land, which is zoned 'C (3): New Residential' and 'F: Open Space and Amenity' in the West Link Road KDA of the Draft Plan are noted. The F zoning accommodates a wetland area located between the C (3) lands and the Sallins Link Road.

Osberstown Wetland Area

It is acknowledged at the outset that there is an error in the information attributed to the subject wetland in Section 6.6.1 of the Draft Plan, as it is listed as the Osberstown Attenuation Pond (KWS Site Code 177, ranked as C High value, locally important), instead of Osberstown (KWS Site Code 178, ranked E, Low value, locally important).

The Kildare Wetland Survey that was completed in 2013 states in relation to the KWS Site Code 178: *The wetland interest of the site has been lost. The area has been used to dispose of hardcore and builder's rubble. Wetland infilled and dry grassland now dominates.*

In that regard, it is noted that Google Earth imagery dated April 2003, indicates that the subject wetland area was used as a storage area by a developer during the construction of the Millbank Apartments Complex located east of the subject site (Figure 1 refers). It is further noted that Google Earth imagery for the years 2012 to 2016 indicates the presence of the wetland area at the subject site (Figures 2-3 refers). Figures 4-6 below indicate the site area since the construction of the section of the Sallins Link Road located north of the site in 2018.

Comparison of recent site visit photographs (Figures 7 and 8) with the earlier aerial imagery indicates that the wetland has undergone natural habitat regeneration, with a greater extent of wetland now evident across the subject site.

Figure 1: April 2003

Figure 2: March 2012

Figure 3: June 2016

Figure 4: March 2020

Figure 5: March 2022

Figure 6: June 2025

Source: Google Earth Pro imagery accessed 05/06/2026.

Figure 7: Photographed on 31.12.2025

Figure 8: Photographed on 20.02.2026

Notwithstanding the above, it is noted that both wetland areas (177 and 178) are recorded in Table 12.6 - *County Kildare Wetland Survey Sites* of Section 12.11 of the Kildare County Development Plan 2023-2029 (as varied), which contains objectives in relation to the protection of wetlands and waterbodies as follows:

> BI O50: *Protect and conserve wetlands from infilling, drainage, fragmentation, degradation, and resist development that would destroy, fragment, or degrade any wetland identified as part of the County Kildare Wetland Survey 2012-2014 (see Table 12.6).*

BI O56 *Ensure that development proposals or activities or activities that may impact on sensitive water bodies, in particular wetland (identified as part of the County Kildare Wetland Survey 2012-2014, (see Table 12.6), shall not be permitted without the introduction of mitigation measures agreed in writing with the Council to eliminate negative environmental impacts.*

Therefore, the infilling, modification or hydrological alterations to the subject site would be inconsistent with the objectives of the Kildare County Development Plan 2023-2029 (as varied).

Furthermore, a Surface Water Management Strategy informs the Plan which examined existing and proposed surface water features. In this regard Map V2B-9.1 illustrated the wetland as an 'existing surface water management feature (basin, pond/wetland), to which Objective IEO 9.6 requires the incorporation of the mapped features to be incorporated as part of all plans or projects.

National and Regional Policy
The assertion that the de-zoning of established residential lands to accommodate the wetland area is inconsistent with the National Planning Framework (NPF), which requires consolidation of urban areas, and to the Compact Growth Guidelines that emphasises the importance of maximising the efficient use of appropriately located lands within existing settlements in order to avoid unnecessary constraints on housing is not accepted. Section 2.2 of the Draft Plan indicated that 33.5% of all new homes would be delivered within the identified built-up footprint of Sallins, thereby ensuring the delivery of compact and sequential patterns of growth in the town in accordance with NPO 9 of the NPF. The subject site is not located with the defined Built-up Footprint of Sallins and therefore is not included in this calculation (Table 2.4, refers). The Development Plan Guidelines (2022) state that serviced residential land that can be developed for housing should not be de-zoned. However, given the natural regeneration of the wetland has taken place, it is considered that a portion of the subject land is no longer suitable for residential development.

The assertion that the re-zoning the subject site to accommodate the wetland area would materially reduce the number of homes capable of being delivered on the subject lands by circa 38% from circa 120 units to 75 units as per Table 2.4 (Estimated Residential Development Capacity) of the Draft Plan is not accepted as it is noted that the live planning application on the subject site, which is referred to in the submission (KCC Ref. 25/60849), relates to a mixed-use development comprising 99 no. residential units and a creche facility.

Notwithstanding the provisions of the NPF in relation to the location and consolidation of residential development, it is noted that the NPF (2025) places greater emphasis on nature conservation, biodiversity protection, ecosystem restoration and green infrastructure than the original NPF. The revised NPF includes National Policy Objective (NPO) 88, which requires planning authorities to facilitate biodiversity protection and restoration. It also seeks to support the implementation of the National Biodiversity Action Plan 2023-2030 and the forthcoming National Restoration Plan. The NPF supports the use of nature-based solutions to address climate adaptation, surface water management, flood risk, urban cooling and biodiversity enhancement. Section 5.3.3 Public Open Space of the Section 28 Sustainable Residential Development and Compact Settlements – Guidelines for

Planning Authorities (2024) require development proposals and plans to respond positively to natural features and landscape character and protect biodiversity.

Chief Executive's Recommendation
Chapter 6 Green and Blue Infrastructure, Section 6.6.1, amend as follows:

Section 6.6.1 Osberstown ~~Attenuation Pond~~
The County Kildare Wetland Survey 2012-2014 identified 231 wetlands for local biodiversity interest in the county, 125 are rated A (International), B (National), C+ (County) and C (Local) importance. The list includes one wetland site in Sallins, the Osberstown ~~Attenuation Pond~~ (KWS Site Code 17~~7~~*8*), which is located on lands zoned 'F: Open Space and Amenity' located immediately south of the Sallins Link Road in an area that is located between the River Liffey floodplain and the Grand Canal, as illustrated on Map V2B-6.1 (Green and Blue Infrastructure). The Survey ranks the wetland as follows:

Table 6.1: Ranking of Osberstown Attenuation Pond in the County Kildare Wetland Survey 2012-2014.

KWS Site Code	Site Name	Ranking
17~~7~~*8*	Osberstown Attenuation Pond	~~C~~*E* ~~High~~ *Low* Value, locally important

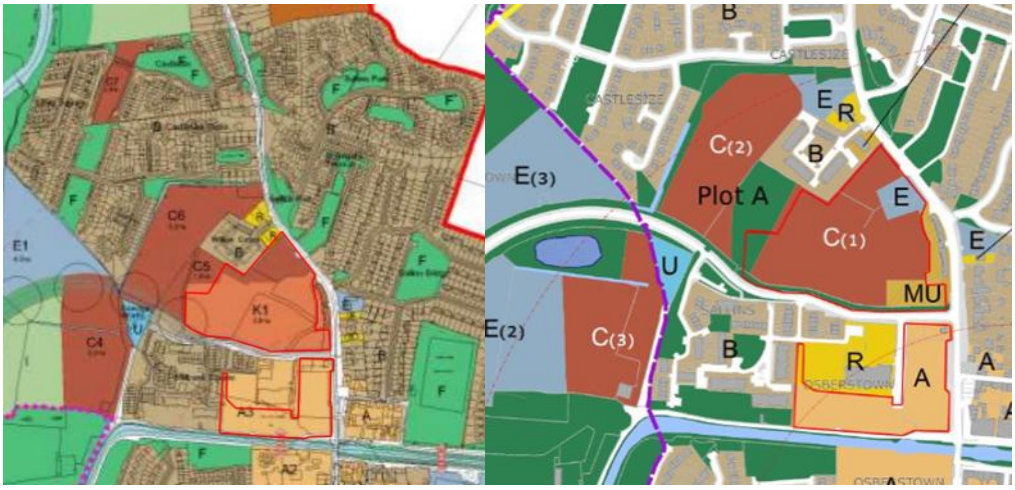
- ~~This site is ranked as a high value, locally important wetland site that has a high degree of naturalness and high biodiversity and is home to wild bird species that include swans that are protected under the Wildlife Act 1976-2018.~~
- ~~This site will support a wider range of plant and animal species within the wetland ecosystem and will improve ecological connectivity with the River Liffey to the west and the Grand Canal to the south of the site.~~

Submission No. 152 - William Neville & Sons

Issues Raised

The submission by SCA Planning and Development Consultants, on behalf of William Neville & Sons (WNS) Unlimited Company, relates to a circa 4-hectare site fronting Main Street and the Sallins Link Road. The submission is requested alterations to the zonings across the overall site.

It is stated that the site is zoned for Commercial and Residential (K1) development in the Sallins LAP 2016, as outlined in red below:



The issues in the submission are as follows:

- States the proposed Community and Education zone on the subject lands would be best accommodated at the north-east corner of the lands.
- The proposed MU-Mixed Use zone should be carefully considered having regard to the high retail vacancy rates in this part of Sallins and this zoning is not supported by an evidence-based justification.
- Asserts the proposed Open Space and Amenity zone is unnecessary having regard to national and county requirement for 10-15% open space within residential developments.
- Further asserts the density of the C1 lands at 45dph should be consistent across the Draft Plan and the estimated yield should reflect this.

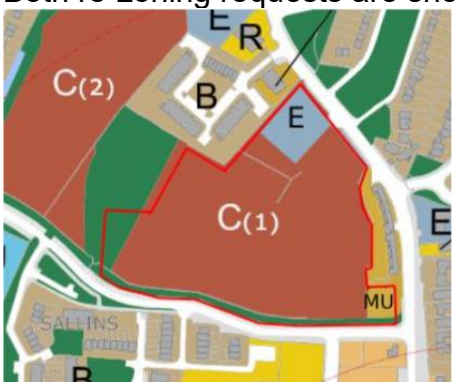
Background and Context

- Submission states the landholding comprises 2 plots, located north and south of the Link Road: K 'Community and Residential' and C 'New Residential' at the northern site and A 'Town Centre' on the southern plot in the Sallins LAP 2016.
- Outlines part of the Link Road lands (K1 on the 2016 zoning map) is subject to a current planning application (re. 25/61390) for 78 dwellings and creche including public open space and a Multi Use Games Area (MUGA), and lands were masterplanned to accommodate 170 dwellings with further information

requested by KCC including provision of a Masterplan for the overall K1/C5/C6 lands. An excerpt of the masterplan is shown below:

Proposed Mixed Use, Community and Education Zoning

- Submission requests the mixed-use zone be reduced in area and the area fronting the Link Road be zoned for residential development. The submission refers to the retail vacancy survey and that five of the nine retail units at the Sallins Town Centre are vacant.
- Concerns are raised over the demand for retail units.
- There is no evidence-based justification to expand commercial activity westwards along the link road.
- Further requests that the Community and Education zone be relocated north. WNS has submitted pre-planning proposals for a Nursing Home at Home Farm House and concluded that the optimum location for this is at the north-east corner of the site adjacent to Willow Grove.
- Both re-zoning requests are shown in the excerpt below:



Proposed Open Space and Amenity Zoning

- Submission refers to the Masterplan (image above) which demonstrates how a centrally located functional open space can be delivered in compliance with the Compact Growth Guidelines (10-15%) and the 15% open space requirement from the CDP (15%).
- 15% would equate to 0.6 ha across the lands.
- The draft Plan proposed to re-zone part of the lands from Residential to Open Space and Amenity as part of a larger public open space.

- The re-zoning is considered unnecessary having regard to national compact growth objectives, the efficient use of serviced urban land and the existing policy framework governing public open space provision in residential developments.

Density of Residential Development

- Submission states the Link Road KDA gives an indicative net density for the C1 New Residential lands of 45dph, Table 2.4 should be amended to reflect this and the estimated yield updated accordingly.

Chief Executive's Response

The issues raised in the submission are noted. It should be noted that Table 14.1 of the Kildare County Development Plan 2023-2029 (as varied) states that:

> *'An Urban Design Framework sets out a strategic development strategy and vision for a specific area over a medium to long term timeframe, and outlines guiding principles which establish the key urban design issues which are to be developed and managed.*
>
> *Urban Design Frameworks should consider at a minimum, how the area relates to its wider contextual area in terms of urban form, existing and proposed access and movement channels, the allocation of land uses and activities, densities, the identification/integration of public open spaces, implementation and may address phasing (taking account of key stakeholders).'*

It should be clearly understood therefore that the Urban Design Framework (Figure 10.2) for the Link Road KDA is not intended to act as a site layout map from which precise measurements can be or should be extracted. The Framework should be seen as an overarching guide to assist key stakeholders in the development process and must be read in conjunction with the accompanying Design Brief (Section 10.1.2).

In the interest of clarity, a minor modification to Section 10.1.2 Link Road KDA, will state that the associated narrative is the Design Brief and Figure 10.2 the KDA Urban Design Framework.

Community and Education lands

The request to reconfigure the location of the lands zoned 'E: Community and Education' situated on the eastern boundary of the lands to a location south of the 'MU: Mixed Use' and 'B: Existing Residential/Infill' lands is noted and acceptable. However, following a review and subsequent update of Map V2B-6.1 Green and Blue Infrastructure a number of 'scrub and woodland' illustrated on the map are required to be removed including a portion on the Link Road KDA.

Proposed Mixed Use lands

The Mixed Use zoning allows for a wide range of land uses, including residential, employment, offices, community facilities, cultural and leisure uses, not just retail as

referred to in the submission. A mix of uses will add to the vibrancy and sustainability of the town by generating activity and footfall throughout the day and evening. Section 10.1.2 of the draft Plan states that the uses envisaged are local retail/retail services, along with alternative commercial uses such as offices, medical and health facilities.

It is considered that the strategic location of this part of the Link Road KDA, at the junction of the Main Street and the Link Road and close to public transport, is suitable for a mixed use development, which would encourage the redevelopment of vacant and underutilised sites in the area and contribute to the viability of the existing commercial enterprises in this part of Sallins.

Open Space and Amenity

The issues raised regarding the provision of public open space adjacent to the C (1) lands are noted. The Link Road Key Development Area has the potential to deliver circa 215 units. Furthermore, the Social Infrastructure Audit prepared to support the draft Plan has identified deficits particularly with regards open space provision. The draft Plan states the KDA should include a range of amenities including a Multi-Use Games Area (MUGA), a playground and passive open space. In this regard, whilst it is considered appropriate to remove the 'F: Open Space and Amenity' zoning central to the C (1) and C (2) lands an objective relating to the provision of open space within the overall development is required. It is also important that a cohesive approach to the development of the overall landbank is required and therefore a master planned approach is also required.

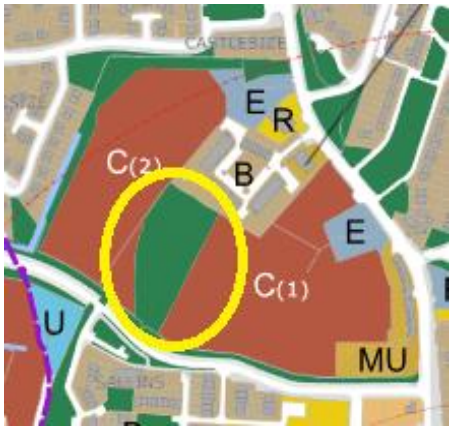
Density

The density attributed to the C (1) lands in Table 2.4 of the Draft Plan should read as 45 dph instead of 40 dph. This discrepancy will be amended to correspond with the indicative net density for the C (1) lands which is stated as 45 dph as set out in Section 10.1.2 Link Road KDA of the Draft Plan.

The Sustainable Residential Development and Compact Settlements Guidelines (2024) state that as general rule of thumb the net site area would be between 65 to 80 percent of the gross area. In this regard 80% has been applied to the C (1) site, providing an indicative density of 118 units. Notwithstanding the proposed zoning change this indicative density remains appropriate for the plan.

Chief Executive's Recommendation

Appendix A – Maps, Map V2B-10.1 Land Use Zoning (this zoning change will result in consequential changes to other maps, Table 2.4 and Section 10.1.2) amend the 'F: Open Space and Amenity' which extends to 0.84 hectares to 'C (2): New Residential' (shown within the yellow boundary), as follows:



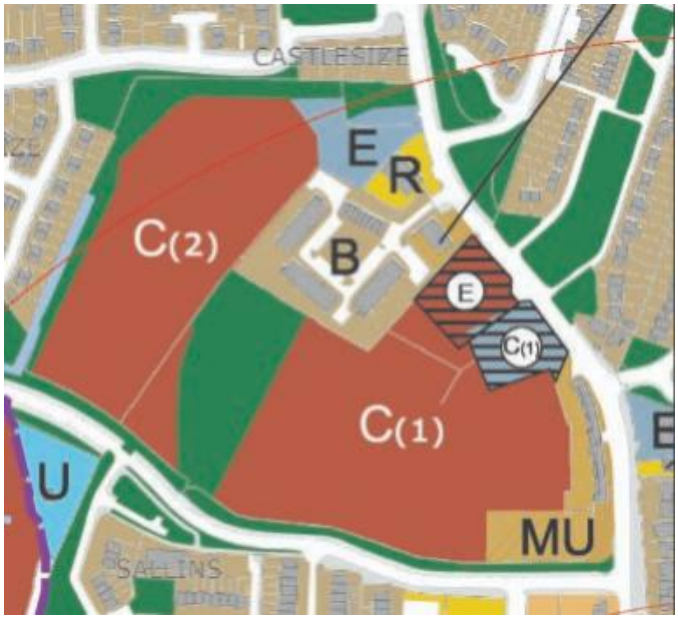
Please note the making of this zoning change will result in a consequential amendment to Figure 3.1: Social Infrastructure Strategy of the Draft Plan.

Chapter 10 Implementation, Table 10.3: Land Use Zoning Objectives, include site specific objective as follows:

Ref	Use	Land-Use Zoning Objective
C	**New Residential**	**To provide for new residential development.** • C (1) – (C (5): Refer to Table 2.5 Estimated Residential Development Capacity. • Refer to Section 10 for Key Development Areas (KDAs). ***Site Specific Objective*** ***C (1) and C (2)*** *A multi-use games area (MUGA) shall be provided as part of the development of these lands, informed by the urban design framework for the site which provides for the primary open space provision.*

Appendix A – Maps, Map V2B-10.1 Land Use Zoning (this zoning change will result in consequential changes to other maps, Table 2.4 and Section 10.1.2), amend the lands zoned (shown in black hatching) as follows:

- Lands zoned 'E: Community and Education' which extend to 0.27 hectares to 'C (1): New Residential'.
- Lands zoned 'C: New Residential' which extend to 0.29 hectares to 'E: Community and Education' (full extent of site to be zoned as 'E' is 0.31 hectares).



Chapter 2, Compliance with the Kildare County Core Strategy, Table 2.4: Estimated Residential Development Capacity, amend as follows:

Zoning Designation	Location	Site in Built-Up Footprint	Serviceability Status	Site Area (Ha)	Estimated Residential Yield – Units	Net Density (dwellings per hectare – dph)
C1	Link Road KDA	Yes	Tier 1	3.3	118[12]	40~~0~~5 dph

Appendix A- Maps, Map V2B-6.1 Green and Blue Infrastructure, remove the 'scrub and woodland' outlined in yellow, as follows:

Chapter 10 Implementation, Section 10.1.2 Link Road KDA insert Table reference and Figure 10.2 heading, as follows:

10.1.2 Link Road KDA

Table X *Link Road KDA Design Brief*

Figure 10.2: Link Road KDA *Urban Design Framework*

This Table and Figure referencing shall be applied to all the KDA briefs and frameworks in Chapter 10.

Submission No. 201 – Frank Reynolds

Issues Raised

This submission has been prepared by David Mulcahy Planning Consultants Ltd on behalf of the landowner, Frank Reynolds, seeking the rezoning of greenfield land (circa 1.8 ha) to 'C': New Residential.

The subject site is located outside the Draft Sallins Settlement Plan boundary at the eastern end of the Willouise housing estate, south of the L6013 (Sherlockstown Road), and backs on to the Grand Canal on its southern boundary.

The submission includes as an Appendix a copy of the submission made to the Council on these lands under Variation No. 3, which also sought the rezoning of the subject site to C: New Residential.

The submission received raises the following issues:

- The submission highlights the following about the site:
  - The site directly adjoins residential development (Willouise)
  - It is located only 700m from Sallins Town Centre and there is an established footpath to same.
  - It is an underutilised brownfield site.
  - The site can be serviced via services in Willouise.
  - There is vehicular access to the site from Willouise.
  - There is no flood risk associated with the site.
  - The pNHA associated with the canal only relates to a minor portion of the site and can be accommodated in future public open space.
  - New housing can be designed to provide passive surveillance of the canal.
  - There is no known archaeology associated with the site or any built heritage.
- States that the Council responded to the Variation No. 3 submission by noting that the future development of Sallins would be addressed via a new Settlement Plan for the town and submission would be considered as part of same.
- The submission notes that the lands are excluded in the Draft Settlement Plan despite adjoining an established residential estate and having an established footpath connection into the town centre.

Draft Written Statement

- The allocated growth results in a target increase of 1,854 persons for the period Q1 2023-Q4 2028 with a housing growth of 674 units for the same period.
- In accordance with NPO 9 all future growth in Sallins will prioritise the consolidation of the existing built-up footprint of the settlement.
- The Plan ensures that a greater proportion of residential development will be focused on land within the built-up footprint that is supported by existing infrastructure, including public transport, community facilities and utilities.
- It is an objective of KCC to support and facilitate compact growth development in Sallins through the application of the 10-minute settlement concept, the consolidation of the existing urban form and the sequential approach to land use development.
- States that in Table 2.4 of the sites to be zoned New Residential (C3 - 2.46 ha and C5 – 16.55 ha) are outside the Built Up Footprint of the town.

Draft Mapping

- The submission includes extracts from the Land Use Zoning Map with Flood Risk Assessment and the Green and Blue Infrastructure Map (showing Scrub and Woodland to the west of the site and a pNHA to the south. The submissions states this in inaccurate, indeed the scrub overlaps with the existing housing. The designation needs to be removed.

Settlement Capacity Audit

- The submission refers to the subject site (Site No. 4) and includes images of some Tables extracted from the Settlement Capacity Audit (SCA), showing the
- site scored the lowest in respect of infrastructure requirements.
- It is stated that given that the site benefits from an established footpath and road back into the town, it is not clear why it scored low in respect of movement and transport. States that it is not clear why it scored so low on wastewater given it adjoins Willouise housing estate and provision for all services to be continued into the subject site were legally agreed when the land was sold by Mr. Reynolds to Willouise.
- States that in relation to the comment that development would have to cross other land holdings to find outfall for surface water/outfall into road drainage and require agreement adjoining landowners/roads, the submission notes that there is a legal agreement with the owner of Willouise to provide all services so that can be continued into the subject site. States that there is potential to retain surface water on site subject to testing via infiltration tests.

Zoning Request to New Residential

- States that the subject site is ideal for a New Residential zoning objective and is more appropriate compared to other sites zoned New Residential which are further out from the town centre and require new infrastructure to link back into the town.

- States that it is critical to note that there is direct vehicular access to the site via Willouise including services, which it states is not reflected in the scoring that was attributed to the site.
- States that there is a legal agreement in place for the developer of Willouise to provide all services up to the boundary of the subject site so they can be continued into the subject site and states that it is therefore clearly a serviceable site.
- The submission states that the zoning of this site as New Residential represents proper planning and sustainable development of the area.

Chief Executive's Response

The subject lands are located outside of the Built Up Footprint of Sallins and circa 1,000 metres from the Sallin Trains Station. The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) outline that the NPF prioritises compact growth with an emphasis on the renewal of existing settlements, rather than continued sprawl. In addition, in accordance with NPO 9 of the NPF the delivery of compact growth is achieved through the development of new housing within the existing Built Up Footprint of settlements. It is considered that the development of the subject lands would represent urban sprawl on the edge of Sallins, whereas national policy guides towards the development of central and accessible locations.

Overall, the Draft Sallins Settlement Plan represents an increase of 94% on the Core Strategy allocation, facilitating housing growth of an additional 1,306 units. . Therefore, no further additional lands are required for development to meet the requirements of the CDP Core Strategy or the NPF Implementation: Housing Growth Requirements, as sufficient lands in excess of the requirement have been identified for development.

The subject lands were audited in the Settlement Capacity Audit (SCA) as Site No. 4. The function of the SCA is to provide an analysis on whether land is serviced or serviceable during the lifetime of the Plan to inform the appropriate zoning of residential lands across the Plan area, in accordance with the Development Plans – Guidelines for Planning Authorities (2022). The SCA distinguishes between lands that are 'Serviced' (Tier 1) and those that are 'Serviceable' (Tier 2) within the lifetime of the Plan. Site No. 4 was determined a Tier 2 site, with wastewater infrastructure and movement and transport highlighted as infrastructural deficits. Furthermore, Site No. 4 did not perform favourably with respect to compact growth in comparison to other sites zoned for development.

Notwithstanding the above, the comments regarding the scrub overlapping with the existing housing estates is noted and warrants amending in the Plan.

Chief Executive's Recommendation

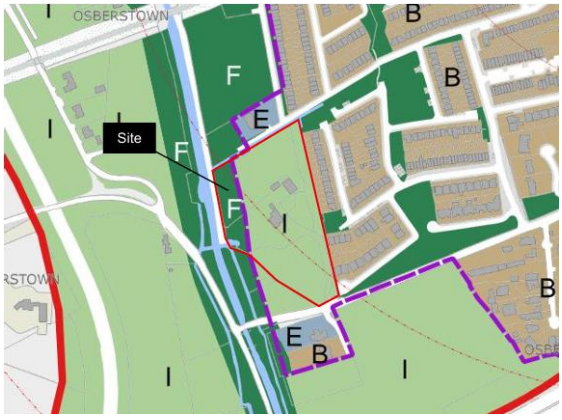
Appendix A - Maps, Map V2B - 6.1 - Green and Blue Infrastructure, amend map to remove the area identified as 'Scrub and Woodland' (outlined in yellow) as follows:

Submission No. 202 - Liam O'Brien

Issues Raised

The submission was prepared by David Mulcahy Planning Consultants Ltd on behalf of his client.

The submission relates to a site which extends to 2.4 hectares adjacent to Oldbridge Walk and a re-zoning request is sought to amend the zoning from Agriculture to B-Exiting Residential/Infill.



- The subject lands contain a detached dwelling and stable with the remainder of the site grassed amenity area associated with the dwelling.

- Planning history relates to outline permission in 1991 and the dwelling in 1991.
- The Sallins LAP 2016 and the proposed Sallins Settlement Plan both had an agricultural zoning.
- The submission refers to national policy with regards growth to be focused within the built-up footprint and the application of the 10-minute settlement concept.
- The submission noted that C (3) to C (5) are outside the built-up footprint, whereas the subject lands are located within.
- The subject site has no flooding concerns, mapped hedgerow and treelines are located along the periphery of the site and no built heritage and archaeology features within the site of the vicinity.
- The submission notes the proposed greenway along the western boundary of the site.
- Noted also are the SuDs features and drain along the western boundary of the site and drain to the northern boundary.

Settlement Capacity Audit (SCA)

- Subject lands did not form part of the site assessed in the SCA, however it is stated that the site would have been deemed Tier 1, as it represents compact growth, within the built-up footprint, walking distance of train station and town centre. Furthermore, there are existing water and foul services along the northern boundary.

Re-zoning Request

- No farming takes place.
- Zoning would be compatible with the adjoining residential land use to the east.
- The Plan includes a number of sites with existing dwellings both inside and outside the built-up footprint boundary which are zoned B and this makes it somewhat strange that the subject site is not also zoned B.
- Only residential dwelling site in the built up footprint not zoned B, (excerpts from the zoning map included in the submission).
- The rezoning would not negatively impact the greenway or the pNHA.

Chief Executive's Response

The contents of the submission are noted. The site did not form part of the SCA as there is already existing development on the site. The function of the SCA is to provide an analysis on whether land is serviced or serviceable during the lifetime of the Plan to inform the appropriate zoning of residential lands across the Plan area, in accordance with the Development Plans – Guidelines for Planning Authorities (2022). While the subject lands did not form part of the Audit, notwithstanding their location with the Built Up Footprint, the lands on the opposite side of the roadway were assessed (Site No. 10). Site No. 10 were deemed Tier 2, with wastewater infrastructure and movement and transport highlighted as infrastructural deficits.

The concerns regarding farming of the site and the I: Agriculture' are noted. However, it is worth noting that residential units are open for consideration for land zoned 'I: Agriculture', subject to Rural Housing Policy as outlined in the Kildare County Development Plan 2023-2029 (as varied). Furthermore, as per Table 10.4 with respect to non-conforming uses, where extensions or improvements of premises accommodating these uses are proposed each shall be considered on its merits in accordance with the proper planning and sustainable development of the area.

Overall, the Draft Sallins Settlement Plan represents an increase of 94% on the Core Strategy allocation, facilitating housing growth of an additional 1,306 units, Therefore, no further additional lands are required for development to meet the requirements of the CDP Core Strategy or the NPF Implementation: Housing Growth Requirements, as sufficient lands in excess of the requirement have been identified for development.

Chief Executive's Recommendation

No change recommended.

Submission No. 207 - Vaughan Whelan

Issues Raised

This submission has been prepared by David Mulcahy Planning Consultants Ltd on behalf of Vaughan Whelan seeking the rezoning of (c.3.5 ha) of land at Sallins Pier/Wharf. from 'F – Open Space and Amenity' to 'C – New Residential.

The submission is accompanied by two additional documents:

- Submission made to the Council on these lands under Variation No. 3 seeking the re-zoning of the subject lands to New Residential.
- A Feasibility Study for Residential Development at Salins Wharf prepared by McGrane & Partners Architect which includes an extract of the indicative layout.

The submission raises the following issues:

- Refers to the detailed submission (Ref. No. 32) made on these lands under Variation No. 3 of the CDP, which highlighted the following about the site:
    - The site is partly a legacy of a proposed by-pass of Sallins that never materialised and is no longer an objective.
    - It is within the built-up area of the town.
    - It is only 400m from train station.
    - It is currently zoned F but is in fact an underutilised greenfield site in private ownership.
    - The land is serviceable (services available under recently granted residential permission on the adjoining lands).
    - It has the potential to deliver a new bridge over the canal to the new park.
    - There is a small area within a pNHA (Grand Canal) but this can be accommodated with any future public open space.
    - There is a small area of the lands subject to flood risk but the majority of the site can be developed for housing.
- Submission states that the Council responded by noting that the future development of Sallins would be addressed via a new Settlement Plan and the submission would be considered as part of same and notes that the F zoning has not changed in the draft Sallins Settlement Plan.

<u>Draft Written Statement</u>

- The allocated growth results in a target increase of 1,854 persons for the period Q1 2023-Q4 2028 with a housing growth of 674 units for the same period.
- In accordance with NPO 9 all future growth in Sallins will prioritise the consolidation of the existing built-up footprint of the settlement.
- The Plan ensures that a greater proportion of residential development will be focused on land within the built-up footprint that is supported by existing infrastructure, including public transport, community facilities and utilities.
- It is an objective of KCC to support and facilitate compact growth development in Sallins through the application of the 10-minute settlement concept, the consolidation of the existing urban form and the sequential approach to land use development.
- States that in Table 2.4 of the sites to be zoned New Residential (C3 - 2.46 ha and C5 – 16.55 ha) are outside the Built Up Footprint of the town.

<u>Draft Mapping</u>

- The submission includes extracts from the Land Use Zoning Map with Flood Risk Assessment (with indicates a small element with Present Day flood extents relative to the overall site in the), the 'F' Zoning Objective, the Green and Blue Infrastructure Map, the Transportation Measures Map (with P13 and W1 relating to the site), the Surface Water Management Strategy and the Strategic Flood Risk Assessment.
- States that the Built Heritage and Archaeology Map show no features associated with the site or lands in the immediate vicinity.

- Refers to Movement and Active Travel Measures, which refer to Pedestrian/cyclist footbridge to connect the Grand Canal Greenway with the Naas Branch Greenway (P13) and Cyclist/pedestrian footbridge over the canal from Sallins Pier to Sallins Amenity Lands (W1).
- States that the Strategic Flood Risk Assessment mapping is not definitive.

Settlement Capacity Audit

- States that the subject site was not included in the 10 sites considered for potential residential development, despite a detailed submission being include for these lands in Variation No. 3.
- Refers to the Final CE Report in respect of Variation No. 3 clearly states that land use zoning requests in Sallins will be considered as part of the preparation of the Settlement Plan and all lands will be assessed on their merits having regard to a comprehensive range of evidenced-based supporting documents including inter alia Settlement Capacity Audit (SCA), a Social Infrastructure Audit, a Strategic Flood Risk Assessment and other environmental reports.
- Submits that if the subject site had been included in the assessment, it is reasonable to conclude that it would have scored highly and been deemed a Tier 1 site and the site ticks all the relevant boxes in terms of Compact Growth and infrastructure .

Social Infrastructure Audit

- Submission notes that the site identified as an 'Amenity Green Space' in the SIA but states that while the current owners have left it undeveloped it is privately owned lands and is not public lands.
- States that the owners intend to exercise their right to fence off this land if it is not zoned for Residential Development and use it for agricultural purposes or another commercial use.
- Submits that the site has the benefit of foul, gas, water, electricity, roads and footpaths running up to the edge of the site.

Re-zoning Request

- States that to zone the lands New Residential use to facilitate apartments and duplexes would benefit the town.
- States that unzoned lands outside the boundary of the settlement are included in the Settlement Capacity Audit and given that the draft plan is explicit that sites within the built-up area are favoured this approach does not appear to make sense from a planning perspective.
- States that residential development of the site would facilitate the development of two new pedestrian/cycle bridges over the canal to the proposed new park as outlined in the Draft Settlement Plan, which is considered a major asset for the town.
- Refers to the Feasibility Study prepared by McGrane and Partners Architects appended to the submission which shows how the site could be developed and facilitate SUDs Strategy and the proposed greenway.

Chief Executive's Response

The contents of the submission are noted. It is noted that a significant part of the subject lands are located outside of the Built Up Footprint of Sallins. The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) outline that the NPF prioritises compact growth with an emphasis on the renewal of existing settlements, rather than continued sprawl. In addition, in accordance with NPO 9 of the NPF the delivery of compact growth is achieved through the development of new housing within the existing Built Up Footprint of settlements. It is considered that the development of the subject lands would not represent compact growth, given that the majority are outside the Built Up Footprint of Sallins.

Overall, the Draft Sallins Settlement Plan represents an increase of 94% on the Core Strategy allocation, facilitating a housing growth of 1,306 units. Therefore, no further additional lands are required for development to meet the requirements of the CDP Core Strategy or the NPF Implementation: Housing Growth Requirements, as sufficient lands in excess of the requirement have been identified for development.

The Social Infrastructure Audit identified the subject lands as forming part of amenity green space within Sallins. From site inspection it is evident that the subject lands play an important role in the amenity provision for the residents of the overall residential development and are not considered an 'underutilised' greenfield site, as stated.

Furthermore, the lands are subject to an established planning history, where the proposed residential development is located within lands designated as public open space under the parent planning permission (Pl. Ref. 981446), therefore the 'F: Open Space and Amenity' zoning is aligned with the planning permission.

The comment regarding the site being capable of delivering the movement measures included in the Plan, such as the delivery of two pedestrian/cycle bridges are noted. However, the locations of the measures are indicative only and will be subject to funding and resource availability. Should any of these measures be brought forward they will be subject to detailed design and associated appropriate environmental assessments.

As illustrated on Map V2B – 6.1 (Green and Blue Infrastructure), the subject lands are located adjacent to a designated Proposed Natural Heritage Area (pNHA), thereby highlighting the site's ecological sensitivity and its importance within the green infrastructure network.

Chief Executive's Recommendation

No change recommended.

Submission No. 331 – T.D. Housing Ltd.

Issues Raised

Submission prepared by the Planning Partnership on behalf of T.D. Housing Limited in relation to a site of circa1.15 ha at Church Avenue.

The submission seeks age friendly / older housing development on the site rather than lands for the extension of the adjacent school.

Reference is also made to re-zoning the subject lands to New Residential.

The submission is accompanied by an appended briefing document and a capacity audit for the subject site.

The submission states that the landowners intend to provide an age friendly / older housing development on the site (c.80 units with complementary ground floor services). The proposed development will deliver units which occupy a mid-range of the spectrum of older housing formats outlined in the *Housing for Our Ageing Population – Policy Statement* document. Accordingly, the units would be relatively mainstream, with additional relevant supports and the capability to be structurally adapted for additional support on a case-by-case basis. The submission notes that older housing developments are an ideal substitute for educational uses as they are a community use which share many requirements / considerations including accessibility, centrality and connectivity – to maximise independence in older age.

Based on the housing requirements outlined in the above policy statement, applied on a pro rata basis using Census data, the submission considers that there is a requirement for 367 (and 1,532) rightsized or age friendly spaces and over 44 (and 184) Nursing Home spaces in Sallins (and Naas). The submission also refers to the recognised need for age friendly / older housing in the Kildare Age Friendly Strategy 2023-2027 and the County Development Plan.

The submission primarily seeks the removal of the E1 Special Objective relating to the subject site (including associated amendments to Table 3.1 and Objective SIO 3.2). It is outlined that there are significant barriers to the delivery of additional school capacity on the subject site, through either an extension of St. Laurence's NS or a

new school on the subject lands – meaning that the zoning and objective is unimplementable. Accordingly, the retention of the zoning and special objective would sterilise the lands, represent an opportunity cost to orderly and sequential development objectives, undermine the ambitions of the landowner and frustrate the Council and Department of Education's efforts to ensure educational capacity for Sallins.

Regarding the above, the submission details the following:

Incompatibility of Subject Site with Department of Education Requirements

- St. Laurence's NS currently accommodates 24 classrooms, and the adjoining subject site limited in size (c.0.9 ha) and is irregular in shape. The school has confirmed that the subject lands are surplus to requirements / not required.
- The Department of Education and St. Laurence's NS made no attempt to acquire the subject site, including prior to its purchase by the current landowner. In addition, the landowner has not received a response to enquiries from the Department in this regard.
- The Department of Education Technical Guidance Document (TGD-025) outlines that where more than 24 classrooms are required on a single site, the general approach would be to have more than one school on the site. The submission states that as the school already provides 24 classrooms further extension is not appropriate, having regard to these standards.
- The Social Infrastructure Audit (SIA) for the draft Plan outlines a potential requirement for 17 – 20 additional classrooms for Sallins. Based on TGD-025, a 1.5 – 1.6 ha site would be required to accommodate such a school. As such, the site is inappropriate for the delivery of a new school of scale.
- It is considered that St. Laurence's NS would not be in a position to propose an extension for additional capacity on the subject lands, nor would the Department of Education be able to sanction an extension – due to the guidance contained in the Department of Education Technical Guidance Document (TGD-025).
- The only option to secure additional school capacity is the development of a new school at an alternative location. The co-location of schools at the subject site is not appropriate due to the size of the site, together with traffic, accessibility and geographic considerations.

Incompatibility of Subject Site with Planning Policy Requirements

- The SIA outlines that any new primary school should have regard to the 10-minute settlement concept and that the northern periphery of the town lacks a school. In this regard, the E3 zoning and specific objective in the draft Plan secures an additional primary school to the north-west of the town. This E3 site satisfies various policy and Departmental design and siting requirements for new school capacity increases. Accordingly, the designation of the subject site for educational purposes is redundant, including for long term land banking.
- The designation of the subject site is contrary to the 10-minute settlement concept and is not in accordance with policy (incl. Objective UD O3 of the County Development Plan) or best practice. Based on the above, it is considered that the draft Settlement Plan and zoning/objective for the site are

not aligned with the SIA, which recognises the unsuitability of the site for educational expansion.

The School has Already Expanded and no Requirement for Further Lands at this Location Arises

- The context for the original zoning / designation of the lands in the 2016 Local Area Plan is no longer remains, as the St. Laurence's NS has been extended westwards into a 24-classroom school.
- It is stated that here is no expectation or objective on the part of the School for additional lands, including the subject lands or otherwise.

Falling (Macro) Primary School Demand not recognised in SIA

- The classroom requirement in the SIA is based on an estimated population increase of 309 persons annually and a 12.8% demand for primary school places – equating to 40 school places per year. However, there is an ongoing national decrease in enrolments for primary schools based on the *National Projections of full-time enrolment Primary & Post-Primary Level 2025/26 – 2044/45,* the latest data from the Department of Education and Youth and considering demographic trends in terms of birth and fertility rates.
- Regarding Sallins, the school going 0-4 age group has reduced by almost half between 2011 and 2022 in line with national trends for primary school places.
- St. Laurence's NS has enrolled 78 – 84 junior infants annually since 2021, sourced primarily from new housing areas rather than older estates. It is noted that there has been a slight (c. 4%) reduction in overall enrolment in the school between 2021 and 2025.
- Considering the above, it is stated that the SIA had no regard for the throughput of existing primary school facilities (i.e. that current students will pass through and open up capacity in existing schools) and does not sufficiently address the real-world scenario for school places in the long term. It is not realistic to disregard the entirety of existing capacity as non-renewable, noting that housing targets are delivered gradually over time.
- It is asserted that there is a significant latent capacity in the existing school system based on the existing school enrolment figures, the maximum annual demand from new housing and the reduction in the extant 0-4 age group.
- Regarding the 10.7% and 12.8% of population as a proxy for school requirements in the SIA, it is stated that the correct formula for primary school is 12% x no. of units x average household size. Applying this formula yields a requirement of 222.42 spaces to 2029, or 37 per annum.
- The SIA should project future and emerging needs rather than using past needs under the 2022 Census as the age cohort data / demographics will be significantly changed by the end of the plan period. Further regard should a continued reduction in younger people and a continued increase in older people.
- The Department of Education submission to Variation No. 3 of the County Development Plan, as referred to in the SIA, in relation to a preference for land for school expansions over new schools is a general county wide commentary and is not specific to Sallins. In addition, this submission notes that an expansion in school capacity should take the form of an additional

school rather than an expansion of the existing. The SIA should be updated to make this distinction.

In addition to the above, the submission also seeks the following:

- Rezoning of the site from Community and Education to New Residential, to reflect the strategic location and potential of the subject lands. The site is less than 100m from the town centre, representing an optimum and scarce resource that should be prioritised for beneficial use in the short term. As demonstrated in the appended capacity audit, the site also benefits from services with available infrastructural capacity. The centrality of the site and proximity to recreational amenities makes it ideal for housing use, positively contributing to compact development and to meet the needs of an emerging older population cohort. Considering the emphasis on, and concentration of, community uses to the west of the school grounds, it is stated that the subject lands are not required for other community purposes. Whilst the Community and Education zoning could facilitate age friendly / older / rightsized housing, a new residential zoning would be more conventional approach.

- The inclusion of the following underlined text in the Settlement Plan, together with associated amendments / revisions to the Land Use Zoning Matrix and Land Use Classifications:

  Group / Older Persons, Age Friendly, Rightsizing and Special Needs Housing

  Footnote: *There are a number of groups with specific design and planning needs. These include people with disabilities, members if the travelling community, and older people such as age friendly housing, rightsized housing, retirement villages, nursing homes, supportive housing (with varying levels of assistance), and long-term care facilities.*

- Updating *Map V2B-6.1 Green and Blue Infrastructure* to remove a non-existent *Hedgerow and Tree Line* passing through the main area of the site, splitting it in two.
- Amend *Map V2B-8.1 Transportation Measures,* together with any consequential amendments throughout the Draft Plan (including in reference to the Willows KDA) to align the pedestrian cycle path and active modes bridge at/adjoining the subject site along:
  - The western shared boundary of the site with the National School, or alternatively
  - Along the eastern extents of the site linking with the canal greenway.

  It is considered that the current alignment could sterilise large portions of the subject site with no benefit in terms of permeability, legibility or desire lines. The above revised alignments would better align with property boundaries and desire lines.

- Amend *Map V2B-9.1 Surface Water Management Strategy* to remove of the potential SuDS features on the subject site. It is considered that the designation / mapping of such features, abeit indicatively, is inappropriate as the Settlement Plan is not sufficiently granular to specify where SuDS features should be located. Such details would form part of a proposed development

and would be discussed as part of the Development Management process. The mapping suggesting a presumption that those spaces are suitable for SuDS, which may not be the case.

- The expansion of policies and objectives relating to age friendly / older housing, underpinned by an updated and expanded Social Infrastructure Assessment (SIA) with in depth analysis for emerging age friendly needs proportion of older persons in Kildare and Sallins. Any revised SIA should address the needs of the sector and the benefit of various accommodation streams, including right sized housing.

- Revisions to the SIA in relation to school demand projections based on existing school capacity contributions, noting that c. 80 no. spaces arise each school year and that demand arising from settlement growth projections would be c.40.

The briefing document appended to the submission provides an overview of:

- The location and surrounding context of the subject site, including the proximity to amenities, services and facilities in Sallins;
- The current use and infrastructure availability of the site;
- The development potential of the site, subject to appropriate rezoning and the rationale for same;
- The profile of the landowner, T.D. Housing.
- Recent Government policy on housing delivery and the housing crisis, including *Delivering Homes, Building Communities 2025-2030* and the NPF Implementation: Housing Growth Requirements Guidelines (including housing targets).
- Housing delivery statistics nationally and in Sallins.

Chief Executive's Response

The issues raised in the submission, which seek the rezoning of lands zoned E: Education and Community to C: New Residential, is noted.

The request to rezone the subject site to provide for circa 80 units intended to provide age friendly/older housing as outlined in the Housing for Our Ageing Population – Policy Statement is noted. It is considered that the Draft Plan broadly provides for the delivery of sustainable residential development and a viable housing mix in accordance with the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024), which focus on creating compact, sustainable and well-designed neighbourhoods with a variety of housing types. The Kildare Age Friendly Strategy 2023-2027 seeks to ensure that older people can live independently in their own communities for as long as possible and in that regard the Council promotes measures such as the inclusion of universal design features so that homes can adapt to changing care needs and purpose-built accommodation for older persons designed to support independent living while maintaining community connections. Objectives 3.5 of the Plan supports the provision of age-friendly housing in Sallins, particularly on lands located within the town centre or on lands proximate to the town centre and Objective 3.6 supports the provision of residential care facilities and services for older people, including the

development of individual housing units and /or a nursing home facility to provide for the needs of the elderly, subject to appropriate siting and universal design considerations.

Against this background, the Draft Plan has zoned two sites in the Link Road KDA as E: Community and Education - one of which will provide for a nursing home facility to provide for the needs of the elderly. Also, the Draft Plan provides that residential development in general and housing for Group/Older Persons and Special Needs Housing is 'permitted in principle' on lands zoned A: Town Centre, MU: Mixed Use, B: Existing Residential/Infill and C: New Residential all of which obviate the requirement to rezone the lands zoned E(1) located immediately adjacent to the St. Laurence's National School to facilitate residential development.

Incompatibility of subject site with Department of Education Requirements.

Section 3 Social Infrastructure of the Draft Plan identifies a site adjacent to the St. Laurence's National School to facilitate improvements and expansion of the existing primary school facilities, including special needs education.

The comments in relation to the Department of Education Guidance Document (TGD-025) is noted. To be clear, the TGD-025 which is the technical guidance document relating to the identification and suitability assessment of sites for primary schools, states that the Planning and Building Unit in the Department of Education (now the Department of Education and Youth) is tasked with determining the size of Primary Schools to be provided based on an analysis of projected enrolments and other relevant demographic information from a range of sources and should be consulted in all instances where the size of a school is to be clarified/determined. In that regard, during the preparation of the Draft Plan there was ongoing liaison with the Department of Education and Youth in relation to the capacity of existing and future school requirements in Sallins. The Department provided their analysis of the Draft Plan during the public consultation period via submission (No. 315).

The Department in its submission notes the projected housing and population growth in Sallins to 2029 and Beyond which could see the projected population for the settlement area to rise to circa 10,000 persons from its Census 2022 figure of 6,269 persons. The Department concedes that if this projected population growth materialises, it will result in a substantial additional requirement for school provision in Sallins. The Department acknowledges the one primary school in Sallins, St. Laurence's National School, and states that the Department's preference would be to expand this existing facility (if possible) to facilitate the requirement for additional school places resulting from planned population increases. In that regard, the Department welcomes site specific objective SIO 3.2 which supports the expansion of St. Laurence's National School on a site adjacent to the school.

For clarity, the assertion in the submission from the landowners that the zoning objective for the subject site is contrary to the 10-minute settlement concept and is not aligned with the SIA, which it states recognises the unsuitability of the site, is not accepted. In that regard, the St. Laurence's NS, which, in its current form is oversubscribed, is situated close to the town centre of Sallins and adjacent to a substantial amount of existing and proposed residential housing developments and

is identified in the Plan as the preferred location for the provision of new education capacity in Sallins. For example, the subject site is located within 200 metres of the proposed Willows KDA, which will provide for circa 1,000 residential units when built out and will facilitate the provision of a pedestrian/cyclist footbridge over the railway line and associated paths linking Church Avenue to the Waterways and the Willows KDA in accordance with the framework plan set out at Section 10.1.4 and Figure 10.4 of the Plan.

The development of additional educational capacity on the subject site aligns with the Department's guidance document, TGD-025 that recommends that as enabling infrastructure for housing, schools should be positioned in the heart of new and expanding sustainable communities, allowing for the maximum benefit to the community inside and outside school hours and further to this, other community facilities and amenities should also be positioned close to school facilities to allow for all community facilities to be complementary to each other for the benefit of the whole community. It is considered that the preference of the Department to provide for the expansion of the St. Laurence's NS satisfies the requirements of the Department, as it is located close to the amenities available in the centre of Sallins and in close proximity to community and infrastructural facilities such as Sallins GAA, a playground, car parking, the community centre, public transport, the Grand Canal Greenway and will be facilitated in the future by the development of additional public transport and active travel links. Furthermore, the claim that there is no requirement for lands zoned for education at this location as the school has already expanded is not accepted. In that regard, the Department notes and welcomes Social Infrastructure Objective SIO 3.2 of the Plan, which requires, inter alia, continued engagement with the Department of Education and Youth in respect of the phased delivery of the 'E (1): Community and Education' zoned lands for the future expansion of St. Laurence's National School.

The Department's submission concedes that notwithstanding the above, the projected growth could also see the need to reserve a site for an additional new primary school, and, in this regard, the Department welcomes the zoning for an additional school at lands zoned E3 located north of the Sallins Link Road at the northern extent of the Plan area. The Department's submission also notes that the projected population growth identified in the Draft Plan would give rise to the need to consider locating a post-primary school place in the Plan area and therefore welcomes the zoning of lands as E (2) for the location of a potential post-primary school on lands located south of the Sallins Link Road.

The submission from the landowners that the TGD-025 Guidelines outline that where more than 24 classrooms are required on a single site, the general approach would be to have more than one school on the site. In that regard, the Social Infrastructure Audit (SIA) identified a requirement for 17-20 additional classrooms in Sallins up to 2029 and Beyond and the Department of Education and Youth has confirmed its preference for the expansion of St. Laurence's NS to facilitate the additional requirements.

The comments raised in respect of the provision of school facilities and the methodology used to forecast need are noted. A Social Infrastructure Audit (SIA) has been prepared to support the Draft Plan, which is not a statutory requirement in plan making. However, to provide a wide evidence-base, Kildare County Council

prepared the SIA to provide a bespoke and tailored assessment of existing provision in Sallins which has informed the Draft Plan. The SIA has been prepared in the absence of any national guidelines in the preparation of SIAs and in the absence of benchmarking standards across a range of social infrastructure types. The reference in the landowner's submission regarding the use of 10.7% and 12.8% of population as a proxy for school requirements in the SIA is noted, as is, the submission that the formula used by the Department of Education for primary school place requirements is 12%. A range was used in the SIA to reflect the Census data and to reflect the outflow to surrounding schools.

The submission from the landowner requests the inclusion of additional text together with associated amendments/revisions to the Land Use Zoning Matrix and Land Use Classifications including an amendment to footnote No. 49 relating to the land use 'Group/Older Persons and Special Needs Housing' to include reference to Age Friendly, Rightsizing and Special Needs Housing, is not accepted. The footnote states that there are a number of groups with specific design and planning needs that include people with disabilities, members of the travelling community, and older people such as retirement villages, nursing homes, supportive housing, and long-term care facilities. Therefore, the groups are not limited to those listed in footnote No. 49.

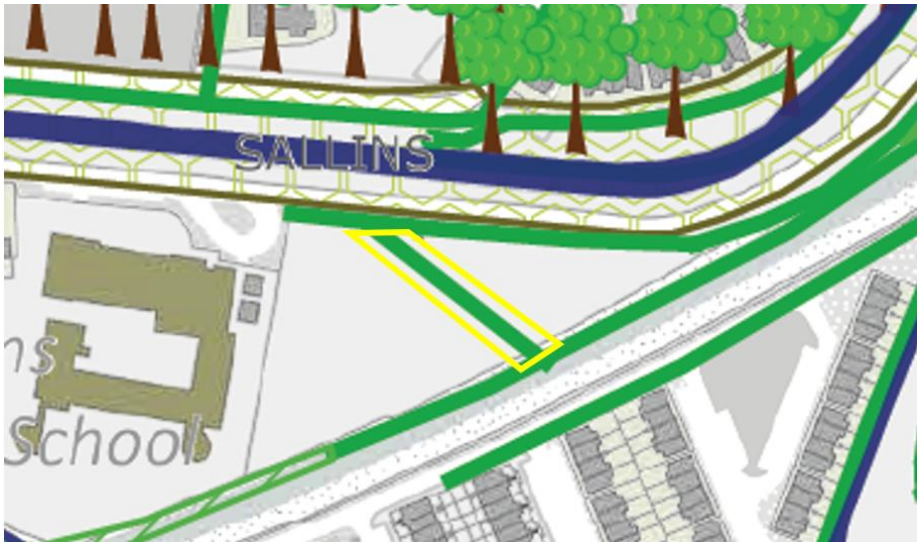
The request to update and/or amend Map V2B-6.1 *Green and Blue Infrastructure,* is noted and accepted. It is noted that Google Earth Pro imagery dated August 2022 indicates the presence of a hedgerow passing through the subject site that splits the site in two diagonally. However, the most recent Google Earth imagery dated June 2025 indicates that the subject hedgerow has been removed.

In relation to the request to amend Map V2B-8.1 *Transportation Measures* in relation to permeability measures P12 is noted. It is noted that the Naas/Sallins Transport Strategy, Volume 1 – Strategy Report states that Table 12.2 of the Strategy provides a list of permeability strategy measures and gives an indication of where each strategy measure improves accessibility to key destinations such as bus stops, rail station, schools, supermarkets, hospital, sports amenities, Sallins village centre, greenways or future development lands. It is acknowledged that the alignment of the P12 permeability measure as illustrated in Figure 12.2 of the Strategy is indicative. In respect of implementation, stakeholder and community engagement will be important in the delivery of the permeability measures.

Map V2B-9.1 *Surface Water Management Strategy* is noted. The location of the SuDS features in the Surface Water Management Plan that accompanies the Draft Plan is indicative and final site selection for the SuDS features will be considered during the Development Management process in relation to future development proposals on the site.

Chief Executive's Recommendation

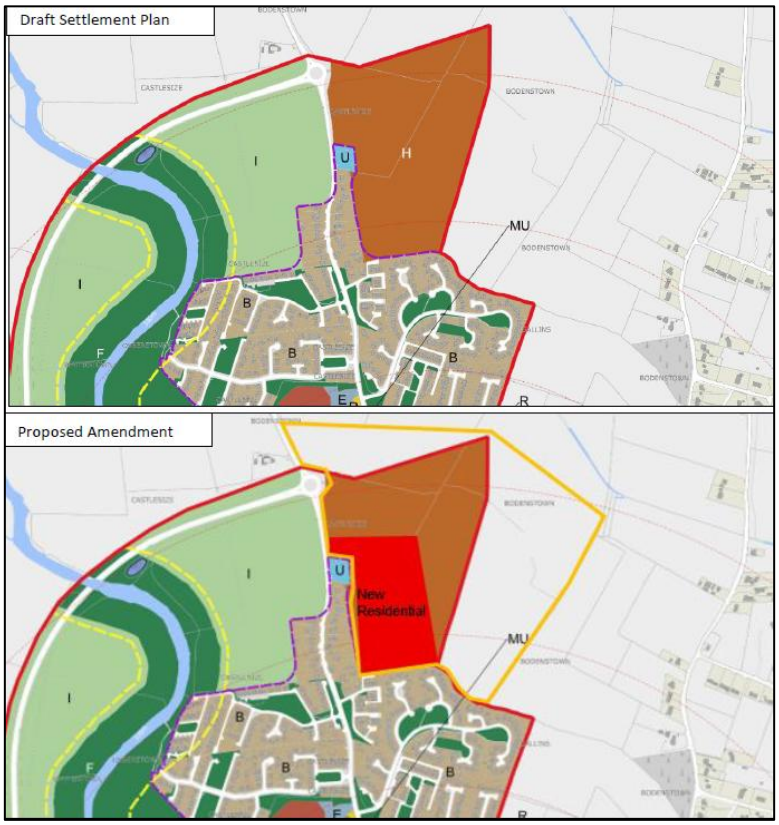
Appendix A – Maps, Map 2VB-6.1 Green and Blue Infrastructure, amend the map to remove the hedgerow that passes through the subject diagonally and splits the site in two, as outlined in yellow in the image below:



Submission No. 345 - Westar Group

Issues Raised

Submission made by Hughes Planning and Development Consultants on behalf of Westar Group in relation to an overall landholding of c. 40 hectares to the north of Sallins and to the east of the R407 / Sallins Bypass. Part of the overall landholding is zoned H: Industrial and Warehousing in the Draft Settlement Plan. The submission primarily seeks the rezoning of 6.5 ha of the western portion of the landholding from H: Industrial and Warehousing to C: New Residential. It is considered that the lands are serviced and readily available for development, being capable of delivering housing in the short term.



The submission also includes a masterplan for the future development potential of the remaining portions of the landholding, identifying the following:

- The retention of the H: Industrial and Warehousing zoning in the northern portion of the landholding, with unzoned lands further to the north thereof.
- The zoning of the eastern portion of the landholding as SR: Strategic Reserve for further housing.

It is considered that this arrangement would form a consolidated stretch of serviced and well situated residential lands along the northern boundary of the town, and would also achieve the goal of providing industrial land. It is requested that the above lands be included and considered as part of the necessary review of zoned lands in the Settlement Plan, in keeping with the goal of accelerating housing and Government policy / Ministerial Directives.

The submission provides an overview of the location of the landholding, servicing and surrounding context, including *inter alia* the following:

- The lands are located c.900m from the town centre and the Naas/Sallins Train Station (12 min walk or 4 minute cycle), which is served by Commuter and Intercity services. The submission notes the future intended Dart services for the station under Dart + West. The lands are c. 400m (5 min walk or 1 min cycle) from the nearest bus stop that is served by the hourly 139 Naas to Blanchardstown Service and are c.850m from the Post Office Bus Stop, which is served by the 138 and other college coach routes (UM06, UM12 and UM14).
- The lands are accessible by car from the Sallins Bypass/R407 roundabout (with direct access from a roundabout arm) with pedestrian and cyclist connectivity also achieved. Accordingly, the lands are easily accessible by a range of public transport modes and are served by a range of amenities, services and education facilities in the town centre.
- The western portion of the lands (proposed to be rezoned for residential development) are contained with the settlement plan / Local Area Plan boundary, and are contiguous to existing residential development / the built footprint of Sallins to the south and west.
- The lands are serviced, benefitting from readily available access to watermains, foul drainage, surface water drainage outfall options, ESB and

ICT services – particularly at the western boundary. The submission confirms that no third-party access / consent is required to enable connections to existing services, including for surface water outfall.
- The lands are not subject to any flood risk.
- The lands are generally characterised as generally flat with slight rolling hills and some established vegetation.

The submission also outlines the following in relation to the residential zoning request:

- As the lands are within the settlement boundary, they accord with NPO 7 and 9 of the NPF regarding the delivery of new homes within the existing built up footprint of settlements, compact growth and consolidation. Residential zoning on the subject lands aligns closely with the principles of consolidation and compact growth in terms of strategic location, serviceability and development potential.
- The zoning of residential sites 4, 7, 8 and 9 (identified in the SCA) is considered to be contrary to the ethos of compact growth principals and Ministerial Guidelines – which seeks to activate consolidation rather than urban sprawl / expansion. The zoning of these lands requires the expansion of the town boundary (outward expansion) and includes lands within the 91m set back zone of the M7 (Chapter 15.7 of the County Plan refers). The approach should be to rezone serviced and accessible lands that are contiguous to the built footprint and within the established town boundary – such as the subject site. It is noted that these residential sites were given higher marks for compact growth, despite the outward expansion of the settlement required from same. The submission states that this raises significant concerns.
- The site was the only economic site not also assessed for residential zoning in the SCA, despite being ranked highest for connectivity / serviceability in the Infrastructural Assessment for Employment Sites and the only economic site within the settlement boundary. The SCA or Settlement Plan does not provide a justification for the omission of these lands for a residential assessment or consideration for residential zoning.
- It is noted that the other new residential lands zoned in the Draft Settlement Plan do not have the level of direct access to the existing road/cycle/pedestrian network and services as the subject site. In this regard, it is also noted that access / development of the site would not be dependant on the development of adjoining lands. The subject lands are shovel-ready and are poised to deliver housing quickly following the securing of appropriate zoning and planning permission,
- It is stated that the lands have been harshly scored for Compact Growth in the methodology for the Infrastructural Assessment for Employment Sites, as the sole criteria appears to be distance to the town centre rather than compliance with the Sustainable Residential Development and Compact Settlement Guidelines (2024) and the 15-minute city concept. These should be overarching objectives for planning sustainable residential development and compact growth.

- Lands outside the existing settlement boundary were afforded higher marks for compact growth despite outward expansion.

- The Industrial and Warehousing zoning is welcomed but needs to be located more appropriately, given the potential impact from noise generating activities on these lands. Accordingly, the proposed residential zoned lands would separate existing sensitive residential receptors along the southern and western boundary from the industrial uses.
- The landowner has demonstrated a commitment to engaging with all stakeholders to ensure the delivery of residential units in tandem with community gain within their developments, including in the provision of parks, playgrounds, community buildings and creches.
- The submission notes the status of Sallins as a town and states that the town is expected to increase by 3,592 persons (based on Table 2.3 of the Draft Settlement Plan). The submission states that there is an additional requirement of 1,311 homes at an average occupancy of 2.74 per unit (national household size 2022). It is also states that buyers prefer medium density development over high density which is why this further additional increase in units is justified.
- The NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities, together with Ministerial statements, note that housing is the Government's top priority; that both local and national governments need to accelerate the delivery of housing and that consideration should be given to the most suitable locations for new housing development where infrastructure and services are available / readily provided. In this regard, the proposed residential zoning aligns with the policy direction and objectives of the NPF and associated Guidelines and Ministerial Directions regarding housing.
- It is considered that the Core Strategy of the Draft Settlement Plan does not adequately provide for the development of Sallins and is accordingly contrary to the NPF Guidelines regarding the priority need to deliver housing at pace on readily available and serviced sites – such as the subject lands.
- The submission notes several objectives of the Draft Settlement Plan (CSO 2.1 to CSO 2.4).
- The submission notes the strategic location of Sallins within the Eastern and Midland Region in terms of its population and housing growth potential, together with NPO 10 of the NPF regarding the delivery of Transport Orientated Development (TOD). It is considered that, given the proximity of the site to public transport routes, the site is ideally located to contribute to this form of sustainable, transit linked development.
- It is stated that the zoning and development of the site would support 3 no. National Strategic Outcomes (NSO) of the NPF – NSO 1, NSO 5 and NSO 10.

Chief Executive's Response

The submission primarily seeking the rezoning of 6.5 ha of the western portion of the landholding from H: Industrial and Warehousing to C: New Residential is noted.

It is noted that the Economic Strategy of the Kildare County Development Plan identifies two areas in the county as economic clusters, one of which is the Sallins-

Naas-Newbridge Economic Cluster. Section 5.2.4 of the Sallins Settlement Plan recognises the strategic opportunity the Bodenstown Employment Area presents for economic development given the scale, profile, high quality connectivity; offering substantial capacity to accommodate a diverse mix of employment generating uses whilst, leveraging connectivity and access to a strategic transport network to fulfil its role within the Sallins-Naas-Newbridge Economic Cluster.

In addition, the submission from the Office of the Planning Regulator (Submission 381, Section 3 of this Report) welcomes the zoning of the significant Bodenstown Employment Area as part of the Economic Cluster. The submission further states the employment lands have high-quality connectivity to the regional and national transport network and has the potential to meet the identified sectoral growth opportunities to address the issue of the target job ratio in Sallins being considerably lower than that recommended in the County Development Plan (CDP).

It is important to note the Regional Spatial and Economic Strategy (2019-2031) stated that Sallins is one of the towns across the region which recorded the highest growth rates in the country over the last ten years (>32%), and which have lower levels of employment provision. Therefore, it is imperative that this strategic landbank is preserved for employment to enable economic and employment-based development opportunities in Sallins to match and catch-up on housing delivery to provide for employment growth and reverse commuting patterns.

With reference to NSO 5 of the NPF, it is noted that the zoning of the subject site for employment accords with NSO 5 which supports a strong economy, supported by enterprise, innovation and skills. As already outlined, the site is located within the Sallins-Naas-Newbridge Economic Cluster with connectivity to a strategic transport network to fulfil its role within the economic cluster.

The submission states that the subject lands accord with NPO 7 and 9 of the National Planning Framework (NPF). It is noted that the relevant NPO 9 of the NPF requires that at least 30% of all new homes targeted for settlements (excluding the five major cities and their suburbs) must be delivered within their existing built-up footprints and ensure compact and sequential patterns of growth. The National Planning Framework (NPF) (2025) defines the 'built-up footprint' as the area given over to land uses (i.e. artificial surfaces relating to urban land uses). The NPF requires that the built-up footprint shall be clearly delineated for each settlement on the land use zoning map as part of the statutory plan making process (refer to Map V2B-10.1 Land Use Zoning). The subject lands are not located in the Built Up Footprint of Sallins and therefore do not represent compact growth. It is important to note, in the context of the submissions, that only Site No. 2 and Site No. 3 audited within the SCA are located within this CSO defined built-up area.

The contention in the landowner's submission that the subject site has been harshly scored in the SCA for compact growth is refuted.

In determining an appropriate methodology to assess compact growth within the Settlement Capacity Audit for Sallins a number of approaches were considered:

- The Built-up Footprint (NPF 2025);

- Lands within 1,000 metres walking distance of the Naas-Sallins Train Station, a high-capacity transport node (Sustainable Residential Development and Compact Growth Guidelines);
- The location of lands relative to the town centre.

Having regard to the scale of Sallins, it was considered that a robust assessment of compact growth would be best achieved by evaluating sites sequentially from a central location, thereby establishing a hierarchy of sites in terms of their contribution to compact growth. This approach ensures that sites located within the existing settlement, which consolidate the urban form—such as the residential sites, Site No. 2 and Site No. 3—receive favourable scoring.

It is further noted that the lands to which the submission refer are situated on the opposite side of the R407 (Clane Road) to Site Nos. 5 and 6, which were audited in the Settlement Capacity Audit (SCA) for residential development, which is published alongside and has informed this Plan. The function of the SCA is to provide an analysis on whether land is serviced or serviceable during the lifetime of the Plan to inform the appropriate zoning of residential lands across the Plan area, in accordance with Section 3.2.2 of the Development Plans – Guidelines for Planning Authorities (2022). The Audit ensures that an informed decision is made as to whether to zone land or sites for residential development. In that regard, Site Nos. 5 and 6, were determined as Tier 2 sites, with movement and transport highlighted as infrastructural deficits due to the lack active travel linkages to the town centre and train station. Furthermore, Site Nos. 5 and 6 did not perform favourably with respect to compact growth in comparison to other sites zoned for development. While it is noted that the site, which is the subject of this submission, was not included in the SCA for residential development, however, the site is situated in close proximity to Site Nos. 5 and 6 using the same road network and located outside the Built up Footprint of the settlement area.

Accordingly, Kildare County Council considers that in the absence of Ministerial Guidelines and/or a standardised methodology in the Development Plan Guidelines, the methodology adopted is evidence-based, objective, robust and supports the zoning of lands that facilitate the consolidation of the existing built-up footprint and the sequential development of Sallins. This approach is custom and practice in Kildare County Council for the preparation of Settlement Capacity Audit.

The assertion that the site was the only economic site not also assessed for residential zoning in the SCA despite being ranked highest for connectivity/serviceability in the Infrastructural Assessment for Employment Sites and the only economic site within the settlement boundary is not accepted. The subject site, was the only site zoned solely for employment – the other employment sites being zoned for a mix of uses, such as MU: Mixed Use and A: Town Centre and, therefore, the subject site was only assessed for Employment, and it was not considered necessary to assess the site for residential development, as the Draft Plan provides for 632 housing units above the Core Strategy allocation (674 units) set out in the Kildare County Development Plan 2023-2029 (as varied) with respect to the NPF Implementation: Housing Growth Requirements (2025).

Overall, the Draft Sallins Settlement Plan represents an increase of 94% on the Core Strategy allocation. The Draft Plan provides for 1,306 units and the Chief Executive's

Recommendations comprise of an additional circa 300 units, which would result in a population increase in excess of 4,300 persons. In simple terms this is a 40% increase on Census 2022 population. Therefore, no further additional lands are required for residential development to meet the requirements of the CDP Core Strategy or the NPF Implementation: Housing Growth Requirements, as sufficient lands in excess of the requirement have been identified for development. However, in order to accommodate the high level of population growth proposed it is imperative that this Plan provides substantial land for employment and job creation. The subject site is of strategic importance for economic development for County Kildare and the wider region.

The assertion that the zoning of part of the subject site to facilitate residential development would address the potential impacts from noise generating activities on the employment zoned lands is not accepted. In that regard, the Chief Executive's Report recommends amended text under Urban Design Principles and Green Infrastructure, Landscaping and Surface Water Drainage of Section 10.1.5 Bodenstown Employment Area to require that the height and massing of the proposed build form should not have a negative impact on adjacent residential properties and that a landscaped berm located within a buffer area of a minimum 20 metres should be provided, the scale of which should be determined based on the height and massing of the proposed build form. Also, the proposed development of the Bodenstown Employment lands should incorporate appropriate urban tree planting along internal streets and landscape berm, to define the street layout and provide visual separation between industrial units and adjoining properties.

The reference to the proposed number of homes provided for in Table 2.4 of the Draft Plan is noted, as well as the assertion that buyers prefer medium density development over high density which is why further additional increase in units is justified. In that regard, the densities attributed to the sites identified in Table 2.4 accords with the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024), which focuses on creating compact, sustainable and well-designed neighbourhoods with a variety of housing types and good urban design to support sustainable and compact growth. The Plan gives effect to the Guidelines by mapping the town centre, suburban and urban extension areas of Sallins with appropriate density range for each area type depending on the location of the land involved and local circumstances in accordance with the methodology set out in the Guidelines.

With reference to the contention that the zoning and development of the site would support NSO 1 of the NPF, it is noted that the zoning of the subject site for residential use does not support NSO 1 as it is located on the periphery of the settlement and physically remote from the social and infrastructural amenities of the settlement area, including the town centre amenities, the Greenway active travel and recreational amenities, the Sallins-Naas Train Station and the St. Laurence's National School. With regard, to NSO 10, it is noted that the subject site being located on the periphery of the settlement area at a distance from the social amenities and infrastructure available, already referred to, in the urban core of the settlement.

Chief Executive's Recommendation

No change recommended.

Submission No. 392 - Glenveagh Homes

Issues Raised

Submission by JSA Planning on behalf of Glenveagh Homes Ltd, incorporating suggested amendments to the text of the Settlement Plan in Appendix A, Layout Drawings by Deady Gahan in Appendix B and a Flood Risk and Land Use Zoning Technical Note by JBA Consulting.

The submission notes that Glenveagh is a significant landowner within the Settlement Plan boundary (extending to some 44.52 hectares as identified below) in the Monread North townland, the majority of which is within the Willows KDA of the Draft Settlement Plan.

The Glenveagh landholding is comprised predominantly of greenfield land in agricultural use (except for a single dwelling along the R407 and several outbuildings). The lands are accessed directly from the R407. Submission states that the Glenveagh lands are the most sequentially preferable and logical lands for the sustainable expansion of the town, at a location proximate to the town centre and train station, noting that they are serviced and supported by nearby facilities.

The submission seeks partial re-zoning of the overall lands such as those within the High End Future Scenario as New Residential and the zoning of the noise buffer from the motorway as F Open Space and Amenity. Submission also requests the release of the Strategic Reserve lands.

The submission comprises of three Appendices; text amendment for the Draft Plan, Appendix B – Layouts prepared by Deady Gahan and Appendix C - JBA Flood Risk Technical note.

The submission supports the designation of the Willows KDA and the associated 794-unit quantum, noting that this submission does not seek to increase the number of units allocated to the KDA. In addition, the submission outlines that Glenveagh is fully committed to the providing the necessary community and open space infrastructure within its control, and supports the provision of high quality amenities and facilities for the local community throughout open space zoned lands – delivered through future residential development.

The submission includes the following requests for consideration in the finalisation of the Settlement Plan:

- Delivery of 10 hectares (25 acres) of F zoned open space (including parks, community buildings, amenities, facilities and attenuation areas)
- Application of Mid-Range Future Scenario' in C New Residential Zoning
- Change Strategic Reserve Lands zoning to C New Residential to achieve 794 dwellings
- Infrastructure and 'F: Open Space and Amenity' zoned lands
- Phasing - should be provided through the development management process
- Suggested Amendments to Text/Tables

- The submission requests that the Settlement Plan makes it clear that the KDA figures are conceptive/indicative in nature and would be subject to detailed design, as is the case with KDAs in other LAPs / Settlement Plans.

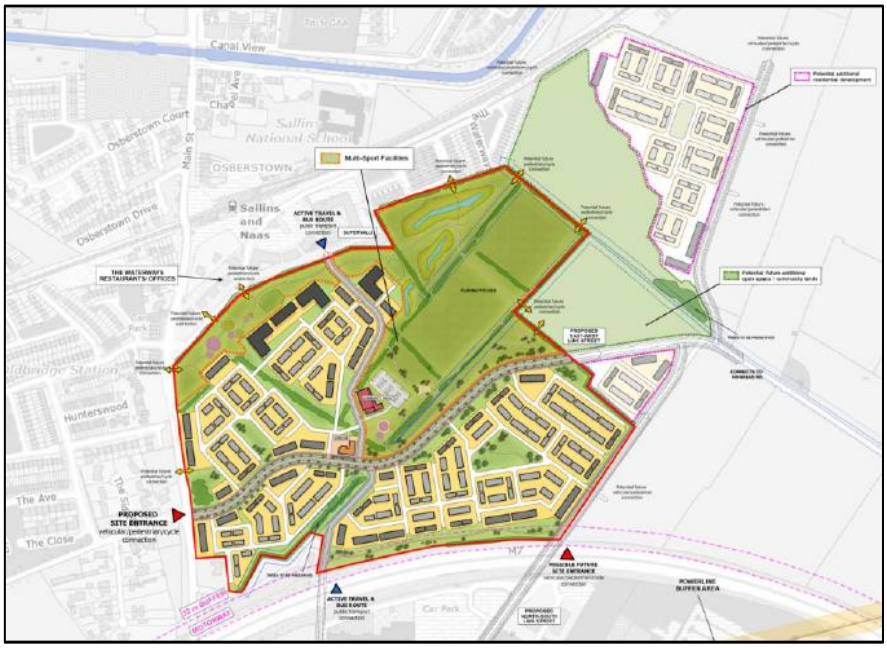
- That the Settlement Plan identifies the provision of c.10 hectares of F: Open Space zoned lands in the Willows KDA for the delivery of public open spaces and community facilities in tandem with residential development, commensurate for the current allocation of c.794 units in the Willows KDA. The submission confirms that Glenveagh are committed to delivering this substantial town park/open space area of c.10 ha as part of the Willows KDA - to include significant sport/multi-sport pitches, community centre buildings, playgrounds, basketball court, parkland, walking tracks, ponds/attenuation areas etc. It is considered that these spaces/amenities/facilities will provide a significant community gain for the local area.

  The above requests follow an in-detail review of the constraints and development potential of the site by the design team. This review concluded that there is an opportunity to rearrange the New Residential zoning to better activate and accommodate a more viable layout on the subject lands as detailed in the appended Deady Gahan drawings.

  In addition, the submission notes that the ratio of new residential to open space zoning in the Willows KDA is in favour of the open space zoning at 39:61, equating to 26 hectares of open space provision for just 794 dwellings. It is considered that such a ratio is unprecedented and creates a cost per unit that is commercially unviable, with most residential schemes operating at ratios of 75:25 or better.

  It is considered that the 10-hectare provision equates to a generous 125 sqm per dwelling, being nearly twice above the general provision of 2.5 hectares of open space per 1,000 of population in the County Development Plan. Based on the above provision, the housing allocation / population estimation, it is stated that the minimum requirement for the Willows KDA is c.5.3 hectares.

  The Deady Gahan drawings provide for c. 800 units on a developable area of 16.2 and approx. 10ha (25 acres) of open space/ community land within overall site area of 32.3 ha, enabling these lands to deliver the 794-unit allocation for the KDA.



- That the Settlement Plan clarify that the remaining the Open Space (c. 16 hectares) zoning is to be delivered in tandem with potential future residential development on surrounding land. As noted above, the submission does not seek to increase the quantum of units in the KDA, or avoid delivering the full open space programme, but seeks to ensure that the Core Strategy allocation of 794 units is realised through positive activation, including the delivery of 10 ha of open space. This phased delivery model reflects Glenveagh's long term commitment to the delivery of a significant quantum of open space

  It is considered that an up-front obligation for 26.38 hectares of open space as a pre-condition or in tandem with a 794-unit scheme is inconsistent with NPF objectives regarding housing delivery, viability and flexible standards. It is also queried if such a requirement is proportionate, necessary and consistent with enabling housing delivery rather than obstructing.

- That the land use zoning strategy of the Settlement Plan be amended to take account of the *Mid-Range Future Scenario* (MFRS) of the Strategic Flood Risk Assessment rather than the High-End Future Scenario (HEFS), and that the Settlement Plan apply the recommendations contained in the appended JBA Flood Risk Technical Note as follows:
  - Flood Zones A and B be retained for surface water / flood risk management, amenity use and appropriate water compatible development;
  - Use the boundary of the 0.1% MRFS AEP for the edge of new residential zoning, recognising it as the upper boundary for the most likely future scenario.
  - Treat the HEFS as a resilience and stress test rather than the primary basis for setting the extent of open space use.
  - Include a spot objective to undertake a SSFRA at the development management stage, supported by hydraulic modelling to test for blockage scenarios, mitigation measures and appropriate finished floor levels.

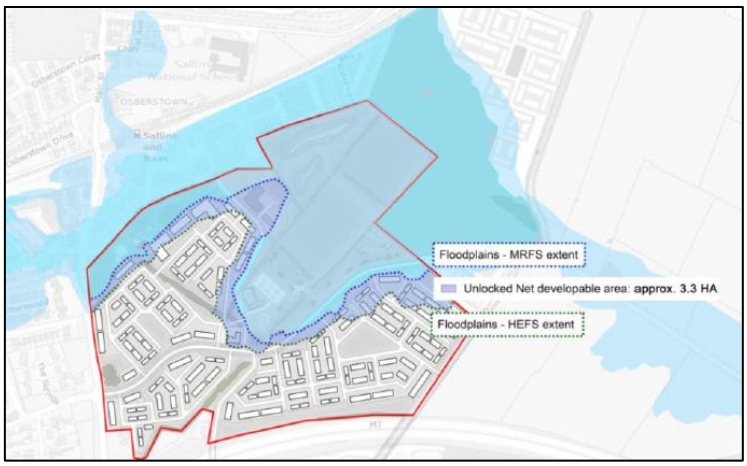
- Consider future upgrades to the culvert system to address structural capacity constraints to the benefit of the surrounding area.

Submission outlines that this would allow for additional C: New Residential zoned lands (c.3.3 ha) to be realised insofar as possible, consistent with the approach of other Local Authorities in circumstances where the sequential justification for residential development is strong. The submission notes the content of the appended JBA Technical Note, which states the MFRS is a more reasonable and balanced approach, as the location of the site adjacent to the settlement core and rail station supports more extensive residential zoning - provided that flood risk is managed in a manner that reflects site-specific hydraulic constraints together with the wider objectives of the NPF, the Flood Risk Management Guidelines, the OPW Climate Change Sectoral Adaption Plan and the County Development Plan.

The submission states that the planning authority has discretion in the of the application of the MRFS and HEFS, as it is not explicitly stated in the Flood Risk Management Guidelines that the land use zoning approach go so far as the HEFS. It is also stated that most County Development Plans (incl. Dun Laoghaire, Waterford, Wicklow and Limerick) only apply the HEFS for critical infrastructure (hospitals, airports, blue light services). The submission also considers that the Flood Risk Management Guidelines present both scenarios as planning tools and not as a hierarchy, noting that the HEFS is a more extreme scenario at the upper boundaries of future projections.

Accordingly, the MRFS should be treated as the primary planning scenario, with the HEFS as a long term sensitivity check. In addition, the substantial landbank in Glenveagh control means that flood risk can be managed and improved on site, including through SuDS features, attenuation ponds, compensatory storage – neutralising the marginal difference between the MRFS and HESF in terms of downstream impact.

It is stated that the submission does not seek to increase the quantum of units in the KDA through the requested zoning change.



- That the Settlement Plan considers the rezoning of Strategic Reserve lands adjoining the Willows KDA as New Residential, together with its integration

with the KDA – noting the proximity of these lands to the town centre and the train station, together with the potential for development on these lands to enable further passive surveillance of the substantive open spaces in the KDA.

- Constraints with the current KDA residential zoned lands include flood risk, the provision of an appropriate noise buffer (c.35m) along the M7, tree root protection, internal road provision and on-site open spaces. Regarding the noise buffer, the 30-35m setback would be similar to the setbacks in similar urban areas in Dublin. Reference is also made to zoning *'that buffer F Open Space and Amenity as set out in the Deady Gahan drawings (Appendix B)'.* This leaves a net developable area of only 16.55 ha.
  Together with the additional 3.3 ha gained through the use of the MRFS detailed above, the rezoning of the Strategic Reserve land (developable area of c. 6 ha) for residential development would provide enough land to deliver the 794 units required.
- That the Settlement Plan incorporate explicit policy supports for ancillary residential uses / works on open space zoned lands in order to provide the necessary infrastructure for adjacent residential uses, including optimal access arrangements (to prevent landlocking), having regard to the substantial areas of open space in the KDA. Accordingly, it is considered appropriate to allow for utility structures to be included on a case-by-case basis, in the land use zoning matrix and / or in Table 10.3 / Table 10.5.

Suggested Text Amendment – Flexibility in relation to Land Use Matrix

In this regard, the submission also requests the inclusion of the following text (in ***green***) as a footnote to Table 10.3 and/or Table 10.5:

"The Planning Authority will consider development proposals for utility structure development and transportation infrastructure on F Open Space zoned land on limited case-by-case basis subject to the works being ancillary to and necessary for the appropriate development of adjacent lands.

'Utility Structures' comprise of transport (including roads), water, wastewater, electricity and telecommunications infrastructure"

- Clarify that the of F: Open Space zoned lands in the Willows KDA contributes towards the full provision of Public Open Space for the residential zoned lands in the KDA, considering the substantial provision of open space and sport / community facilities on the lands. This approach is supported by the Compact Settlement Guidelines (Policy and Objective 5.1 – Public Open Space), which outlines that minimum public open spaces within strategic and sustainable development sites can be provided on a plan led basis, having regard to the overall approach to public park provision in the area. In addition, it is submitted that the minimum public open space requirement for residential development (10-15% net site area) on residential zoned land is derived from the assumption that residents would not otherwise have access to significant public open space within walking distance. It is considered that the overall provision in the Willows KDA completely displaces the rationale for on-site open space requirements within the residential zoned lands.

- t is also requested that phasing requirements for necessary infrastructure delivery be provided through the development management process rather than KDA text - to enable the flexibility necessary for such substantial requirements and facilitate housing activation. While it is accepted that required infrastructure must be delivered in a logical sequence and in tandem with development, it is submitted that codification in a land use plan is potentially problematic in terms of rigidity, inability to accommodate site-specific solutions and the potential for such provisions to be outdated by the time an application is submitted. It is considered that the Willows KDA provisions as currently set out are unnecessary, overly restrictive and can be achieved primarily through the 10 ha parkland requirement as part of the 794 unit delivery.

  This would enable the submission of larger applications in the short term which ensure the delivery of community infrastructure in tandem with residential development, through pre-commencement conditions as part of any development permission.

Suggested Text Amendment

In this regard, the submission also requests that the Implementation and Infrastructure Delivery Schedule for the Willows KDA be amended accordingly, including the following text amendments to Table 10.1 and in the Willows KDA phasing arrangements (additional text in ***green*** and deleted text in ~~**red with a strikethrough):**~~

> *"*The provision of the new landscape parkland space adjoining the northern boundary with The Waterways***, to include a range of community sports facilities to be agreed with Kildare County Council's Parks Department which may include sports community building, multi-sport pitches, courts and playground.*** ~~*including sports building blocks, dog park, rain gardens, fishing pond, GAA pitch, tennis courts and playground.*~~ *"*
>
> "The provision of the new landscape parkland space adjoining the northeast boundary***, to include a range of community sports facilities to be agreed with Kildare County Council's Parks Department which may include sports, community building, multi-sport pitches, courts and playground.*** ~~*rain garden, fishing pond, GAA pitch, community garden, cricket pitch and playground.*~~*"*
>
> ***In light of the provision of significant open space within the Willows KDA, the public open space (including SuDS measures) required on 'C: New Residential' zoned lands relates to the provision of open space within the development site area including F zoned land.***

- That the Settlement Plan acknowledge that the delivery of a Pedestrian / Transport Bridge over the M7 and Pedestrian Bridge over the railway line is depended on lands outside the control of Glenveagh and is contingent on approval processes by state bodies. The submission requests that bridge provision be decoupled from the delivery of housing, stating that such an

arrangement is unreasonable. If the bridge requirements are directly linked to housing delivery, the activation of the lands will be unnecessarily delayed. Such infrastructure requires extensive consultation and lengthy processes with Irish Rail and TII, noting that neither body is obliged to engage with a developer as a lead party in bridge design.

It is stated that bridges are public infrastructure and not developer led, and that Glenveagh are committed to providing appropriate linkages within the KDA to such infrastructure. It is noted that undue inflexibility in relation to such matters has stymied the delivery of serviced sites in the past. Notwithstanding, the submission states that Glenveagh will facilitate the delivery of this infrastructure insofar as possible within the lands under their control (including bridge landing points).

Suggested Text Amendment

The submission seeks the following text amendments to the **Movement and Transport** Requirements for the Willows KDA:

"Appropriate access junction, associated pedestrian crossing facilities and other standard access related works.

Requirement to provide upgraded active travel facilities along the site frontage.

Facilitate the provision of the pedestrian/cyclist footbridge over the railway line and associated paths linking Church Avenue – The Waterways. ***The development of the bridge is to be delivered by the relevant stakeholders including Irish Rail and Kildare County Council. Development contributions may be sought in respect of funding the bridges infrastructure.***

Support the development of a sustainable travel mode bridge over the M7 Motorway, to link Sallins with Naas, in conjunction with all relevant stakeholders***, through the facilitation of the link to the boundary of the Willows KDA. The development of the bridge is to be delivered by the relevant stakeholders including TII, the NTA, and Kildare County Council. Development contributions may be sought in respect of funding the bridges infrastructure.***

Phasing of residential development in tandem with the above requirements is to be dealt with through the development management process."

- In line with the above, incorporate the following recommended **amendments to Table 10.2** in the Settlement Plan:

The Willows Key Development Area (KDA) – C (5)		
Required Infrastructure	**Delivery Schedule**	**Funding Source**
Movement and Travel		
Appropriate access junction, associated pedestrian crossing facilities, and other standard access-related works. *Requirement to provide upgraded active travel facilities along the site frontage.* *Facilitate the provision of the pedestrian/cyclist footbridge over railway line and associated paths linking Church Avenue - The Waterways.* *Support the development of a sustainable travel mode bridge over the M7 Motorway, to link Sallins with Naas, in conjunction with all relevant stakeholders.*	~~In tandem with development.~~ ***Part 8/10 – Medium to long term*** ***Part 8/10 – Medium to long term***	~~Developer~~ ***NTA***/KCC/**Developer (through special contributions)**
Social Infrastructure		
Provision of crèche facilities.	Crèche facility - Provision of one facility providing for a minimum of 20 childcare places per 75 dwellings.	Developer
Provision of sports buildings.	In tandem with development of sports facilities on public open space.	Sporting organisations / State / Semi-State
Open Space		
Provision of a multi-functional public open space providing for a range of recreational, social and ecological	In tandem with development **– c.10 ha to be delivered in**	Developer

roles (refer to Section 10.1.4 of the Plan). ***In light of the provision of the significant open space within the Willows KDA, the public open space (including SuDS measures) required on 'C: New Residential' zoned lands relates to the provision of open space within the development site area including F zoned land.***	**tandem with the current KDA proposals, with the remainder to be delivered in tandem with future residential development as part of the development management process.**	

Chief Executive's Response

The issues raised in the submission are noted.

At the outset, it should be noted that Table 14.1 of the Kildare County Development Plan 2023-2029 (as varied) states that:

> *'An Urban Design Framework sets out a strategic development strategy and vision for a specific area over a medium to long term timeframe, and outlines guiding principles which establish the key urban design issues which are to be developed and managed.*
>
> *Urban Design Frameworks should consider at a minimum, how the area relates to its wider contextual area in terms of urban form, existing and proposed access and movement channels, the allocation of land uses and activities, densities, the identification/integration of public open spaces, implementation and may address phasing (taking account of key stakeholders).'*

It should be clearly understood therefore that the Urban Design Framework for the Willows KDA is not intended to act as a site layout map from which precise measurements can be or should be extracted. The Framework should be seen as an overarching guide to assist key stakeholders in the development process and must be read in conjunction with the accompanying Design Brief and flexibility may be applied during the preplanning and statutory planning application process (LRD or standard application) subject to evidence based justification and high quality design. For clarity this will be added to Chapter 10 of the Plan.

Flood Risk Application of the MRFS

The comments made in relation to climate change flood risk are noted. The submission received from the OPW notes that the residential site on the subject lands overlap with the future scenario extents and requests that the Council set out how climate change is to be managed on the lands. In this regard, additional text at Section 9.2, Table 9.1, *Site Specific Flood Risk Assessment,* requiring a Stage 3 Site-Specific Flood Risk Assessment at Development Management stage is proposed to be included in the Plan, supported by a revised Objective IEO 9.7

(Submission 198, refers). Therefore, it is considered acceptable to amend the land use zoning of the subject lands to reflect the CFRAM Mid-Range Future Scenario rather than the Higher End Future Scenario.

This amendment to the land use zoning 'C: New Residential' may result in an increase in residential units across the overall KDA. The reduction in the public open space provision will allow for an additional 3.51 hectares of land zoned 'C: New Residential' to be realised, which may increases the number of housing units from 794 to 999 units depending on housing mix, design and density.

Delivery of 25 acres (10 hectares) of Open Space.

The request to deliver 10 hectares of F: Open Space and Amenity to facilitate new residential development and the justification for same is accepted.

It is noted that as a result of the application of the climate change MFRS instead of the HEFS floodplain, the quantum of 'F: Open Space and Amenity' lands located on the subject site has been reduced to 23.04 hectares. This public open space allocation includes 9.38 ha adjacent to the Strategic Reserve lands, a 1.2-hectare buffer along the southern boundary with the M7 Motorway and the remaining 12.27 hectares. It is envisaged that the 12.27 hectares will comprise of the 10.19 hectares public open space and 2.08 hectares for two playing pitches. The remaining 'F: Open Space and Amenity' lands will be identified as 'future community/amenity lands' and will be required to be delivered in any future phases of development at this location. The urban design framework will be amended accordingly.

The request that the 'F: Open Space and Amenity' zoned lands in the Willows KDA contributes towards the full provision of public open space for the residential zoned lands in the KDA, considering the substantial provision of open space and sport/community facilities on the lands is acceptable and will be included in the Design Brief for the Willows KDA.

The requirement for a noise buffer along the boundary with the M7 Motorway and the zoning as 'F: Open Space and Amenity' is noted and agreed. However, in response to the submission from Transport Infrastructure Ireland (TII) a new objective is proposed that requires residential schemes in close proximity to heavily trafficked roads are designed and constructed to minimise noise disturbance (Submission 208, refers). It is considered that while a zoned buffer is proposed the result of the acoustic assessment may require a greater set back than proposed in order to reduce adverse impacts on future residents. This shall be determined through detailed design informed by assessments undertaken through the development management process based on a full assessment of site characteristics, local conditions, design sensitivities and the overall quality of the scheme and having regard to the various provisions on development management within the applicable county development plan, along with the relevant Section 28 Ministerial Guidelines.

Potential Rezoning of Adjacent Strategic Reserve Lands to facilitate the development of residential units.

The request to rezone the SR: Strategic Reserve lands in the northern portion of the subject lands to 'C: New Residential' is not accepted. As outlined above, the application of the Mid-Range Future Scenario to the Willows KDA provides for an

additional 3.51 hectares of 'C: New Residential' zoning. This zoning change may increase the number of housing units from 794 to 999 units at an indicative net density of 60 dph, which is in keeping with the Sustainable Residential and Compact Settlements - Guidelines for Planning Authorities (2024) that requires higher densities in the most central and accessible locations. These are applicable to the site given the location in close proximity to the Sallins-Naas Railway Station as well as the town centre of Sallins. Given the level of housing lands and the estimated delivery from these, additional housing lands at this location are not required for this plan period.

The Willows KDA Phasing Strategy and 'Movement and Transport' requirements.

The comments in relation to the Phasing Strategy at Table 10.1 are accepted. The Phasing Strategy for the Willows KDA at Table 10.1 of the Draft Plan shall be removed from the Plan and will be subject to agreement through the development management process.

The submission in relation to the requirements in respect of the proposed pedestrian/public transport bridge over the M7 Motorway and the pedestrian bridge over the railway line on lands outside the control of the developers of the Willows KDA lands is noted. The submission that the developers of the KDA lands shall provide land and linkages to the bridge handling point to support and facilitate the delivery of the Eastern Spine Bridge crossing over the M7 Motorway connecting Sallins with Naas through the Monread Shopping Centre is noted and accepted.

Ancillary Residential Uses/Works

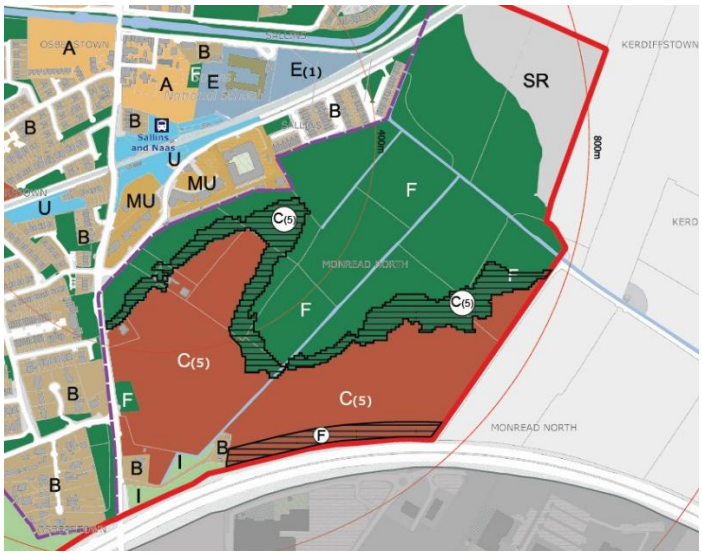
The request for the Settlement Plan to incorporate explicit policy supports for ancillary residential uses/works on open space zoned lands in order to provide the necessary infrastructure for adjacent residential uses, including optimal access arrangements (to prevent landlocking), having regard to the substantial areas of open space in the KDA is not accepted. In that regard, it is noted that Table 10.5 Land Use Zoning Matrix of the Plan indicates that 'Utility Structures' are 'Open for Consideration' on lands zoned 'F: Open Space and Amenity'. Table 10.4 Definition of Terms defines 'Open for Consideration' as follows:

> *Land Uses shown as 'Open for Consideration' are uses that are not considered acceptable in principle in all parts of the relevant use zone. However, such uses may be acceptable in circumstances where the Council is satisfied that the proposed use would not conflict with the general objectives for the zone and the permitted or existing uses as well as being in the interests of the proper planning and sustainable development of the area.*

However, reference to possible access roads through the 'F: Open Space and Amenity' lands will be reflected in the Implementation and Infrastructure Delivery Schedule.

Chief Executive's Recommendation

Appendix A – Maps, Map V2B-10.1 Land Use Zoning (this zoning amendment will result in consequential amendments to other maps and Table 2.4) amend 3.51 hectares of land zoned 'F: Open Space and Amenity' as 'C (5): New Residential (black hatching) as follows:



Please note the making of this zoning change will result in a consequential amendment to Figure 3.1: Social Infrastructure Strategy of the Draft Plan.

Chapter 2 Compliance with the Kildare County Core Strategy, Table 2.4 Estimated Residential Development Capacity, amend as follows:

Zoning Designation	Location	Site in Built-Up Footprint	Serviceability Status	Site Area (Ha)	Estimated Residential Yield – Units	Net Density (dwellings per hectare – dph)
C5 ~~(1)~~	The Willows~~*~~	No	Tier 2	~~16.55~~ *20.06*	~~794~~ *999*[13]	60 dph

Chapter 10 Implementation, Section 10.1.4 The Willows KDA amend as follows:

Section 10.1.4 The Willows KDA *Design Brief*

Site Area:	~~16.55~~ *20.06* Hectares (zoned C (5): New Residential)
	~~26.38~~ *23.04* Hectares (zoned F: Open Space and Amenity
Urban Character Area:	Accessible suburban edge

Indicative net density:	60 dph (C (5): New Residential)
Estimated residential yield:	~~794~~ *999* units

Chapter 10 Implementation, Section 10.1 Key Development Areas (KDAs) and Employment Area, insert footnote as follows:

The Plan contains urban design frameworks [X] for four specific Key Development Areas (KDAs) and the Bodenstown Employment Area within Sallins as follows:

> **Footnote:** *The Urban Design Frameworks should be seen as an overarching guide to assist key stakeholders in the development management process and must be read in conjunction with the accompanying Design Brief. Flexibility may be applied during the preplanning and statutory planning application process (LRD or standard application) subject to evidence-based justification and high quality design.*

Chapter 10 Implementation, Section 10.1.4 The Willows KDA, amend text as follows:

Built Form and Urban Structure

The structure of the urban form should be designed around the existing green and blue infrastructure delivered through a coherent network of open spaces incorporating a wide range of amenities and facilities. These may include a sports club, ~~basketball courts,~~ *sports* ~~GAA~~ pitches, ~~padel and tennis courts~~ *open recreation areas,* playgrounds, ~~dog park, community gardens, cricket pitch, athletics running track, BMX racetrack, outdoor amphitheatre, fishing~~ ponds and raingardens.

Connectivity and Movement

The proposal should make provision for future connections to adjoining lands to the southern and eastern boundaries of the site to facilitate potential future development and prevent ~~land-locking~~ *landlocking.*

Streets, active travel links and public spaces should be overlooked by proposed buildings, with particular emphasis on active corners incorporating street facing openings to enhance passive surveillance and improve community safety. *Design should also take cognisance of the proximity of the M7 Motorway to the southern boundary of The Willows having regard to Objective IEO 9.8.*

Green and Blue Infrastructure, Open Space and Surface Water Drainage

The landscaping plan should enhance local biodiversity through increased native tree planting and pollinator-friendly vegetation in accordance with Objectives BI O3 of Volume 1 of the CDP.

Public Open Space on lands zoned 'F: Open Space and Amenity' forming an integrated part of this KDA residential development may contribute towards the 15% site area public open space provision as provided under Section 15.6.6 of the

Development Plan, subject to it providing well located, usable, high quality open space.

Nature-based solutions (NBS) to surface water management within the KDA shall be prioritised and align with the Sallins Surface Water Management Strategy and Kildare County Council's Sustainable Drainage Systems Guidance Document (2024), as per Objective IEO 9.5 and Objective IEO 9.6.

Boundaries and Entrance Treatments

The development ~~should incorporate~~ *shall provide* a vegetated berm *within a densely landscaped buffer area of a minimum 35 metres* along the southern boundary to mitigate noise, *light* and air quality impacts associated with the M7 Motorway, while contributing positively to the landscape structure*. Regard should be had to Objective IEO 9.8, which may result in the requirement to increase/amend the buffer area to ensure no adverse impact on residents. The vegetated berm shall be designed having regard to compliance requirements of Transport Infrastructure Ireland (TII) and relevant TII Publications. Mitigation measures arising shall be the sole responsibility of the developer.*

Chapter 10 Implementation, Section 10.1.4 Phasing Strategy, remove the section of the draft Plan that relates to the Phasing Strategy including Table 10.1 as follows:

~~**Phasing Strategy**~~

~~Development of The Willows Key Development Area shall be delivered on a phased basis to ensure the residential units are delivered in tandem with commensurate social infrastructure over the lifetime of the Plan and beyond. The following Table outlines the infrastructure to be provided across the three phases of residential development.~~

Chapter 2 Compliance with the Kildare County Core Strategy, Section 2.4 Core Strategy Objectives, amend Objective CSO 2.3, as follows:

CSO 2.3 Support and facilitate the phased delivery of the Willows Key Development Area during of the lifetime of the Plan and beyond. New residential development within The Willows will be required to be phased and delivered in tandem with ~~the~~ social infrastructure provision identified *in the urban design framework for this plan period*, on the lands zoned 'F: Open Space and Amenity'. The phasing of the residential units *and social infrastructure* shall be *agreed in writing through the statutory planning application process for the subject lands.* ~~in accordance with the residential phasing set out under Section 10.1.4 unless otherwise agreed in writing by the planning authority.~~

Chapter 2 Compliance with the Kildare County Core Strategy, Section 2.3 'Phased Residential Development 2029 and Beyond', amend second paragraph and insert text after the second paragraph, as follows:

> The lands over the longer term will create a compact and consolidated sustainable neighbourhood within close proximity to the Naas–Sallins Train Station. The neighbourhood will be supported by high-quality open space provision which will address deficits in Sallins and the surrounding areas. An urban design framework has been prepared for the lands (see Section 10.1.4). ~~Furthermore, Objective CSO 2.3, provides for the phased delivery of the lands for the lifetime of the Plan and beyond.~~
>
> *However, given the strategic importance of these lands and to ensure coordinated delivery of the open space and amenities associated with the KDA it is imperative that piecemeal planning applications are not considered. In order to deliver the overall vision for these strategic lands, one planning application (10-year permission) shall be prepared for the overall site*.

Chapter 10 Implementation, Section 10.2 Implementation and Infrastructure Delivery Schedule, Table 10.2 Implementation and Infrastructure Delivery Schedule – Sallins, as follows:

The Willows Key Development Area (KDA) – C (5)		
Required Infrastructure	**Delivery Schedule**	**Funding Source**
Movement and Active Travel		
Appropriate access junction, associated pedestrian crossing facilities, and other standard access-related works. Requirement to provide upgraded active travel facilities along the site frontage *and a new landscaped open space adjoining the bus stop 10063.*	In tandem with development.	Developer/KCC

The provision of local access across 'F: Open Space and Amenity" zoned will be permissible subject to agreement as part of a planning application process. Facilitate the provision of the pedestrian/cyclist footbridge over railway line and associated paths linking Church Avenue - The Waterways *(within the subject lands only).* Support the development of a sustainable travel mode bridge over the M7 Motorway *(within the subject lands only)*, to link Sallins with Naas, in conjunction with all relevant stakeholders.		
Social Infrastructure		
Provision of crèche facilities. Provision of ~~sports buildings~~ *a range of community/ sports facilities*.	Crèche facility - Provision of one facility providing for a minimum of 20 childcare places per 75 dwellings. In tandem with development ~~of sports facilities on public open space.~~	Developer / Sporting organisations / State / Semi-State
Surface Water Drainage		
There is evidence of flooding on site, with respect to the CFRAM Mid-Range Future Scenario (MRFS) and the High-End Future Scenario (HEFS) flood extent maps *(Objective IEO 9.7 refers).* Development would have to cross other land holdings to find outfall for surface water/outfall onto road drainage. Agreement with adjoining landowner/roads or retain surface water on site, subject to suitability e.g. infiltration tests.		

Chapter 10 Implementation, Section 10.1.4 The Willows KDA, remove Figure 10.4 The Willows KDA and replace with a revised urban design framework, amend as follows:

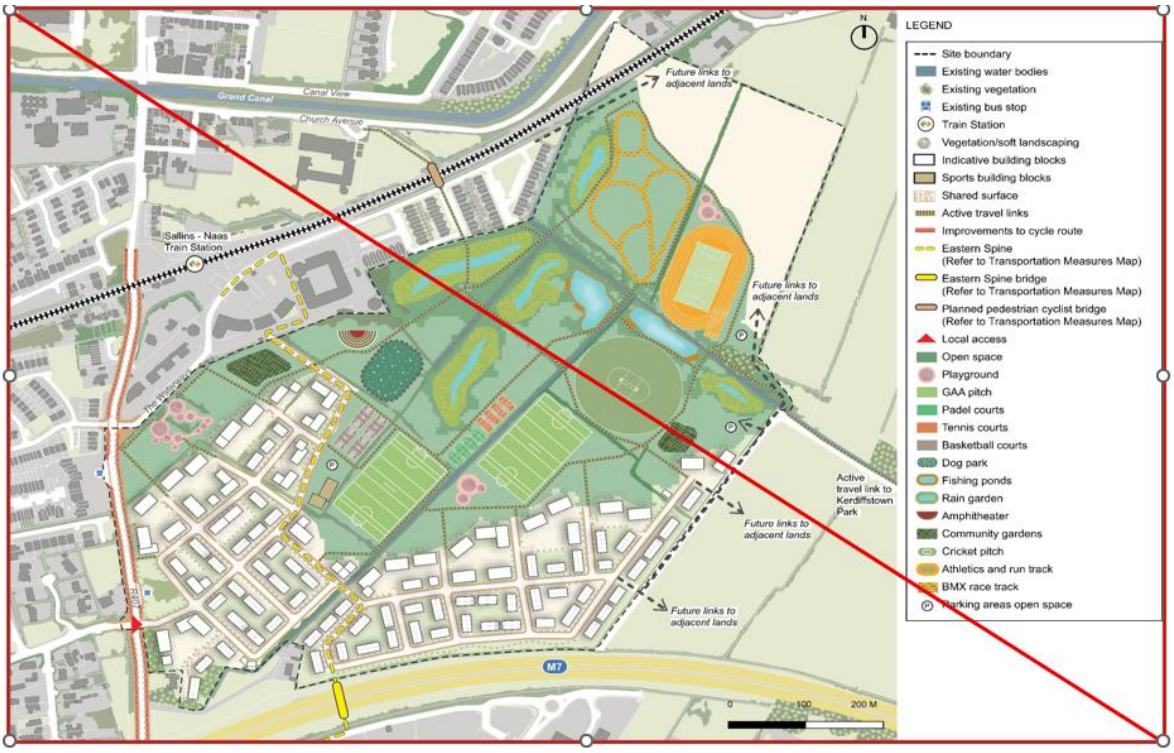
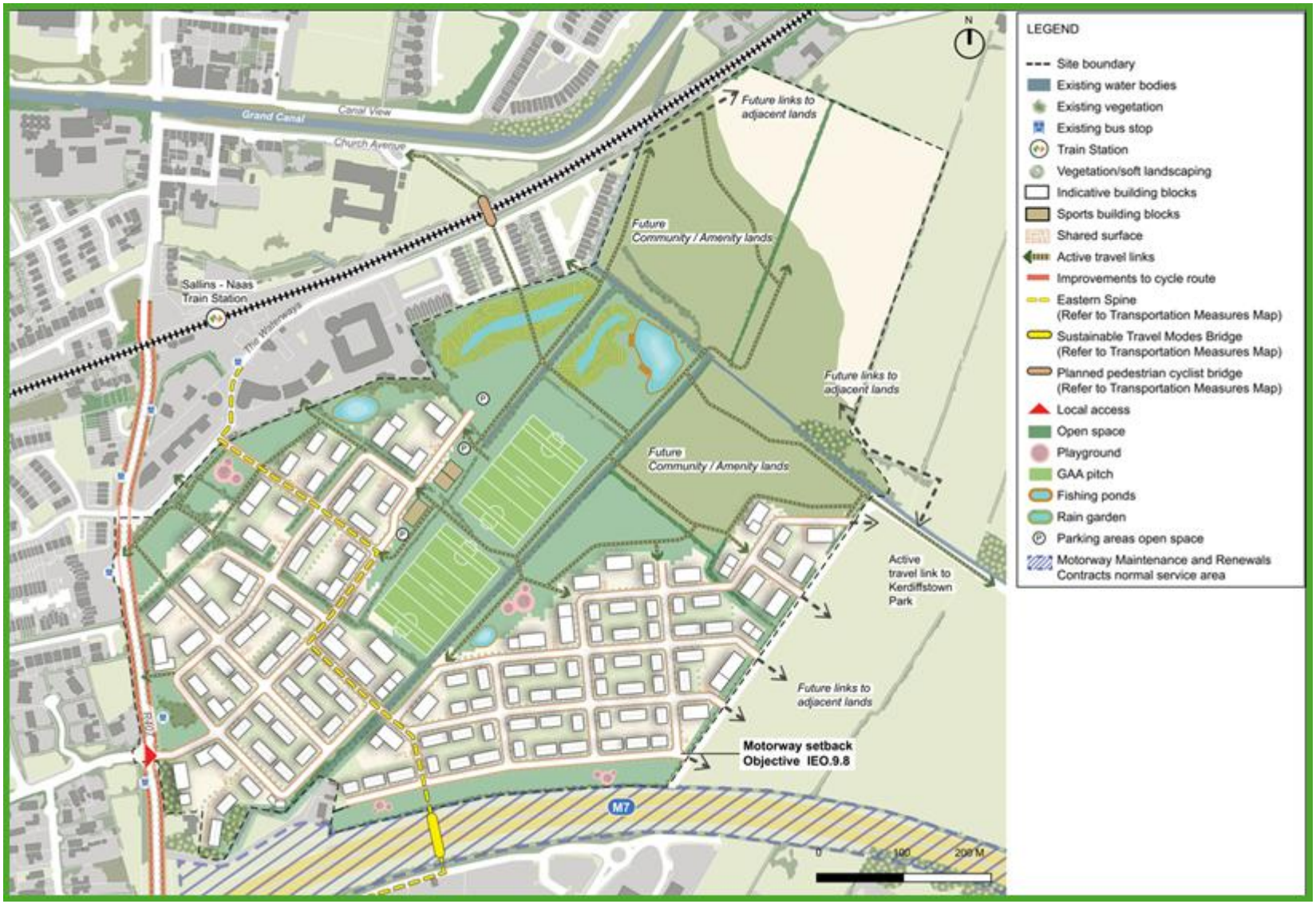


Figure 10.4 The Willows KDA *Urban Design Framework*



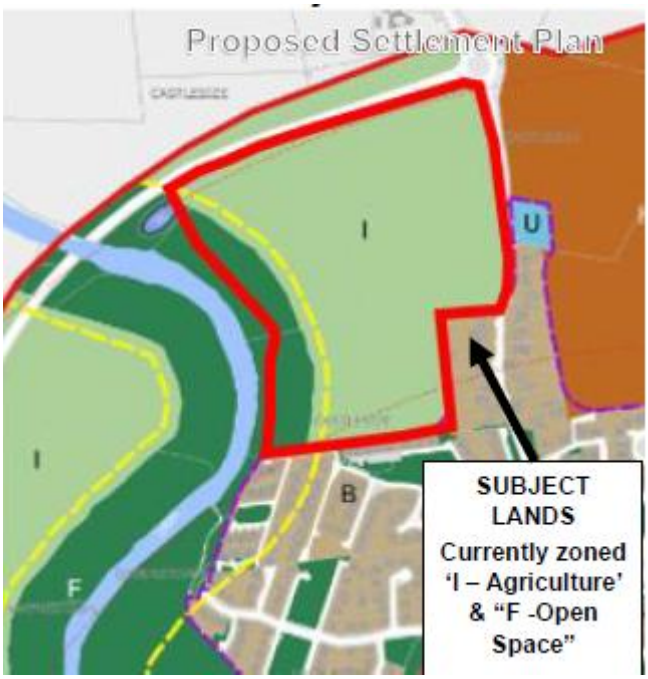
Submission No. 393 - Patrick Murphy

Issues Raised

The submission prepared by JSA Planning on behalf of Patrick Murphy, the owner of lands extending to approximately 17 hectares at Deerpark, Castlesize. that is currently zoned I: Agriculture and F: Open Space and Amenity.

The submission seeks the rezoning of lands zoned I: Agriculture to C: New Residential. Or as an alternative, considered for Medium-Long-term residential use and identified as SR: Strategic Reserve.

The subject lands are located north of the town and to the west of the Clane Road at the Sallins By-Pass junction, as indicated below:



The submission is accompanied by a 'Development Vision' brochure (which it states was prepared by O'Mahony Pike (OMP) Architects in advance of the Draft Settlement Plan) highlighting the suitability of the lands for residential development.

The submission highlights the following about the site:

- The submission provides an overview of the site location and context and rational for the submission request.
- The submission notes the projected 58.8% population growth for Sallins as set out in the Sallins Settlement Plan.
- States that the Settlement Capacity Audit (SCA) identified the subject lands as Sites Nos. 5 and 6, scoring 528 and 550 respectively out of 800 and the submission requests that a further review of the Castlesize lands is completed, as it is considered that these lands are in fact Tier 1 (Serviced), and that any shortcomings identified in the SCA can be appropriately addressed through the development of a masterplan for the lands as a requirement of any rezoning for residential use.

- Submits that the lands should be identified as Tier 1 to assist in meeting short-term housing need or designated as SR: Strategic Reserve for medium to long-term residential development.
- In the context of the forthcoming 10-year Development Plan periods, it is submitted that the identification of additional SR: Strategic Reserve lands in Sallins is necessary to ensure that sufficient land is zoned, with appropriate headroom, to contribute to meeting the housing needs as outlined in Policy and Objective 2 of the National Planning Framework (NPF) Implementation: Housing Growth Requirements.
- Reference is also made with respect to the longer timeframe, plus the incorporation of 50% additional provision as outlined in Policy and Objective2 of the National Planning Framework Implementation: Housing Growth Requirements.
- Sallins is suited to accommodating additional housing growth in the short-term, having regard to existing and planned public transport services such as the Sallins Bypass, social and community infrastructure, proximity to services, facilities and employment in Naas.
- Notes that a new sewer pipe was constructed across the subject lands in early 2022 as part of the Upper Liffey Valley Sewerage Scheme, mains water connections on the Clane Road, existing road infrastructure to the north and east.
- Sallins and Naas Train Station is located approximately 1km to the south, with planned investment in rail infrastructure, the Grand Canal Greenway is situated approx. 800m to the south.
- The wider area includes significant employment zones.
- Lands are dry and flat, do not have any significant environmental constraints, and are not subject to any pluvial or fluvial flooding.
- Site has capacity to deliver 420-480 residential units (based on the relevant density provision for such lands), together with 15% of the site area (circa 2 hectares) provided as public open space.
- Road access can be achieved with minimal impact on traffic in Sallins, ensuring integration with the existing road network.
- The development can deliver active travel connections as part of the emerging green network, enhancing sustainable mobility options.
- The proposal is in line with the requirements of NPO 9 of the NPF and the Section 28 – NPF Housing Growth Guidelines, which emphasises the importance of prioritising available, serviced and deliverable lands, particularly where this can support the timely delivery of housing in locations with established demand and access to public transport and strategic infrastructure.

Chief Executive's Response

The draft Sallins Settlement Plan has zoned significant land for residential development, which represents an increase of 94% on the Core Strategy allocation. In this context, no further additional lands are required for development to meet the requirements of the CDP Core Strategy or the NPF Implementation: Housing Growth Requirements, as sufficient lands have been identified for development. Therefore, the growth allocated for Sallins, is sufficient for the remaining two years (after the

Proposed Variation is made) of the Kildare County Development Plan 2023-2029 (as varied), and beyond.

The subject lands are located outside of the Built Up Footprint of Sallins and therefore do not represent compact growth. The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) outline that the NPF prioritises compact growth with an emphasis on the renewal of existing settlements, rather than continued sprawl. In addition, in accordance with NPO 9 of the NPF the delivery of compact growth is achieved through the development of new housing within the existing Built Up Footprint of settlements. It is considered that the development of the subject lands would represent urban sprawl on the edge of Sallins, whereas national policy guides towards the development of central and accessible locations close to public transport nodes.

It is further noted that the lands to which the submission refer comprise of Site 5 and 6, audited in the Settlement Capacity Audit (SCA), which is published alongside and has informed the Plan. The function of the SCA is to provide an analysis on whether land is serviced or serviceable during the lifetime of the Plan to inform the appropriate zoning of residential lands across the Plan area, in accordance with Section 3.2.2 of the Development Plans – Guidelines for Planning Authorities (2022). Both Site No. 5 and No.6 were determined as Tier 2 sites, with social infrastructure, movement and transport highlighted as infrastructural deficits. Furthermore, Site No. 5 and No.6 did not perform favourably with respect to compact growth in comparison to other sites zoned for development.

The request to alternatively zone the land as SR: Strategic Reserve for medium to long-term residential development is not accepted. The Strategic Reserve lands zoned in the south of the settlement are safeguarded for their strategic value in accommodating the orderly sequential expansion of the urban settlement of Sallins beyond the lifetime of the Plan. Given the level of housing lands and the estimated delivery from these, additional Strategic Reserve lands at the subject site are not required for this plan period.

Chief Executive's Recommendation

No change recommended.

Submission No. 419 - Lydon

Issues Raised

Submission prepared by Stephen Little & Associates on behalf of Lydon in conjunction with Gerald Kehoe. The submission seeks the following:

1. The rezoning of a site in the Osberstown Townland to the north of the M7 Naas Bypass from Agriculture to C: New Residential.
2. The re-evaluation of the quantum of land zoned for residential purposes in the draft Settlement Plan.
3. Recognise the capability of the site to realistically deliver new homes by 2030.

The submission consists of two separate Appendices; a Residential Masterplan (indicative scheme options comprising a mixture of apartments, duplexes, houses and medical centre) and Irish Water Connection Feasibility Confirmation (60 units).

Lydon a developer, has appointed a design team in respect of these lands and states that Lydon can commence the LRD planning process upon the zoning of the lands.

NPF Implementation: Housing Growth Requirements and Development Plan Guidelines

The submission notes the housing growth requirements arising from the NPF First Revision, the NPF Implementation – Housing Growth Requirements Guidelines and the *'Delivering Homes, Building Communities'* policy document, together with the guidance contained in the Development Plan Guidelines. In this regard, the submission raises the following considerations:

- The revised housing requirement (incorporating 50% additional provision) for Kildare is 4,962 between 2025 and 2034.
- Sallins has been allocated 674 units or 1,854 persons for 2023 – 2029 in the draft Plan, equating to c. 7.4% of the county population growth.
- Kildare's housing growth over the next plan period (2030 – 2040 inclusive) is estimated at 25,283 dwellings. 7.4% of this growth is 1,871 units for Sallins over the 2030 – 2040 period, or 2,545 units when combined with the current allocation.
- The submission notes the objectives and guidance of the of the NPF Implementation – Housing Growth Requirements Guidelines and highlights the following:
    - The need for planning authorities to review existing zonings to cater for the new housing requirements (incl. additional provision), the likelihood of such zoned lands coming forward and the zoning of alterative lands for short-medium term housing delivery.
    - Planning authorities should consider the suitability of lands for development over a 12 year plus period as a matter of priority.
- It is considered that the likelihood of lands coming forward during the lifetime of the County Development Plan has not been adequately addressed in the

variation, noting that only 5 units have been completed in Sallins since the adoption of the County Plan in 2023.

- The Variation does not provide an adequate or sufficiently flexible supply of zoned lands in the draft Settlement Plan to meet housing requirements / targets, particularly over a 12-year period as per the Guidelines. Zoned land in the draft Settlement Plan has the capacity for 1,306 units. More lands (approx. 28.6 ha) need to be zoned for the remaining 1,239 units under the next plan period. In addition, the draft Plan assumes that all of the zoned land will be developed, however, there is no guarantee that they will be developed in the anticipated timeframes.
- It is stated that *'additional provision'* as outlined in the Development Plan Guidelines has not been accounted for in the proposed variation.

The submission outlines the following in relation to the site:

- The site is c.1km from Sallins town centre and c.2.4km from the Naas town centre, accessible from the M7 to the south and the Osberstown Cottages Road to the north. The site is bounded by existing residential development (Osberstown Cottages) to the east and by the Grand Canal to the west.
- The site is predominantly greenfield and used for agriculture, with Acorn Montessori and a dwelling in the north-western corner.
  Naas is situated to the south of the site and is a key town that offers a range of retail (Monread Shopping Centre), medical (hospital), educational and childcare services. Naas also has employment opportunities such as Millennium Park and the Naas Industrial Estate. Current regional policy objectives of the RSES reinforce the importance of Sallins and its link to Naas.
- The site is within the boundary of the Sallins LAP 2016 – 2022 and is currently zoned for Agriculture. Adopted material alterations to this LAP included the zoning of lands to the northeast corner of Sallins for residential development. However, this zoning was removed by Ministerial Direction for the following reasons:
  - The peripheral and greenfield nature was inconsistent with planning guidance on zoning.
  - It was contrary to the main aim of the LAP to develop centrally located lands and to adopt a sequential approach to zoning.
  - It was inconsistent with the Core Strategy of the County Plan and therefore inconsistent with Government policy.

Proposed Variation No. 6

- The majority of the is zoned for agriculture in the draft Plan, with B: Existing Residential and E: Community and Education zonings in the northwest corner of the site to reflect existing uses.
- Regarding the Settlement Capacity Audit (SCA) of the draft Plan, the submission outlines the following:
  - The site was assessed (identified as Site No. 10) in the SCA but was not zoned for residential development.
  - **Compact Growth:** Other sites with similar characteristics have been zoned, including sites outside the built-up footprint (BUF) and at similar distances from the town centre. The site would represent infill development as it is bounded by existing development to the north, east and south, together with the canal to the west. Sites 7, 8 and 9 of

the SCA are proposed to be zoned residential, requiring a significant expansion of the settlement boundary to the south-east – representing a significant departure from the boundary of the former LAP.
The audit fails to recognise the subject sites proximity to Naas directly to the south of the
M7. In particular, employment opportunities in Millenium Park and access to childcare centres. The Audit fails to recognise the future provision of green travel infrastructure (the Naas to Sallins Greenway) that traverse the western boundary of the site. It is also noted the subject site is within the LAP boundary, where other sites are outside.

- **Social Infrastructure / Parks and Recreation:** The SCA does not provide sufficient detail in relation to the grading of sites for social, noting that that the site had the lowest scoring, it does not significantly underperform in comparison to other sites. The SCA does not recognise the proximity of the site to Naas, for education facilities and childcare services. There is a childcare facility on site. The site is well positioned in relation to the proposed education zoned lands and the urban park to the north, particularly considering active travel accessibility improvements via the Greenway. The site will benefit from the linear parkland along the greenway and the SCA does not take into account future open space provision development applications on the site.
- **Movement and Transport:** While the site ranked lowest in relation to movement and transport, the site is a c.11-minute walk from the Sallins & Naas train station, including its associated Commuter and Intercity services. The site is a c. 5-minute walk from bus stops along the R407 - served by the 139 (Naas to Blanchardstown) and 859 (Sallins to Glendalough) routes. The SCA does not recognise the future provision of green travel infrastructure (Naas – Sallins) Greenway (as per Naas/Sallins Transport Strategy) along the western boundary of the site, which will improve access to employment, education and childcare facilities in Sallins and Naas. Developer led shared street improvement works along the Osberstown Cottages Road (in the draft transport map) will further improve accessibility from the site to the train station, town centre and Naas.
- **Flood Risk:** The site is not at a significant risk of flooding, noting that only a small area to the northwest (at the edge of the exiting childcare facility and dwelling) is within Flood Zone A and that the SCA excluded sites within present day flood extents.
- **Water** The submission is accompanied by a Confirmation of Feasibility (COF) letter from Uisce Éireann. The COF letter confirms that a water connection is feasible without upgrades. It is considered that water supply is not a risk to the development of the site.
- **Wastewater:** The COF letter confirms that a wastewater connection is feasible with upgrades. A network extension, together with upgrades from Osberstown Cottages to the pumping station would be developer led and can be addressed. Lands with similar scores to the subject site under this category where selected for zoning.

- The lands are fully serviced, except for infrastructural improvements that would be developer led and dealt with through a future development application.
- Development of these lands would deliver a more balanced, vibrant and safe urban quarter in Sallins, at a strategic location that is proximate to the town centre, rail station and Naas.
- The submission is accompanied by a Residential Masterplan Feasibility Report by Davey Smith Architects. The feasibility report provides 3 no. site development options – incorporating a range of development densities and dwelling mix / typologies. Options A and B also include a small amenity & medical centre. Option C incorporates the existing creche lands to provide a residential development with a new duplex/ creche / medical centre blocks.

Chief Executive's Response

The Core Strategy allocation for Sallins was reviewed as part of Variation No. 3 with respect to the NPF Implementation: Housing Growth Requirements Guidelines (2025), which provided a revised allocation of 674 units. However, the Sallins Settlement Plan provides for 1,306 units over the remaining lifetime of the Kildare County Development Plan 2023-2029, which is two years (after adoption of the Proposed Variation). This unit growth amounts to a 94% increase on the Core Strategy allocation. In this regard the comments with respect to 'additional provision' not been considered is not accepted. This over provision of zoned land recognises that land zoned may not be delivered during the lifetime of the Plan and is in accordance with both the Development Plan Guidelines and the NPF Implementation Guidelines. Furthermore, Section 2.3 of the Plan clearly states that lands have been identified for the lifetime of the Plan and beyond, as it is recognised that given there are circa two years remaining on the lifetime of the development plan, that the allocated growth would take place outside the lifespan of the current development plan.

The comments made with respect to the subject lands being located within the Sallins Local Area Plan 2016-2022 boundary are noted. However, the boundary of the local area plan, serves solely as a land use planning boundary and is not a relevant reference point for determining compact growth or sequential development. The defined Built-up Footprint is the relevant boundary with respect to calculating the 30% of all new homes to be delivered within the existing urban form with respect to National Policy Objective 9 of the National Planning Framework (NPF). While it is acknowledged that other sites which are sequential to the Built-up Footprint (similar to the subject lands) have been zoned for residential development, those sites performed better with respect to compact growth given their location to the town centre and location relative to the Sallins Train Station. In line with the Sustainable Residential Development and Compact Settlement: Guidelines for Planning Authorities (2024) lands proximate to the high frequency commuter rail should be favourably considered rather than sites on the periphery.

The call for the re-assessment of the subject lands within the Settlement Capacity Audit (SCA) is not accepted. The Audit in the absence of Ministerial Guidelines and/or a standardised methodology in the Development Plan Guidelines, is considered evidence-based, objective and robust. The scoring of the subject lands reflects the serviceability issues noted in the submission such as the carrying

capacity of the existing road network and the wastewater network extension. Notwithstanding it is important to note, the purpose of the SCA is to determine which sites are serviced or serviceable during the lifetime of the Plan. It has been determined that the subject lands are serviceable however, other sites demonstrate stronger alignment with the Strategic Vision of the Plan and have been prioritised and zoned for development. Therefore, it is considered that the housing growth allocated for Sallins in the Draft Settlement Plan is sufficient and no additional zoned lands are required at this time.

Chief Executive's Recommendation

No change recommended.

7. Typographical Errors

Following a review of the Sallins Settlement Plan there are a number of typographical changes that were identified. The following are non-material modifications.

Chapter 1

Chapter 1, Section 1.2, amend as follows:

The environmental reports published alongside the Plan include a Screening for Appropriate Assessment (AA) Report, a Strategic Environmental Assessment (SEA) Screening Report, ~~an addendum to the~~ Strategic Flood Risk Assessment (SFRA) Report and a Surface Water Management Strategy. These focused reports should be examined in the context of the environmental reports that accompany the CDP.

Chapter 1

Chapter 1, Section 1.4, Subsection 1.4.1 amend as follows:

Over the last 30 years Sallins has experienced a substantial increase in population. The most notable change occurred between 1996 and 2002, when the population increased by 242% from ~~843~~ *854* persons to 2,922 persons which can be attributed to the reopening of the railway station in 1994 and an associated increase in housebuilding in the 1990's (see Table 1.1 overleaf). It is further noted that Sallins more than doubled its population from 2,922 persons in the year 2002 to 6,269 persons recorded in Census 2022.

Chapter 1

Chapter 1, Section 1.4, Subsection 1.4.6 amend as follows:

The Pobal Trutz Haase and Jonathon Pratschke (HP) Deprivation Index for 2022 recorded that Sallins and the immediate hinterland to the north and east is predominantly classified as 'Marginally above Average' in socio-economic terms (see (~~Figure 1.6~~ *Figure 1.5* below). A cluster of three small areas in the more densely populated area at the northern end of the town are categorised as being 'Marginally Below Average'. There is one area categorised as 'Very Affluent' in the southeast area of the town. The remaining areas of the town and the hinterland to the west and south of the town are categorised as 'Affluent'.

Chapter 1

Chapter 1, Section 1.4, Subsection 1.4.6 amend as follows:

The socio-demographic *profile* of Sallins indicates a growing settlement with a relatively young population that have a high level of educational attainment compared to the population of County Kildare and the State. The relatively high level of educational attainment is associated with higher employment levels and reflects the professional and skilled workforce residing in the area. The town's accessibility links to major employment centres has contributed to population growth and

residential development that includes *a* high proportion of family households as well as a high proportion of one and two-person households.

Chapter 1

Chapter 1, Section 1.5, Table 1.5: A SCOT Analysis of Sallins, amend as follows:

Opportunities	• Transform underutilised and vacant lands in the town centre. • Capitalise on the town's strategic location along the Grand Canal Greenway to expand the existing tourism base and promote small-scale tourism enterprises to strengthen the local economy and vitality of the town. • Promotion of self-sufficiency for Sallins by encouraging and supporting new economic development where it serves to consolidate the town centre and enhances the existing built fabric by developing employment lands to fulfil the town's designation as part of the Sallins-Naas-Newbridge Economic Cluster. • Potential of the Grand Canal Greenway as a strategic active travel *route* ensuring that residents have access to a high-quality, low-carbon travel and leisure route *to* ~~and~~ strengthens the connection between local neighbourhoods and key amenities. • Opportunities arising from the development of the Northwest Quadrant Masterplan lands including proposed transport links between the lands and the Naas-Sallins Railway Station.

Chapter 2

Chapter 2, Section 2.3, Subsection 2.3.2, amend as follows:

~~This Plan identifies lands that are zoned and lands zoned MU: Mixed Use that are located south of and adjacent to the Sallins-Naas Railway Station as being suitable for the integration of taller buildings that are taller than the prevailing building heights in Sallins, subject to high quality design and cognisance of the receiving environment.~~

Chapter 3

Chapter 3, Section 3.2, amend as follows:

Table 3.1 sets out an overview of the social infrastructure requirements of Sallins up to the end of the Plan period and beyond as determined by the Social Infrastructure Audit. Figure 3.1 also outlines an indicative location for ~~each~~ *some* of the themes detailed in Table 3.1.

Chapter 3

Chapter 3, Section 3.2, Table 3.1: Summary of Social Infrastructure Requirements, amend as follows:

Existing Infrastructure Education	Specific Social Infrastructure Requirements	Identified Location	Delivery Mechanism
0 Post-primary School	996 persons of post-primary pupil places.	The 'E2: Community and Education' lands have been identified and zoned for *a* post-primary school.[9]	Department of Education and Youth

Chapter 4

Chapter 4, Section 4.1, amend as follows (including the footnote):

The viability, attractiveness and economic prosperity of the town centre is paramount to the Government's Town Centre First policy approach. This approach recognises the importance of the town centre for enabling economic development using funding streams such as the ~~Urban Regeneration and Development Fund (URDF)~~[16] *Towns and Cities Regeneration Investment Fund, which was launched on 5th March 2026.*

~~[16] The Programme for Government 2025 – Securing Ireland's Future, stated that that there would be a Towns and Cities Infrastructure Investment Fund established to replace the Urban Regeneration and Development Fund (URDF).~~

Chapter 7

Chapter 7, Section 7.2, Table 7.1: Protected Structures in Sallins, amend as follows:

RPS No.	NIAH No.	Structure Name and Location	Description
B19-55	N/A	~~435~~ *433* Railway Terrace	House

Chapter 10

Chapter 10, Section 10.1, Subsection 10.1.2 Link Road KDA, amend as follows:

Built Form and Urban Structure

The architectural approach should be sensitive and of a high-quality, responding appropriately to the protected structure of Home Farm House located south-west of the site and south of the Sallins Link Road. The development should create a strong focal point at the corner of Main Street and Sallins Link Road, that attracts footfall and activity towards the existing and proposed mix use developments in the southeastern portion of the site. The uses envisaged are local retail/retail services,

[9] The post primary school will avail of the open space and recreation spaces associated with the Sallins Amenity lands.

along with alternative commercial uses such as offices, medical and ~~health~~ *healthcare* facilities. The crèche should occupy a prominent location within the development, incorporate passive surveillance, safe active travel access and convenient vehicular drop-off arrangements.

Chapter 10

Chapter 10, Section 10.2, Table 10.2, amend as follows:

Home Farm House Key Development Area (KDA) – A:Town Centre		
Required Infrastructure	**Delivery Schedule**	**Funding Source**
Open Space		
Provision of a new public space on the site and adjacent to the ~~Royal Canal Greenway~~ *Grand Canal Greenway*.	In tandem with new development.	Developer

Chapter 10

Chapter 10 Implementation, Section 10.3, Table 10.3, amend as follows:

H	**Industry and Warehousing**	**To provide for manufacturing, warehousing and industrial development.** Bodenstown Employment Area *Urban Design Framework* (refer to Section 10).

8. Composite List of Chief Executive's Recommended Alterations to Proposed Variation No. 6

Chapter 1 Introduction and Context
No Chief Executive's recommended changes.

Chapter 2 Compliance with the Kildare County Core Strategy

Chapter 2 Compliance with the Kildare County Core Strategy, Table 2.4 Estimated Residential Development Capacity, amend as follows:

Zoning Designation	Location	Site in Built-Up Footprint	Serviceability Status	Site Area (Ha)	Estimated Residential Yield – Units	Net Density (dwellings per hectare – dph)
C2	Link Road KDA	Yes	Tier 1	~~2.54~~ *3.38*	~~81~~ *108*	40 dph

Chapter 2, Section 2.3, Table 2.4 Estimated Residential Development Capacity, insert additional row, as follows:

Zoning Designation	Location	Site in Built-Up Footprint	Serviceability Status	Site Area (Ha)	Estimated Residential Yield – Units	Net Density (dwellings per hectare – dph)
C6	*Oldbridge Park*	*No*	*-*	*0.63*	*30*	*45 dph*

Chapter 2, Compliance with the Kildare County Core Strategy, Table 2.4: Estimated Residential Development Capacity, amend as follows:

Zoning Designation	Location	Site in Built-Up Footprint	Serviceability Status	Site Area (Ha)	Estimated Residential Yield – Units	Net Density (dwellings per hectare – dph)
C1	Link Road KDA	Yes	Tier 1	3.3	118[12]	4~~0~~*5* dph

Chapter 2 Compliance with the Kildare County Core Strategy, Table 2.4 Estimated Residential Development Capacity, amend as follows:

Zoning Designation	Location	Site in Built-Up Footprint	Serviceability Status	Site Area (Ha)	Estimated Residential Yield – Units	Net Density (dwellings per hectare – dph)
C5 ~~(1)~~	The Willows~~*~~	No	Tier 2	~~16.55~~ *20.06*	~~794~~ *999*[13]	60 dph

Chapter 2 Compliance with the Kildare County Core Strategy, Section 2.3.2 Building Heights, delete the fourth paragraph as follows:

~~This Plan identifies lands that are zoned and lands zoned MU: Mixed Use that are located south of and adjacent to the Sallins-Naas Railway Station as being suitable for the integration of taller buildings that are taller than the prevailing building heights in Sallins, subject to high quality design and cognisance of the receiving environment.~~

Chapter 2 Compliance with the Kildare County Core Strategy, Section 2.3 'Phased Residential Development 2029 and Beyond', amend second paragraph and insert text after the second paragraph, as follows:

> The lands over the longer term will create a compact and consolidated sustainable neighbourhood within close proximity to the Naas–Sallins Train Station. The neighbourhood will be supported by high-quality open space provision which will address deficits in Sallins and the surrounding areas. An urban design framework has been prepared for the lands (see Section 10.1.4). ~~Furthermore, Objective CSO 2.3, provides for the phased delivery of the lands for the lifetime of the Plan and beyond.~~
>
> *However, given the strategic importance of these lands and to ensure coordinated delivery of the open space and amenities associated with the KDA it is imperative that piecemeal planning applications are not considered. In order to deliver the overall vision for these strategic lands, one planning application (10-year permission) shall be prepared for the overall site*.

Chapter 2 Compliance with the Kildare County Core Strategy, Section 2.4 Core Strategy Objectives, amend Objective CSO 2.3, as follows:

CSO 2.3 Support and facilitate the phased delivery of the Willows Key Development Area during of the lifetime of the Plan and beyond. New residential development within The Willows will be required to be phased and delivered in tandem with ~~the~~ social infrastructure provision identified *in the urban design framework for this plan period*, on the lands zoned 'F: Open Space and Amenity'. The phasing of the residential units *and social infrastructure* shall be *agreed in writing through the statutory planning application process for the subject lands.* ~~in accordance with the residential phasing set out under Section 10.1.4 unless otherwise agreed in writing by the planning authority.~~

Chapter 3 Social Infrastructure

Chapter 3, Section 3.3 Social Infrastructure Objectives, insert additional objective as Objective SIO 3.3 (this will result in a consequential amendment to the existing numbering sequence) as follows:

SIO 3.3 *Support and facilitate the Department of Education and Youth in the provision of school accommodation for children and young people with special educational needs on appropriately zoned land in Sallins.*

Chapter 3 'Social Infrastructure, Section 3.3 'Social Infrastructure Objectives' amend Objective SIO 3.10 as follows:

SIO 3.10 Require the delivery of social infrastructure particularly a new Community Centre *(within the Link Road KDA), a Community and Sports Hall Building (within the Sallins Amenity Lands)* in addition to the refurbishment and extension of the existing Sallins Community Centre, through the application of a Special Development Contribution on Key Development Areas (Home Farm House Key Development Area, Link Road Key Development Area, West Link Road Key Development Area) where specific exceptional costs are not covered by the Council's Development Contribution Scheme or through developer led provision and in tandem with housing delivery.

Chapter 3 'Social Infrastructure, Section 3.3 'Social Infrastructure Objectives' insert additional objective as follows:

SIO 3.X *Support, promote and facilitate the development of cultural, arts and performance spaces in Sallins.*

Chapter 3 Social Infrastructure, Section 3.3 Social Infrastructure Objectives, amend Objective 3.8 as follows:

SIO 3.8 Actively seek funding from relevant agencies and government sources including the Large-Scale Sports Infrastructure Fund (LSSIF) or other funding sources to secure financial support to develop sports and recreation facilities, *particularly the Sallins Amenity Lands,* in Sallins.

Chapter 4 Town Centre Regeneration and Delivering Place Quality

Chapter 4, Section 4.4, Town Centre Regeneration and Delivering Place Quality Objectives, amend objective TCO 4.6 as follows:

TCO 4.6 Support the implementation of a ~~Town~~ *Village* Renewal Masterplan for Sallins, which incorporates a Health Check, and pursue relevant funding sources on a phased basis over the lifetime of the Plan and beyond.

Chapter 5 Economic Development

Chapter 5, Economic Development, Section 5.2.4. Development of Employment Lands at Bodenstown, amend the second paragraph as follows:

> The site has the potential to deliver a significant supply of floorspace to meet identified sectoral growth opportunities, including small / medium scale warehousing, logistics, light industry, and office-based enterprise (*located at the entrance of the site only).*

Chapter 5 'Economic Development, Section 5.3 'Economic Development Objectives' amend objective EDO 5.3 as follows:

> **EDO 5.3** Support and facilitate Waterways Ireland in the continued sensitive restoration, regeneration and provision of facilities along the Canal*, to ensure Sallins develops as a greenway destination town.*

Chapter 5 'Economic Development, Section 5.3 'Economic Development Objectives' amend objective EDO 5.7 as follows:

> **EDO 5.7** Co-operate with relevant stakeholders and agencies in promoting tourism and securing tourist-based enterprises, ~~and~~ facilities, *and supporting infrastructure (such as accessible public toilets)* in Sallins.

Chapter 5 'Economic Development*, Section 5.3* 'Economic Development Objectives' insert additional objective as follows:

> ***EDO 5.X*** *Encourage and support the development of new or existing tourism activities/facilities in Sallins in particular those relating to the Grand Canal, the Grand Canal Greenway and the River Liffey, supporting high-quality visitor experiences, local enterprise, and active recreation while protecting the area's natural and built heritage.*

Chapter 6 Green and Blue Infrastructure

Chapter 6 Green and Blue Infrastructure, Section 6.4 Green and Blue Infrastructure Mapping, insert additional text as follows:

> A Habitat Survey and Green Infrastructure Mapping Survey informed the preparation of the Sallins Local Area Plan 2016-2022 (LAP). ~~Following a full review and site survey, this mapping was updated and has subsequently informed the preparation of the Sallins Settlement Plan.~~ *As part of the preparation of the Sallins Settlement Plan, a ~~full~~ review of the existing Green Infrastructure Mapping and site survey was carried out in 2025/2026. This survey subsequently informed the preparation of Green and Blue Infrastructure map which accompanies and informs the Settlement Plan.* Accordingly, Map V2b-6.1 (Green and Blue Infrastructure) identifies the green and blue infrastructure assets within Sallins, including the River Liffey, the Grand Canal, *the railway line,* woodlands, scrub, key green infrastructural areas, and the extensive network of hedgerows.

Chapter 6 Green and Blue Infrastructure, Section 6.5 Green and Blue Infrastructure, amend the second paragraph as follows:

> This Plan seeks to protect and enhance the green and blue infrastructure network of Sallins, in order to maximise on the benefits of the multi-functionality that such ecological networks provide. The green and blue infrastructure network is made up of a core area, corridor habitats and stepping stone habitats.[29] The River Liffey is a core area *comprising the largest area of natural habitat within the Plan area, which anchors* ~~and forms part of~~ the green and blue infrastructure *(GBI)* network of Sallins*. The GBI network includes an interconnected network of corridor habitats and stepping stones, as demonstrated in Map V2B-6.1 Green and Blue Infrastructure. The networks function as important ecological corridors within Sallins that also connects to the broader GBI network in the surrounding countryside. In order to bridge the gaps between the ecological corridors within the settlement area, the Plan identifies linkages between the components of the network, which are identified as 'Green Infrastructure Links to Strengthen the Network' in the Map, in order to strengthen the network and to function as an important ecological network.*

Chapter 6 Green and Blue Infrastructure, Section 6.5.1.5 Hedgerows and Treelines, delete the first paragraph as follows:

> ~~Beyond the primary corridors, the green infrastructure in Sallins is reinforced by a network of agricultural fields, hedgerows, and residual open spaces, which together form stepping-stone habitats linking the canal, river and surrounding countryside. These features are essential for maintaining ecological permeability and supporting local biodiversity, while also providing opportunities for green buffers, and amenity areas between existing and future developments.~~

Chapter 6 Green and Blue Infrastructure, Section 6.6 Stepping Stone Habitats, amend the section to include the following paragraph before Section 6.6.1, as follows:

Beyond the primary corridors, the green infrastructure in Sallins is reinforced by a network of agricultural fields, hedgerows, and residual open spaces, which together form stepping-stone habitats linking the canal, river and surrounding countryside. These features are essential for maintaining ecological permeability and supporting local biodiversity, while also providing opportunities for green buffers, and amenity areas between existing and future developments.

Chapter 6 Green and Blue Infrastructure, Section 6.6.1, amend as follows:

Section 6.6.1 Osberstown ~~Attenuation Pond~~

The County Kildare Wetland Survey 2012-2014 identified 231 wetlands for local biodiversity interest in the county, 125 are rated A (International), B (National), C+ (County) and C (Local) importance. The list includes one wetland site in Sallins, the Osberstown ~~Attenuation Pond~~ (KWS Site Code 17~~7~~*8*), which is located on lands zoned 'F: Open Space and Amenity' located immediately south of the Sallins Link Road in an area that is located between the River Liffey floodplain and the Grand Canal, as illustrated on Map V2B-6.1 (Green and Blue Infrastructure). The Survey ranks the wetland as follows:

Table 6.1: Ranking of Osberstown Attenuation Pond in the County Kildare Wetland Survey 2012-2014.

KWS Site Code	Site Name	Ranking
17~~7~~*8*	Osberstown Attenuation Pond	~~C~~*E* ~~High~~ *Low* Value, locally important

- ~~This site is ranked as a high value, locally important wetland site that has a high degree of naturalness and high biodiversity and is home to wild bird species that include swans that are protected under the Wildlife Act 1976-2018.~~
- ~~This site will support a wider range of plant and animal species within the wetland ecosystem and will improve ecological connectivity with the River Liffey to the west and the Grand Canal to the south of the site.~~

Chapter 6 Green and Blue Infrastructure, Section 6.8 Natural Heritage and Biodiversity Objectives, amend Objective GBIO 6.1 as follows:

(d) Protect and enhance identified key Green and Blue Infrastructure *(*Map V2B-6.1 ~~(~~Green and Blue Infrastructure) and prohibit developments that

would fragment or otherwise degrade the Green and Blue Infrastructure network within the Plan area.

(e) New developments shall appropriately utilise existing and new green infrastructure as an essential urban design and placemaking tool to integrate built form into their surrounding contexts.

(f) Site-specific ecology surveys should be carried out to inform, assess and mitigate potential ecological impacts of any proposed development and construction.

Chapter 6 Green and Blue Infrastructure, Section 6.8 Natural Heritage and Biodiversity Objectives, insert new objectives, as follows:

GBIO 6.3 *To recognise, protect and enhance the role of the River Liffey, the Grand Canal, the Dry Canal and the railway line corridors as key ecological routes through the Plan area to support biodiversity and to improve the mobility of species.*

GBIO 6.4 *Ensure that new development proposals adjoining the Grand Canal in the town centre provide an appropriate design response including a setback subject to site-specific assessment and consultation with Waterways Ireland, to protect the operational, heritage, ecological and recreational functions of the canal corridor, maintain access for Waterways Ireland, safeguard the amenity of the towpath, and facilitate the enhancement of the canal-side public realm.*

Chapter 6 'Green and Blue Infrastructure', Section 6.8 Natural Heritage and Biodiversity Objectives, insert new objective as follows:

GBIO X.X *Protect and enhance the lands zoned 'F: Open Space and Amenity' adjoining the 'C: New Residential' lands at Oldbridge Park by requiring the provision of a natural buffer with a minimum setback of 40 metre from the western boundary of the site. The buffer shall be maintained as a natural amenity space, free from vehicular access, roads, or built development, in order to create a high-quality green interface between existing and proposed land uses.*

Chapter 7 Built Heritage and Archaeology

No Chief Executive's recommended changes.

Chapter 8 Movement and Active Travel

Chapter 8, Movement and Active Travel, Table 8.2 Movement and Active Travel Measures, insert additional text under PT 7, as follows:

Public Transport		
PT 7	Bus Priority Sustainable Travel *Modes* Bridge	Long Term (6-10 Years)

Chapter 8, Movement and Active Travel, Table 8.2 Movement and Active Travel Measures, insert additional text as follows:

Public Transport		
PT 3[37]	Local Bus Route Central Spine Bus Route – Indicative Route *(subject to the outcome of a feasibility study and funding)*	Short Term (1-2 Years)
PT 4	Local Bus Route Western Spine Bus Route – Indicative Route *(subject to the outcome of a feasibility study and funding)*	Long Term (6-10 Years)
PT 5	Local Bus Route Eastern Spine Bus Route – Indicative Route *(subject to the outcome of a feasibility study and funding)*	Short Term (1-2 Years)

Chapter 8, Movement and Active Travel, Section 8.3 Movement and Active Travel Measures, insert additional text at the end of the third paragraph, as follows:

> In line with best practice, where possible pedestrian paths and cycle lanes should be segregated as per the principles of the Design Manual for Urban Roads and Streets (DMURS). Several active travel measures are illustrated both within and beyond the Plan boundary, measures shown outside the boundary are included for context and informational purposes only. The exact route and type of infrastructure will need to be determined by future study and detailed design, *including demonstration of compliance with the requirements*

of Transport Infrastructure Ireland (TII) Publications where interactions with the national road network occur.

Chapter 8 Movement and Active Travel, Section 8.4 Movement and Active Travel Objectives, amend Objective MATO 8.1, as follows:

MATO 8.1 Support and promote the use of sustainable transport modes in Sallins through the implementation of the measures detailed in Table 8.2 and illustrated on Map V2B-8.1 (Transportation Measures) in conjunction with the relevant stakeholders such as the National Transport Authority (NTA), Transport Infrastructure Ireland (TII) and Irish Rail and by actively seeking funding for the measures from relevant agencies and government sources. The indicative measures will form the basis for individual projects, which will be subject to a detailed design process, including environmental and/or ecological assessment, where applicable. All measures shall incorporate nature-based solutions to surface water management. Projects comprising of measures impacting the national road network shall have regard to the Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012) ~~(or any successor of same)~~ and *demonstrate compliance with Transport Infrastructure Ireland (*TII*)* Publications requirements, where relevant.

Chapter 8 Movement and Active Travel, Section 8.4 Movement and Active Travel Objectives, insert additional objective as follows:

MATO X.X *Support and facilitate, in co-operation with Irish Rail and the National Transport Authority the delivery of a second railway station, sited to the west of Sallins, including a park and ride facility (1, 000 spaces) and the delivery of electrified rail service in Sallins.*

Chapter 8 Movement and Active Travel, Section 8.4, Movement and Active Travel Objectives, amend objective MATO 8.8 as follows:

MATO 8.8 Ensure that the vehicular access for any future development of the 'MU*: Mixed Use' lands immediately south of the train station are accessed from The Waterways development.

Chapter 8, Movement and Active Travel, Section 8.4 Movement and Active Travel Objectives, amend Objective MATO 8.9, as follows:

MATO 8.9 Investigate the feasibility of providing an active travel link (walking and cycling) *to be designed in accordance with DMURS and in compliance with Transport Infrastructure Ireland (TII) Publications, as appropriate* between Sallins and Kerdiffstown Park through The Willows Key Development Area as outlined in Section 10.1.4.

Chapter 8, Section 8.4 'Movement and Active Travel Objectives', insert new objective as follows:

MATO 8.X *Facilitate the reallocation of road space in the town centre, pending the reclassification of the R704 Sallins Road as a local road.*

Chapter 8, Section 8.4 'Movement and Active Travel Objectives', insert new objective as follows:

MATO 8.X *Investigate the feasibility of implementing Heavy Goods Vehicles (HGV) restrictions, following the re-classification of the R704 Sallins Road to a local road.*

Chapter 8, Section 8.4, Movement and Active Travel Objectives, insert new objective as follows:

MATO 8.X *Investigate the feasibility of the implementation of School Safe Zones in line with the the National Transport Authority's Safe Routes to School Programme.*

Chapter 9 Infrastructure and Environmental Services

Chapter 9, Section 9.2, Table 9.1, *Site Specific Flood Risk Assessment*, insert additional paragraph at the end of the text as follows:

Sites shown to be affected by climate change flood extents on Map V2B-9.3 Flood Risk – Climate Change Mid-Range Future Scenario and Map V2B-9.4 Flood Risk – Climate Change High-Ned Future Scenario should be subject to a Stage 3 site-specific Flood Risk Assessment at Development Management stage to assess the potential impact of climate change flood extents on the proposed development and ensure no increase in flood risk elsewhere. Mitigation may include appropriate setting of finished floor levels / finished grounds levels including freeboard in accordance with Development Management guidance as set out in the Kildare County Development Plan (CDP) SFRA (Objective IEO 9.7, refers). In line with current industry standard, the Kildare CDP SFRA sets out that the Mid-Range Future Scenario (MRFS) represents a 'likely' future scenario so MRFS projections are to be used as the basis for climate change assessment with consideration given to the High-End Future Scenario where appropriate.

Chapter 9 Infrastructure and Environmental Services, Section 9.3 Infrastructure and Environmental Services Objectives, amend Objective IEO 9.1 as follows:

IEO 9.1 Work in conjunction with ESB ~~Ireland~~ *Networks* to prioritise and facilitate the provision of adequate electricity in a manner that will support the demand of existing and future population growth in Sallins.

Chapter 9, Section 9.3 Infrastructure and Environmental Services Objectives, amend Objective IEO 9.7 as follows:

IEO 9.7 *(a)* Ensure all development proposals are the subject of a Site-Specific Flood Risk Assessment appropriate to the nature and scale of the development proposed, in accordance with the provisions of The Planning System and Flood Risk Management – Guidelines for Planning Authorities, DECLG and OPW (2009) and Circular PL02/2014 (August 2014).

(b) Ensure all developments on lands affected by climate change flood extents on Map V2B-9.3 Flood Risk – Climate Change Mid-Range Future Scenario and Map V2B-9.4 Flood Risk – Climate Change High-Ned Future Scenario are subject to a Stage 3 Site-Specific Flood Risk Assessment at development management stage.

Chapter 9, Infrastructure and Environmental Services, Section 9.3 Infrastructure and Environmental Services Objectives, insert new objective as follows:

IEO 9.8 *Require that residential schemes in close proximity to heavily trafficked roads such as the M7 Motorway or the rail line are designed and constructed to minimise adverse impacts in particular noise disturbance. A suitably qualified acoustic specialist shall be engaged in the development design process, paying particular attention to the Kildare Noise Action Plan 2019-2023 (or any subsequent plan), Chapter 3 of the Spatial Planning and National Road Guidelines for Planning Authorities (DoECLG, 2012), the EPA 'Environment and Wellbeing' Maps as outlined under Figure 9.1 Noise Mapping (Rail and Road). An Acoustic Design Statement, including proposals for post-construction noise monitoring, clearly demonstrating that significant adverse noise impacts will be avoided shall be submitted with development applications.*

Chapter 9 Infrastructure and Environmental Services, Section 9.3 Infrastructure and Environmental Services Objectives, insert additional objectives as follows:

IEO 9.X *Consult with Uisce Éireann prior to the implementation of any significant Public Realm Works or Movement and Active Travel Measures in Sallins to avoid and/or mitigate impacts on existing or planned water and wastewater infrastructure.*

Chapter 9 Infrastructure and Environmental Services, Section 9.3 Infrastructure and Environmental Services Objectives, insert additional objective (revised from the response to Uisce Éireann) as follows:

IEO 9.X *Consult with ESB Networks and Uisce Éireann prior to the implementation of any significant Public Realm Works or Movement and Active Travel Measures in Sallins to avoid and/or mitigate impacts on existing or planned electricity, water or wastewater infrastructure.*

Chapter 9 Infrastructure and Environmental Services, Table 9.1 Infrastructure and Environmental Services in Sallins, insert additional text under the second paragraph, as follows:

Water Supply
The water supply in Sallins comes from the Greater Dublin Area (GDA) Water Resource Zone. According to Uisce Éireann's 10-Year Water Supply Capacity Register (published ~~June 2023~~ *April 2026*) there is potential capacity available in Sallins to meet targeted population growth to 203~~4~~*5* but an improvement to the Level of Service (LoS) will be required. *It is important to note; the register is only an indication of available capacity at the date of issue and is subject to change and is published annually on the Uisce Éireann website.*

Chapter 10 Implementation

Chapter 10 Implementation, Table 10.5 Land Use Zoning Matrix, amend 'offices' under 'H: Industry and Warehousing' from 'Permitted in Principle' to 'Open to Consideration' and include a footnote, as follows:

LAND USE	A: Town Centre	B: Existing Residential / Infill	C: New Residential	E: Community and Education[10]	F: Open Space and Amenity	H: Industry and Warehousing	I: Agriculture	MU: Mixed Use	R: Commercial and Retail	U: Transport and Utilities
Offices	Y	O[50]	O[51]	N	N	~~Y~~O[X]	N	Y	Y	N

Footnote: *Office development will only be considered at the entrance to the subject lands fronting onto the roundabout. Large scale office development will not be favourably considered at the Bodenstown Employment Area.*

Chapter 10 Implementation, Section 10.1 Key Development Areas (KDAs) and Employment Area, insert footnote as follows:

The Plan contains urban design frameworks[X] for four specific Key Development Areas (KDAs) and the Bodenstown Employment Area within Sallins.

Footnote: *The Urban Design Frameworks should be seen as an overarching guide to assist key stakeholders in the development management process and must be read in conjunction with the accompanying Design Brief. Flexibility may be applied during the preplanning and statutory planning application process (LRD or standard application) subject to evidence-based justification and high quality design.*

[10] Refer to the land-use zoning site-specific objectives for 'E: Community and Education' outlined in Section 10.

Chapter 10 Implementation, Section 10.1.2 Link Road KDA, amend table as follows:

10.1.2 Link Road KDA Design Brief

Site Area	0.41 hectares (Zoned MU: Mixed Use) 3.3 hectares (Zoned C (1): New Residential ~~2.54~~ *3.38* hectares (Zoned C (2): New Residential ~~1.25~~ *0.41* hectares (Zoned F: Open Space and Amenity) 0.63 hectares (Zoned E: Community and Education)
Urban character area:	Urban Neighbourhood
Indicative net density:	50 dph (MU: Mixed Use) 45 dph (C (1): New Residential) 40 dph (C (2): New Residential)
Estimated residential yield:	~~215~~ *226* units

Chapter 10 Implementation, Section 10.1.2 Link Road KDA, Built Form and Urban Structure, amend text under the fifth paragraph, as follows:

> The development will include key community facilities, a nursing home */ care facility* and community centre on the lands zoned 'E: Community and Education'. ~~The facilities will serve both the new residential development and existing neighbourhoods on the northern side of the town.~~

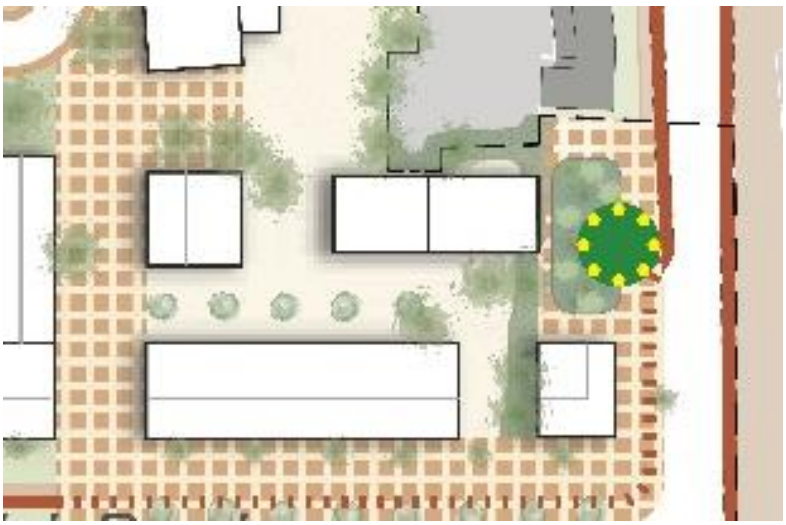
Chapter 10 Implementation, Section 10.1.2 Link Road KDA, amend the text under Green and Blue Infrastructure, Open Spaces and Surface Water Drainage, as follows:

> The natural features of the site such as existing ~~community gardens,~~ water bodies, ~~existing~~ vegetation which includes hedgerows, treelines and mature trees should be retained, enhanced and integrate*d and design scheme* ~~as far as practicable~~ to protect biodiversity and ecological networks within the KDA. *The community gardens (Salley Gardens) shall be retained and incorporated into the overall design as far as practical.*

Chapter 10 Implementation, Section 10.1.2 Link Road KDA under Green and Blue Infrastructure, Open Spaces and Surface Water Drainage, include as the second paragraph, as follows:

> *The KDA should provide for a central primary open space area, to include an all-weather Multi-Use Games Area (MUGA). Notwithstanding the multiple ownership of lands within the KDA, open space provision shall feature a comprehensive landscaping scheme which is designed to fully integrate with and serve the entire KDA landholding.*

Chapter 10 Implementation, Section 10.1.2 Link Road KDA, amend Figure 10.2: Link Road KDA with revised urban design framework increasing the size of the community gardens, as follows:



Chapter 10 Implementation, Section 10.1.2 Link Road KDA insert Table reference and Figure 10.2 heading, as follows:

10.1.2 Link Road KDA

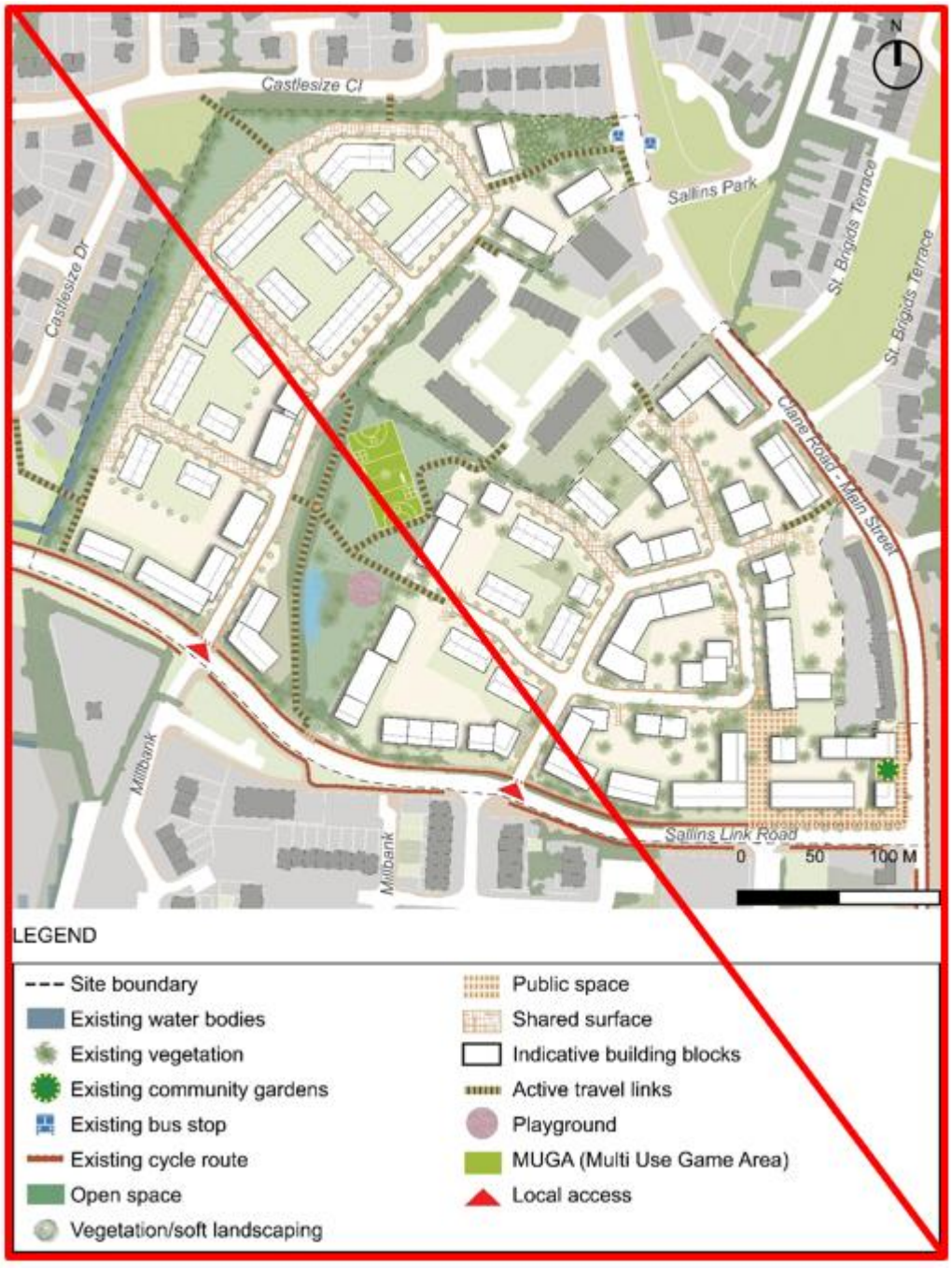
Table X *Link Road KDA Design Brief*

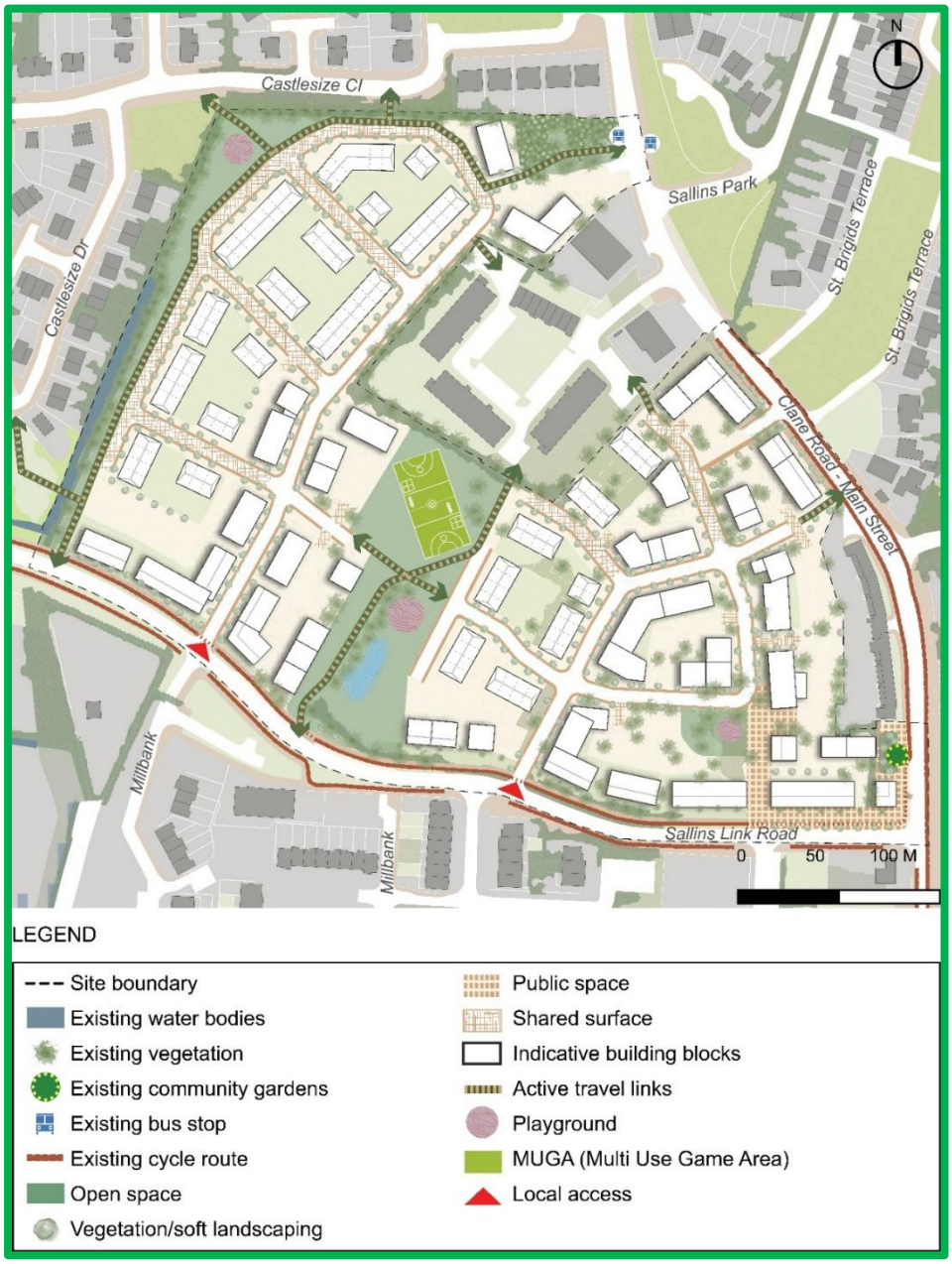
Figure 10.2: Link Road KDA *Urban Design Framework*

This Table and Figure referencing shall be applied to all the KDA briefs and frameworks in Chapter 10.

Chapter 10 Implementation, Section 10.1.2 Link Road KDA, remove existing Figure 10.2 and replace with the following,

Figure 10.2: Link Road KDA *Urban Design Framework*





Chapter 10 Implementation, Section 10.1.4 The Willows KDA amend as follows:

Section 10.1.4 The Willows KDA *Design Brief*

Site Area:	~~16.55~~ *20.06* Hectares (zoned C (5): New Residential)
	~~26.38~~ *23.04* Hectares (zoned F: Open Space and Amenity
Urban Character Area:	Accessible suburban edge
Indicative net density:	60 dph (C (5): New Residential)
Estimated residential yield:	~~794~~ *999* units

Chapter 10 Implementation, Section 10.1.4 The Willows KDA, amend text as follows:

Built Form and Urban Structure

The structure of the urban form should be designed around the existing green and blue infrastructure delivered through a coherent network of open spaces incorporating a wide range of amenities and facilities. These may include a sports club, ~~basketball courts,~~ *sports* ~~GAA~~ pitches, ~~padel and tennis courts,~~ *open recreation areas,* playgrounds, ~~dog park, community gardens, cricket pitch, athletics running track, BMX racetrack, outdoor amphitheatre, fishing~~ ponds and raingardens.

Connectivity and Movement

The proposal should make provision for future connections to adjoining lands to the southern and eastern boundaries of the site to facilitate potential future development and prevent ~~land locking~~ *landlocking.*

Streets, active travel links and public spaces should be overlooked by proposed buildings, with particular emphasis on active corners incorporating street facing openings to enhance passive surveillance and improve community safety. *Design should also take cognisance of the proximity of the M7 Motorway to the southern boundary of The Willows having regard to Objective IEO 9.8.*

Green and Blue Infrastructure, Open Space and Surface Water Drainage

The landscaping plan should enhance local biodiversity through increased native tree planting and pollinator-friendly vegetation in accordance with Objectives BI O3 of Volume 1 of the CDP.

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

Nature-based solutions (NBS) to surface water management within the KDA shall be prioritised and align with the Sallins Surface Water Management Strategy and Kildare County Council's Sustainable Drainage Systems Guidance Document (2024), as per Objective IEO 9.5 and Objective IEO 9.6.

Boundaries and Entrance Treatments

The development ~~should incorporate~~ *shall provide* a vegetated berm *with a densely landscaped buffer area of a minimum 35 metres* along the southern boundary to mitigate noise, *light* and air quality impacts associated with the M7 Motorway, while contributing positively to the landscape structure*. Regard should be had to Objective IEO 9.8, which may result in the requirement to increase/amend the buffer area to ensure no adverse impact on residents. The vegetated berm shall be designed having regard to compliance with the requirements of Transport Infrastructure Ireland (TII) and relevant TII Publications. Mitigation measures shall be the sole responsibility of the developer.*

Chapter 10 Implementation, Section 10.1.4 Phasing Strategy, remove the section of the draft Plan that relates to the Phasing Strategy including Table 10.1 as follows:

~~**Phasing Strategy**~~

~~Development of The Willows Key Development Area shall be delivered on a phased basis to ensure the residential units are delivered in tandem with commensurate social infrastructure over the lifetime of the Plan and beyond. The following Table outlines the infrastructure to be provided across the three phases of residential development.~~

Chapter 10, Implementation, Section 10.1.5 Bodenstown Employment Area, amend the last line of the second paragraph as follows:

> In doing so, it has the potential to reinforce and further develop the emerging Sallins–Naas–Newbridge economic cluster through a mix of small/medium scale warehousing/logistics and office solutions (*located at the entrance of the site and fronting onto the Sallins Bypass roundabout only)*.

Chapter 10 Implementation, Section 10.1.5 Bodenstown Employment Area, amend the text under Urban Design Principles as follows:

- The *height and massing of the proposed built form* ~~proposal~~ should not have a negative impact on residential properties located adjacent to the south and southwest boundary of the site.
- A landscape *berm located within a* buffer *area of minimum 20 metres* should be provided between existing adjoining residential areas to the west and south and new development. *However,* the *final extent and* scale of the landscape buffer *should be determined* ~~*would be*~~ based on the height and massing of the proposed build form.

Chapter 10 'Implementation', insert new Section 10.1.5 Oldbridge Housing Development and associated Figure 10.5 Oldbridge Housing Development Urban Design Framework, (this will result in re-numbering of the following section in the Plan as a consequential amendment) as follows:

Section 10.1.5 Oldbridge Park KDA Design Brief

Site area:	*0.83 Hectares (zoned F: Open Space and Amenity)* *0.68 Hectares (zoned C (6): New Residential)*
Urban character area:	*Urban Extension*
Indicative net density:	*45 dph (C (6): New Residential)*
Estimated residential yield:	*28 Units*

Vision

To provide for the creation of a sustainable urban extension incorporating a new high-quality residential development that consolidates the existing neighbourhood and creates a high-quality open public space.

provide for the creation of a sustainable urban extension that includes a new high-quality residential development that consolidates the existing neighbourhoods and creates a high-quality open public space.

Built Form and Urban Structure

The built form should be designed as a continuation of the existing surrounding neighbourhood, and to provide for a high-quality open green space. The design should provide key connections to the east with the existing neighbourhood of Oldbridge Park and to the south with the Scouts Den.

The overall layout of the urban form should be legible and permeable; to achieve this the size of the urban block, should be as far as practicable, between 80-120 metres in dimension as per DMURS Guidelines. The proposed building frontages should provide passive surveillance to public space areas and active travel links.

Connectivity and Movement

Vehicular access to the residential development shall be provided via Oldbridge Park. The KDA should also provide a pedestrian and cycle friendly environment by creating active travel links that connect with the Grand Canal Greenway and Oldbridge Park to the east to promote permeability.

The streets, active travel links and public space should be overlooked by the built form of the KDA. Buildings on corner sites shall incorporate dual frontages to provide for passive surveillance.

Green and Blue infrastructure, Open Spaces and Surface Water Drainage

The proposed development should integrate, protect and enhance the existing natural features including hedgerows and existing trees in the overall design to safeguard existing biodiversity and green infrastructure networks. These features shall contribute to the character of the area; providing a sense of place and visual appeal for the new neighbourhood.

A minimum setback of 40 metres from the western boundary of the site must be provided as per Objective GBIO 6.X. This space shall feature a high-quality

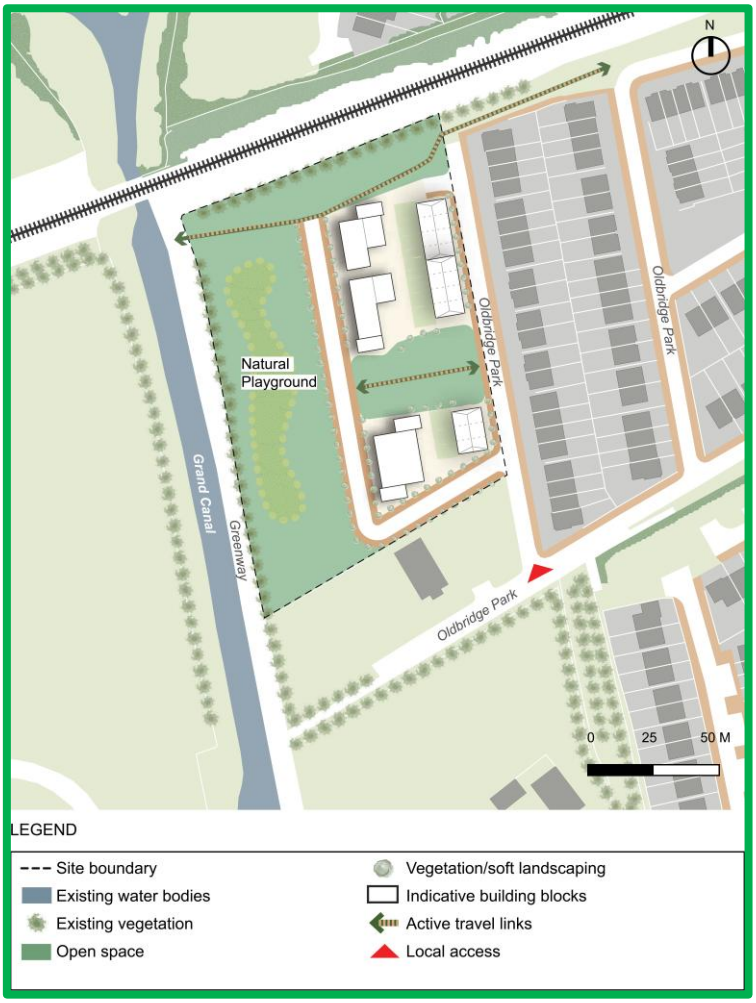
landscape design, natural play areas and planting of native tree species and pollinator friendly vegetation.

Nature-based solutions (NBS) to surface water management within the KDA shall be prioritised and align with the Sallins Surface Water Management Strategy and Kildare County Council's Sustainable Drainage Systems Guidance Document (2024), as per Objective IEO 9.5 and Objective IEO 9.6 of the Plan.

Boundaries and Entrance Treatments

Vehicular and pedestrian entrances to the development should be minimal with a sense of arrival achieved from the layout of the built form and not the entrance itself.

Figure10.5 Oldbridge Park KDA Urban Design Framework

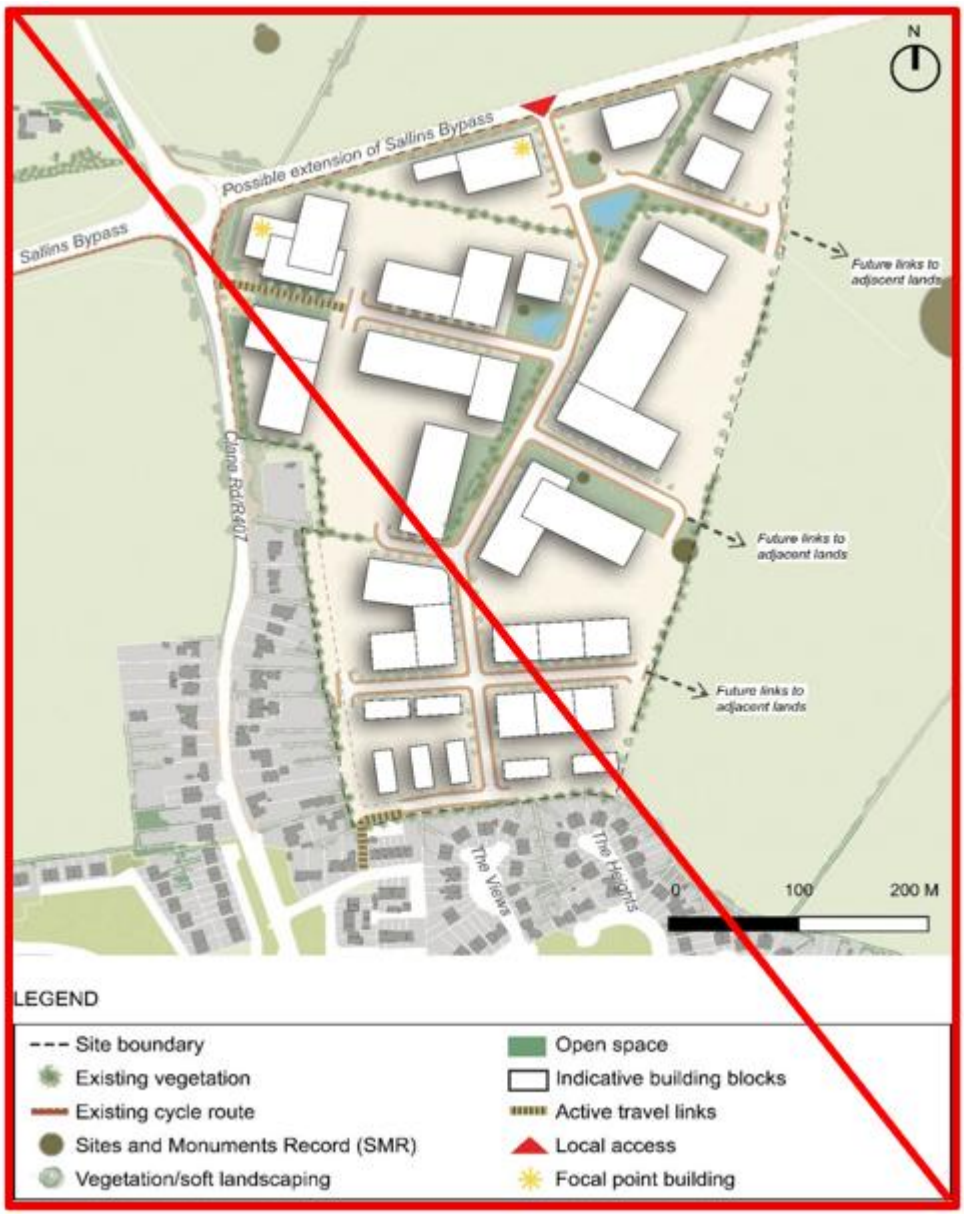


Chapter 10 Implementation, Section 10.1.5 Bodenstown Employment Area, amend the text under Green Infrastructure, Landscaping and Surface Water Drainage, as follows:

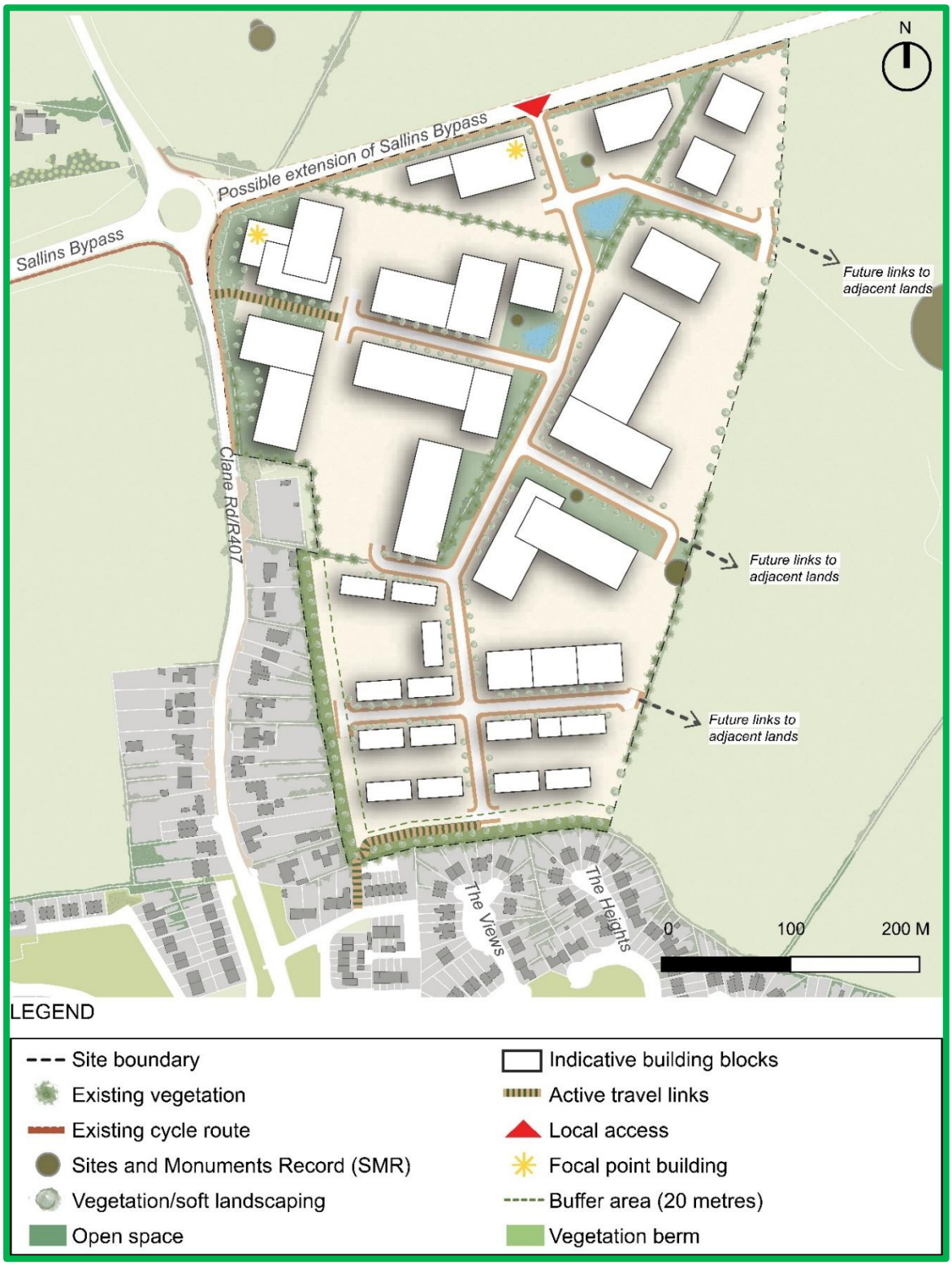
- The proposed development should seek to incorporate appropriate urban tree planting along internal streets *and landscaped berm,* to define the street layout and provide visual separation between industrial units *and adjoining properties,* while also contributing to an overall increase in urban tree canopy coverage in accordance with Action BI A29 of the CDP.

Chapter 10 Implementation, Section 10.1.5 Bodenstown Employment Area, remove Figure 10.5: Bodenstown Employment Area, and replace with revised urban design framework as follows:

Figure.5.1: Bodenstown Employment Area



Replace Figure 10.5: Bodenstown Employment Area with:



Chapter 10 Implementation, Table 10.2: Implementation and Infrastructure Delivery Schedule – Sallins, The Willows Key Development Area (KDA) – C (5), insert additional text, as follows:

The Willows Key Development Area (KDA) – C (5)		
Required Infrastructure	**Delivery Schedule**	**Funding Source**
Movement and Active Travel		
Appropriate access junction, associated pedestrian crossing facilities, and other standard access-related works. Requirement to provide upgraded active travel facilities along the site frontage. Facilitate the provision of the pedestrian/cyclist footbridge over railway line and associated paths linking Church Avenue - The Waterways. Support the development of a sustainable travel mode bridge over the M7 Motorway, to link Sallins with Naas, in conjunction with all relevant stakeholders *and in compliance with TII Publications.*	In tandem with development.	Developer/KCC
Surface Water Drainage		
There is evidence of flooding on site, with respect to the CFRAM Mid-Range Future Scenario (MRFS) and the High-End Future Scenario (HEFS) flood extent maps. Development would have to cross other land holdings to find outfall for surface water/outfall onto road drainage. Agreement with adjoining landowner/roads or retain surface water on site, subject to suitability e.g. infiltration tests. *No connection to national road network drainage infrastructure is permitted.*		

Chapter 10 Implementation, Table 10.2 Implementation and Infrastructure Delivery Schedule – Sallins, The Willows Key Development Area (KDA) – C (5), amend as follows:

The Willows Key Development Area (KDA) – C (5)		
Required Infrastructure	**Delivery Schedule**	**Funding Source**
Wastewater		
Full build out (including the cumulative effect of other sites) could impact downstream wastewater rising main and pumping station – early engagement with Uisce Éireann is advised. Network extension and/or may require a pumping station. Gradients need to be verified, may be possible to go by gravity to pumping station.	In tandem with development.	Developer

Chapter 10 Implementation, Table 10.2 Implementation and Infrastructure Delivery Schedule – Sallins, amend West Link Road Key Development Area (KDA) – C (3) as follows:

West Link Road Key Development Area (KDA) – C (3)		
Required Infrastructure	**Delivery Schedule**	**Funding Source**
Wastewater		
Existing sewer lines in the north of the site. Wayleave and/or build over agreement required.	In tandem with new development.	Developer

Chapter 10 Implementation, Section 10.2 Implementation and Infrastructure Delivery Schedule, Table 10.2 Implementation and Infrastructure Delivery Schedule – Sallins, as follows:

The Willows Key Development Area (KDA) – C (5)		
Required Infrastructure	**Delivery Schedule**	**Funding Source**
Movement and Active Travel		
Appropriate access junction, associated pedestrian crossing facilities, and other standard access-related works. Requirement to provide upgraded active travel facilities along the site frontage *and a new landscaped open space adjoining the bus stop 10063.* *The provision of local access across 'F: Open Space and Amenity" zoned will be permissible subject to agreement as part of a planning application process.* Facilitate the provision of the pedestrian/cyclist footbridge over railway line and associated paths linking Church Avenue - The Waterways *(within the subject lands only).* Support the development of a sustainable travel mode bridge over the M7 Motorway *(within the subject lands only)*, to link Sallins with Naas, in conjunction with all relevant stakeholders.	In tandem with development.	Developer/KCC
Social Infrastructure		
Provision of crèche facilities. Provision of ~~sports buildings~~ *a range of community/ sports facilities*.	Crèche facility - Provision of one facility providing for a minimum of 20 childcare places per 75 dwellings. In tandem with development ~~of sports facilities on public open space.~~	Developer / Sporting organisations / State / Semi-State
Surface Water Drainage		

There is evidence of flooding on site, with respect to the CFRAM Mid-Range Future Scenario (MRFS) and the High-End Future Scenario (HEFS) flood extent maps *(Objective IEO 9.7 refers).* Development would have to cross other land holdings to find outfall for surface water/outfall onto road drainage. Agreement with adjoining landowner/roads or retain surface water on site, subject to suitability e.g. infiltration tests.		

Chapter 10 Implementation, Section 10.1.4 The Willows KDA, remove Figure 10.4 The Willows KDA and replace with a revised urban design framework, amend as follows:

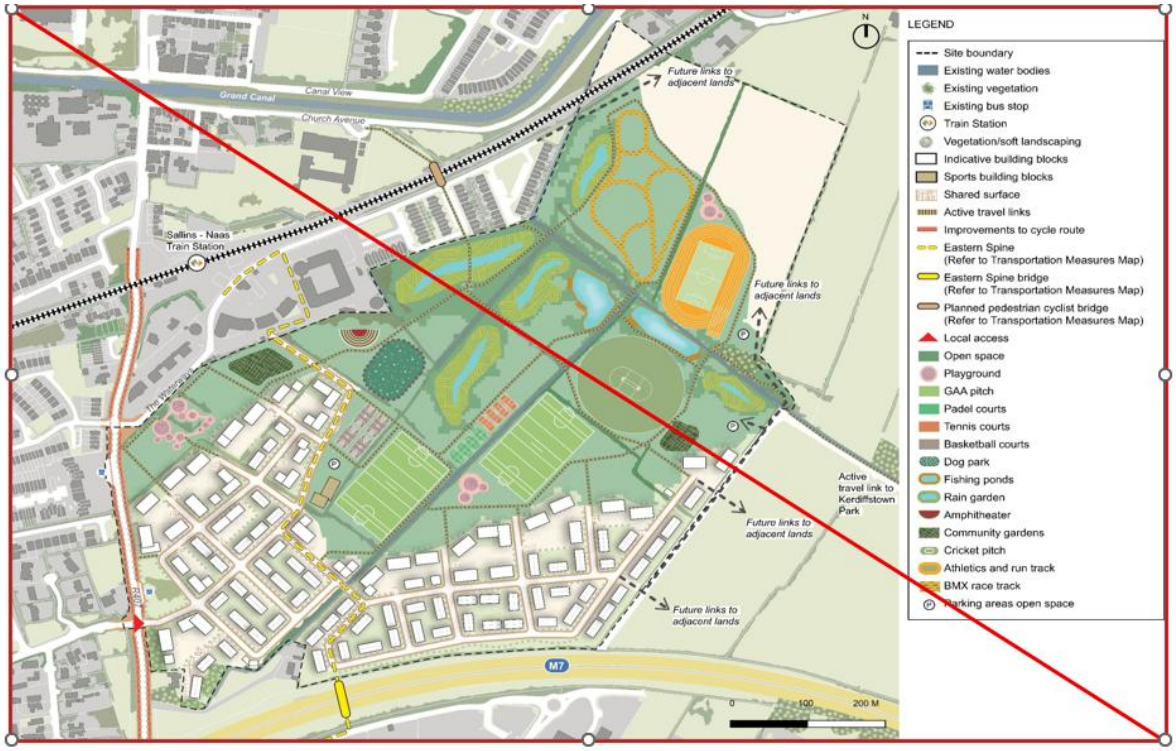
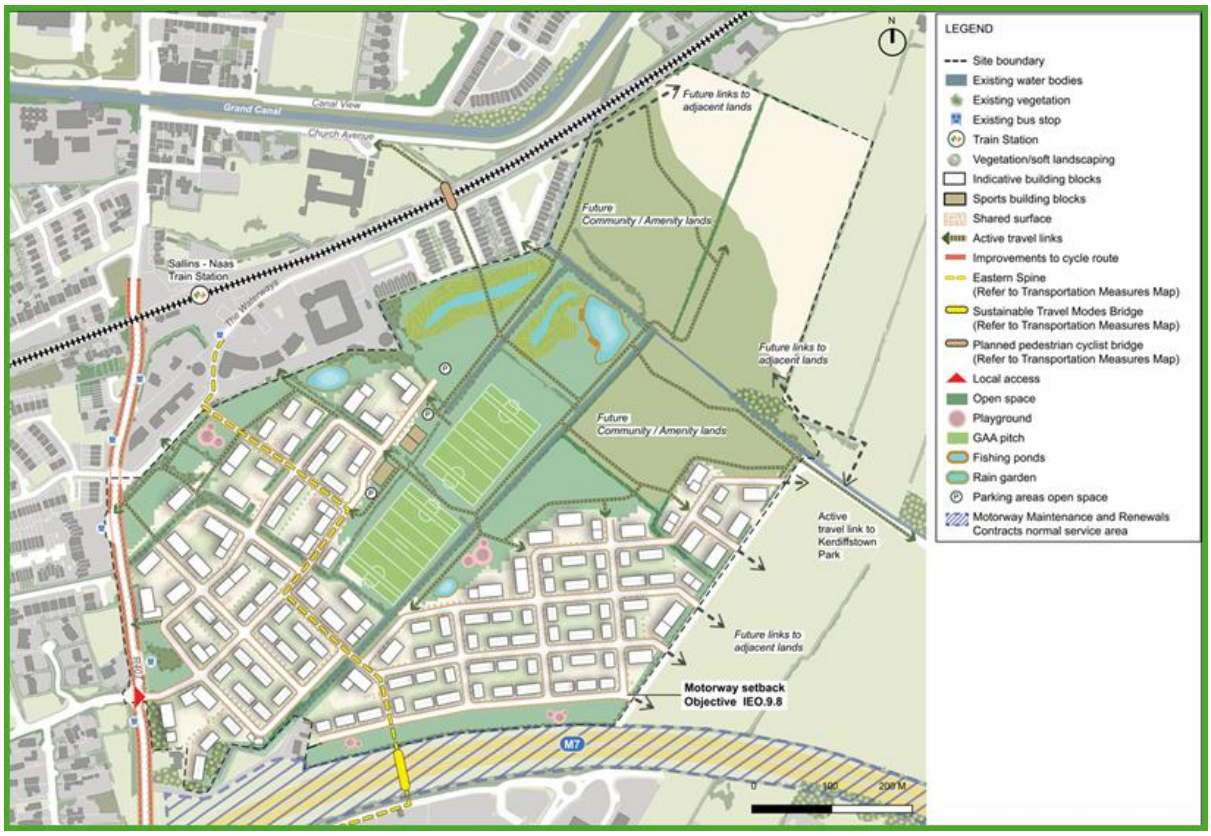


Figure 10.4 The Willows KDA *Urban Design Framework*



Chapter 10 Implementation, Section 10.2 Implementation and Infrastructure Delivery Schedule, include additional text in Table 10.2 Implementation and Infrastructure Delivery Schedule – Sallins, as follows:

Sallins Amenity Lands		
Required Infrastructure	***Delivery Schedule***	***Funding Source***
Sallins Amenity Lands ***Phase 1*** *Southern Section of Land (16.8 ha) consisting of:* *main entrance from the Sallins link road and car parking,* *Secondary pedestrian and cycle entrances from the canal towpath,* *Creation of a path network within the site,* *One natural grass GAA sized pitch*	*2022: Part 8 approved* *2024: Application to Large Scale Sporting Infrastructure (LSSIF)* *2025: LSSIF awarded by Department of Culture, Communication and Sport (DCCS)* *June 2026: Confirmation received from DCCS that project received Gateway 1*	*Local Infrastructure Housing Activation Fund (LIHAF)* *KCC- Phase 1 €3.76 million,*

One natural grass soccer sized pitch *Three grass training pitches* *Construction of Wetland area* *Seating* *Landscaping* ***Phases 2*** *Southern Section of Land (16.8ha) consisting of:* *Playground,* *Community Allotments,* *Completion of 2 additional multi use grass pitches* *All Weather Pitch* *Tennis, basketball and skate park facilities,* *Boardwalk at wetland* *Restoration of the old stone farm buildings.* *Northern Section of Land (2.2ha) consisting of:* *Entrance off the Sallins Link Road with associated overflow car parking area,* *Path network,* *Enhancement of the existing attenuation area,* *Enlargement of the existing wetland area,* *Platform area with access for canoes to the River Liffey.*	*approval, allowing project to be tendered* *Preparation of tender: 12 weeks* *Q2, 2027: On-site commencement, estimated construction period 18 months subject to approval of Gateway 3 by DCCS consisting of submission of tender outcome and final business case.*	*DCCS- Large Scale Sporting Infrastructure Fund-€3 million*

Chapter 10 Implementation, Table 10.3: Land Use Zoning Objectives, include site specific objective as follows:

Ref	Use	Land-Use Zoning Objective
C	**New Residential**	**To provide for new residential development.** • C (1) – (C (5): Refer to Table 2.5 Estimated Residential Development Capacity. • Refer to Section 10 for Key Development Areas (KDAs). **Site Specific Objective** ***C (1) and C (2)*** *A multi-use games area (MUGA) shall be provided as part of the development of these lands, informed by the urban design framework for the site which provides for the primary open space provision.*

Chapter 10 Implementation, Table 10.3 Land Use Zoning Objectives, insert additional text under 'MU: Mixed Use, as follows:

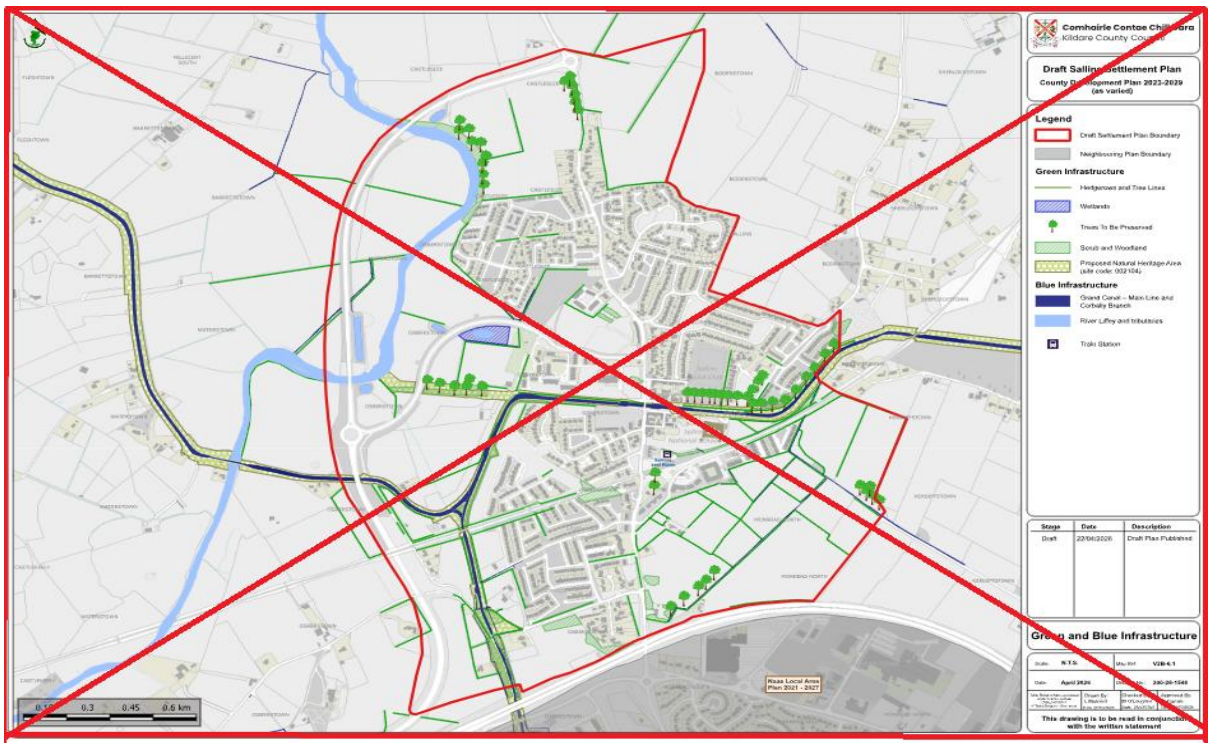
Site Specific Objective

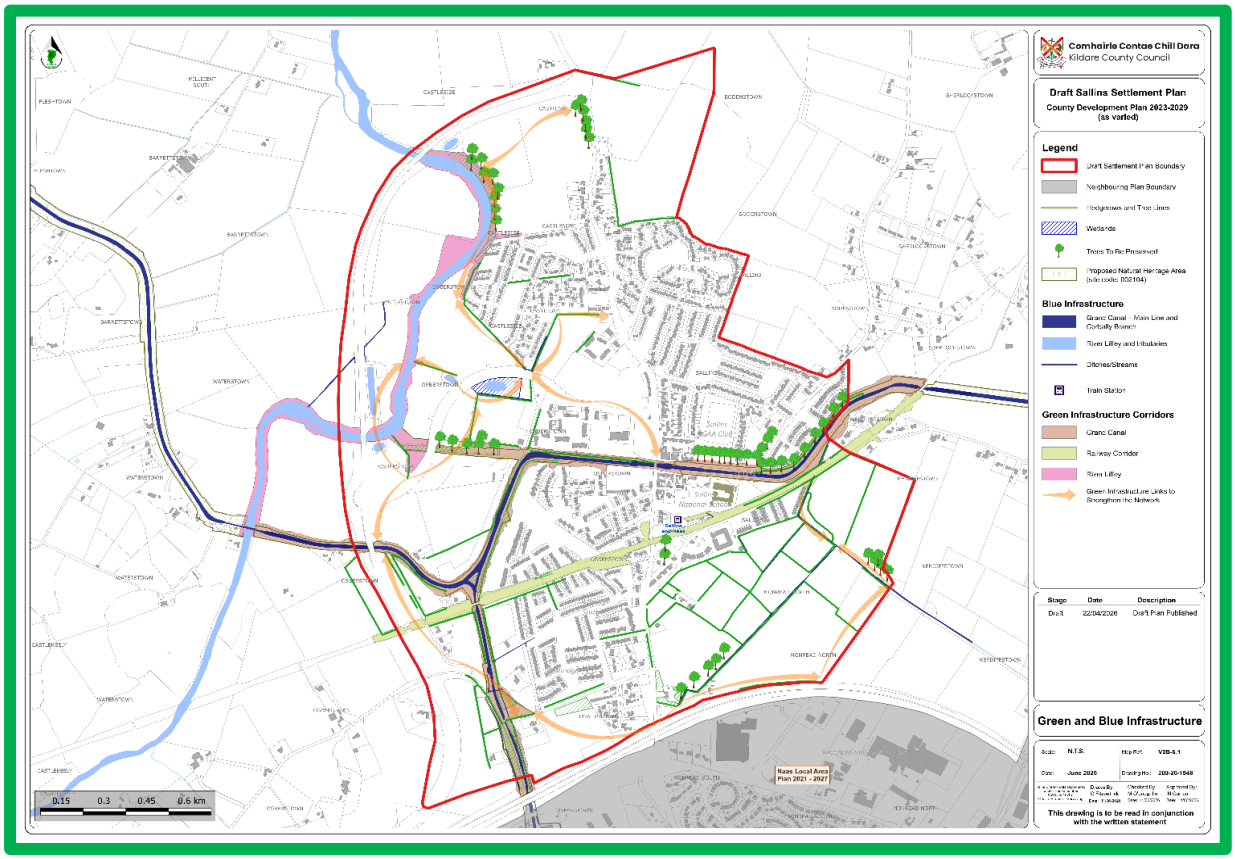
MU - Development of the lands south of the train station zoned MU* shall:*

- *Comprise a high-quality urban design proposal / framework plan, which is designed for its context, and includes structures that support legibility, way finding, a variance in roofscape and contributes to public-placemaking, particularly where it interfaces with the protected structure.*
- *Protect and enhance the setting of the protected structures at the Sallins and Naas Railway Station (B19-34 and B19-35).*
- *Provide active frontages and passive surveillance along the southern boundary of the station and along the Sallins Road, particularly along the pedestrian walkway linking the road to the train station.*
- *Deliver a permeable and connected layout that facilitates direct pedestrian and cycle access to the train station.*
- *Provide for adaptable ground floor layouts capable of accommodating a range of uses over time.*

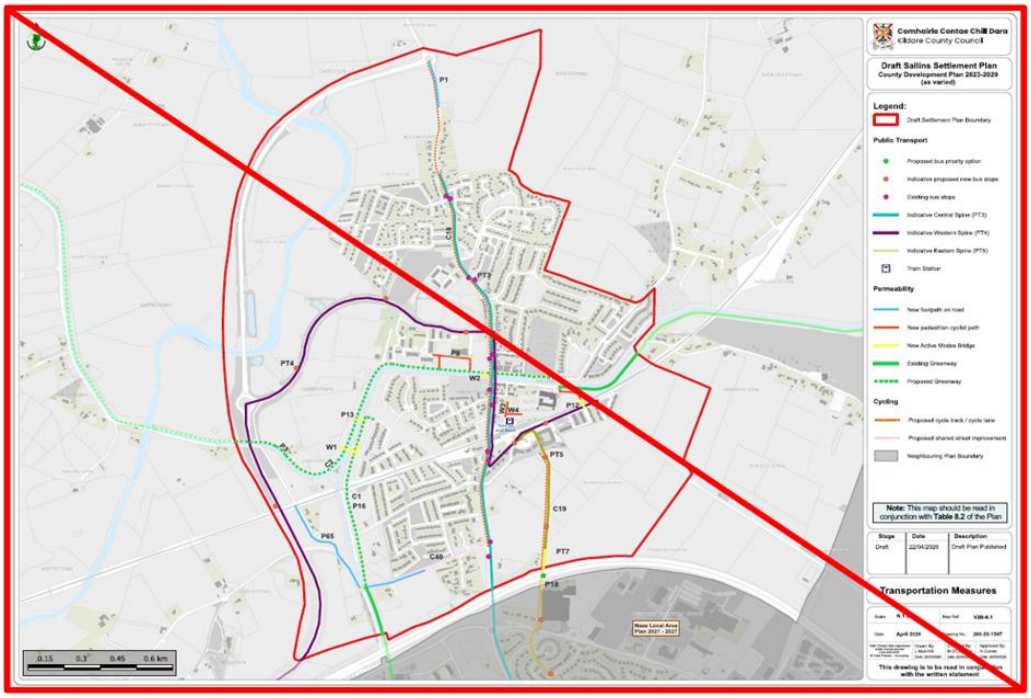
APPENDIX A - MAPS

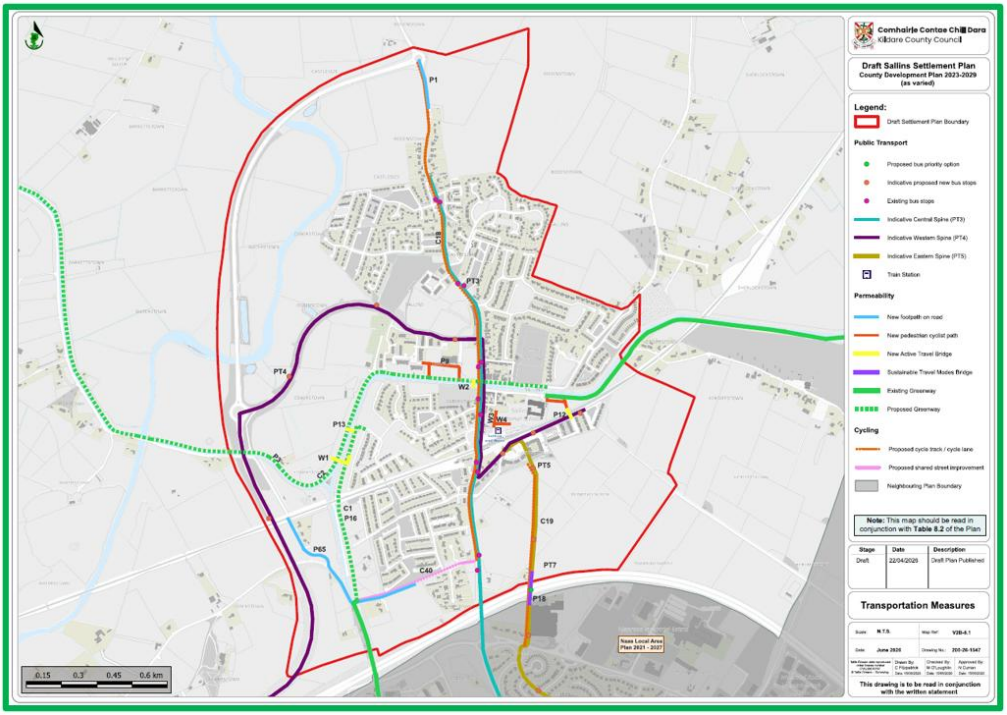
Appendix A – Maps, replace Map V2B-6.1 Green and Blue Infrastructure map, as follows:





Appendix A – Maps, Map V2B-8.1 Transportation Measures, replace existing map with the following which updates the legend and mapping to align with Table 8.2 in the Draft Plan, as follows:





Appendix A- Maps, Map V2B-6.1 Green and Blue Infrastructure, remove the 'scrub and woodland' outline din yellow, as follows:

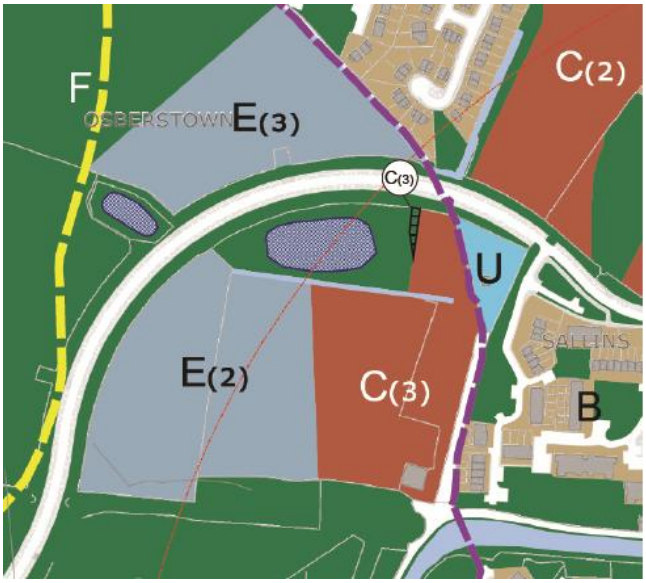
Appendix A - Maps, Map V2B - 6.1 - Green and Blue Infrastructure, amend map to identify remove the area identified as 'Scrub and Woodland' (outlined in yellow) as follows:

Appendix A – Maps, Map V2B-6.1 Green and Blue Infrastructure, amend map to remove the area identified as Scrub and Woodland (outlined in yellow) as follows:

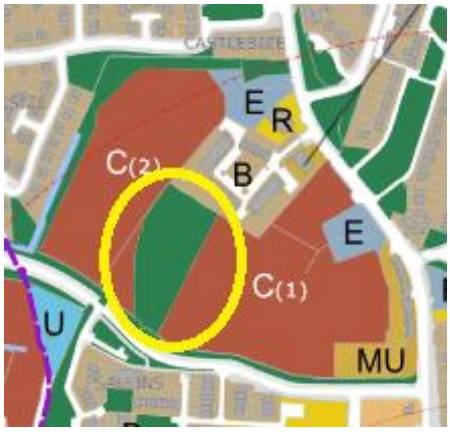
Appendix A – Maps, Map 2VB-6.1 Green and Blue Infrastructure, amend the map to remove the hedgerow that passes through the subject diagonally and splits the site in two, as outlined in yellow in the image below:

Appendix A – Maps, Map V2B-10.1 Land Use Zoning, remove 19.01 ha of land zoned 'I' – Agriculture (shown in black hatching below) from the Sallins Settlement Plan and amend the red line boundary of the Plan accordingly. This will result in a consequential change across all maps (V2B-6.1 to V2B-10.2 inclusive).

Appendix A – Maps, Map V2b-10.1 Land Use Zoning, amend 0.04 hectares of land zoned 'F: Open Space and Amenity' to 'C: New Residential', (hatched in black) as follows:



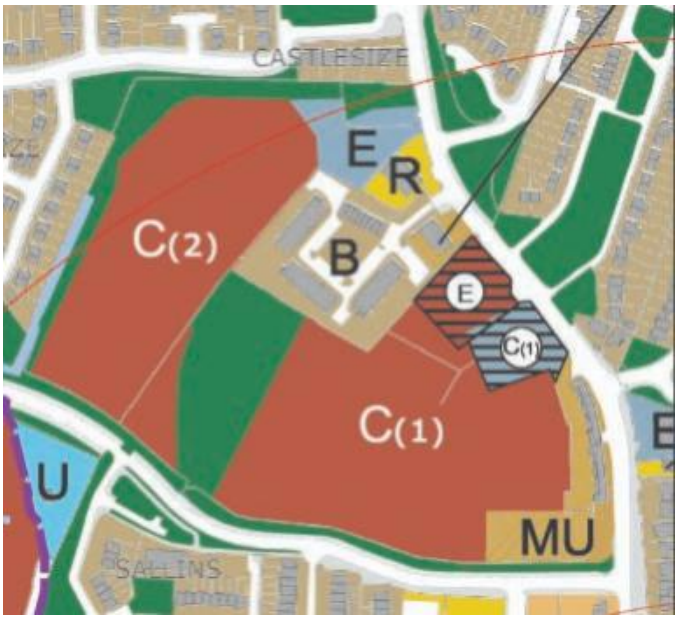
Appendix A – Maps, Map V2B-10.1 Land Use Zoning (this zoning change will result in consequential changes to other maps, Table 2.4 and Section 10.1.2) amend the 'F: Open Space and Amenity' which extends to 0.84 hectares to 'C (2): New Residential' (shown within the yellow boundary), as follows:



Please note the making of this zoning change will result in a consequential amendment to Figure 3.1: Social Infrastructure Strategy of the Draft Plan.

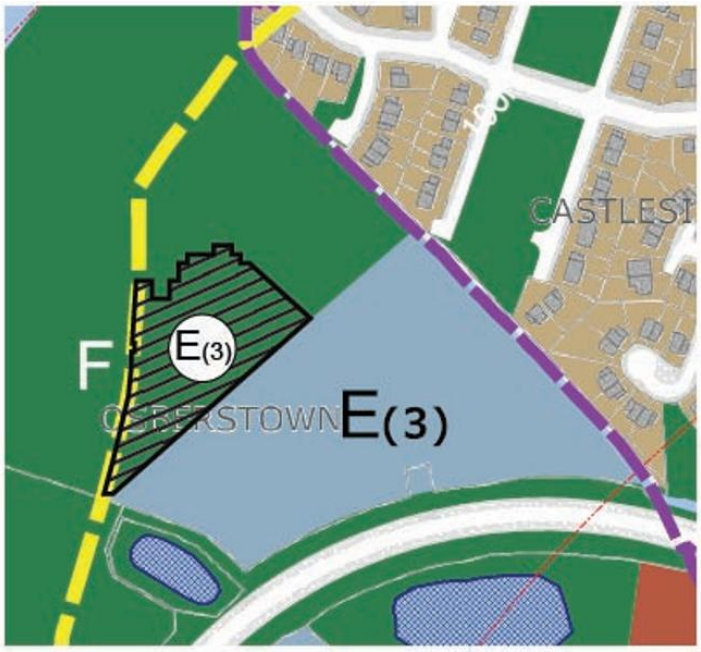
Appendix A – Maps, Map V2B-10.1 Land Use Zoning (this zoning change will result in consequential changes to other maps, Table 2.4 and Section 10.1.2), amend the lands zoned (shown in black hatching) as follows:

- Lands zoned 'E: Community and Education' which extend to 0.27 hectares to 'C (1): New Residential'.
- Lands zoned 'C: New Residential' which extend to 0.29 hectares to 'E: Community and Education' (full extent of site to be zoned as 'E' is 0.31 hectares).

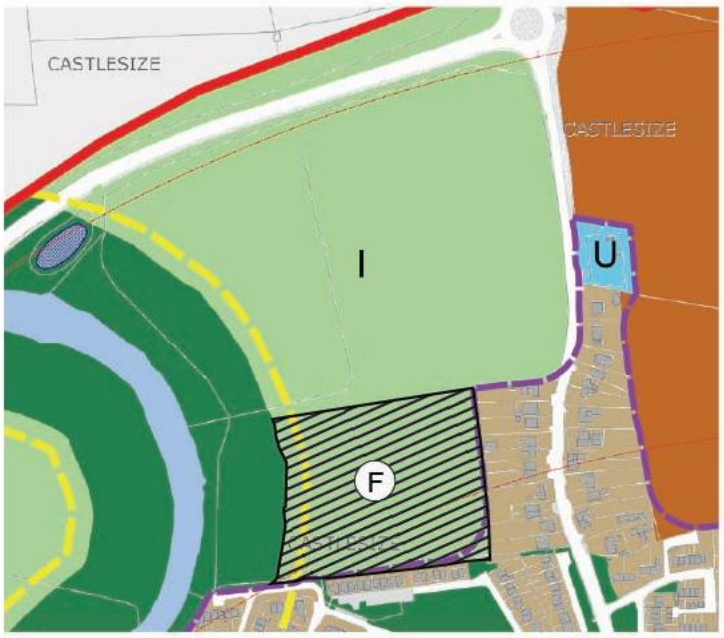


Appendix A - Maps, Map V2B - 10.1 - Land Use Zoning, amend circa 1.0 hectares of land zoned E (3) to 'F: Open Space and Amenity' (identified in black hatching) as follows:

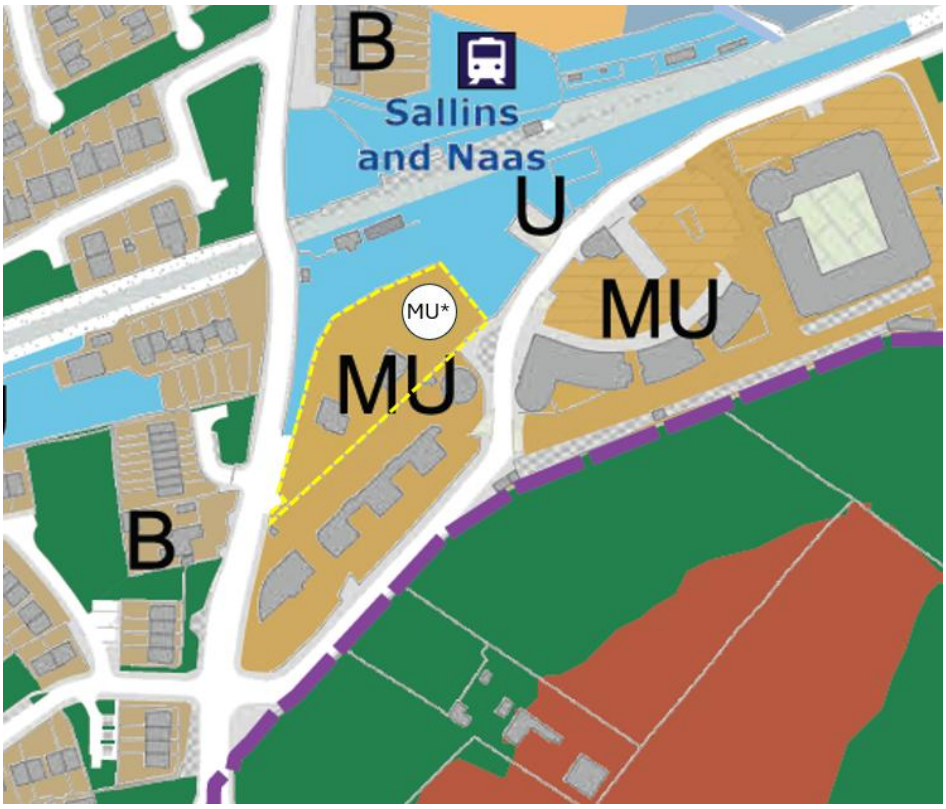
Appendix A - Maps, Map V2B - 10.1 - Land Use Zoning, amend circa 1.0 hectares of land zoned 'F: Open Space and Amenity' to 'E: Community and Education' (identified in black hatching) as follows:



Appendix A - Maps, Map V2B - 10.1 - Land Use Zoning, amend circa 3.23 hectares of land zoned 'I: Agriculture' to 'F: Open Space and Amenity' (identified in black hatching) as follows:

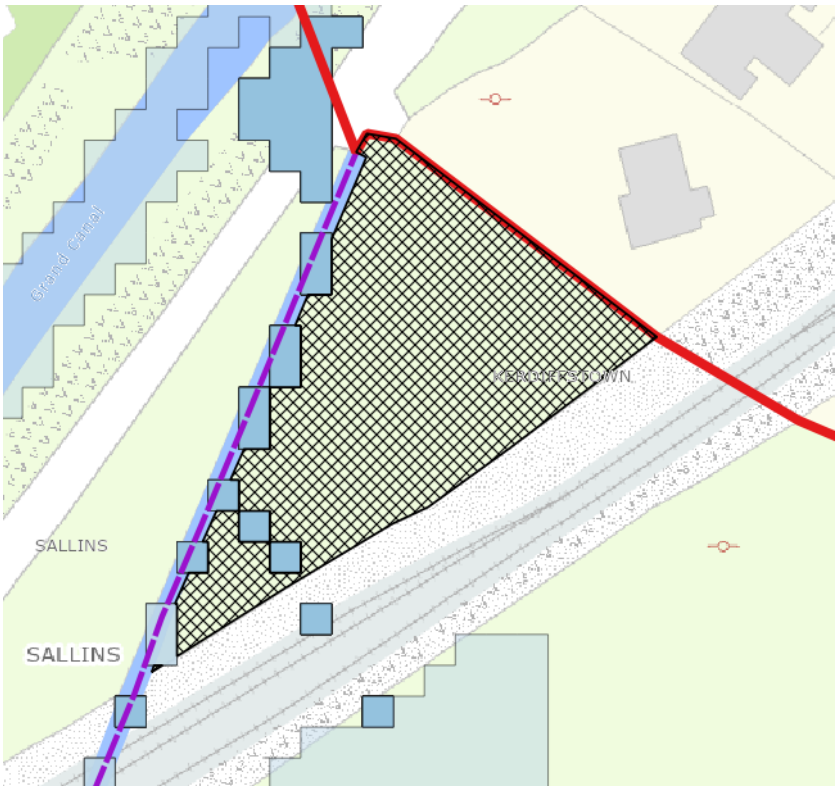


Appendix A - Maps, Map V2B - 10.1 - Land Use Zoning, amend circa 0.4 hectares of land zoned 'MU: Mixed Use' to 'MU*: Mixed Use' (identified in yellow dashed line) as follows:

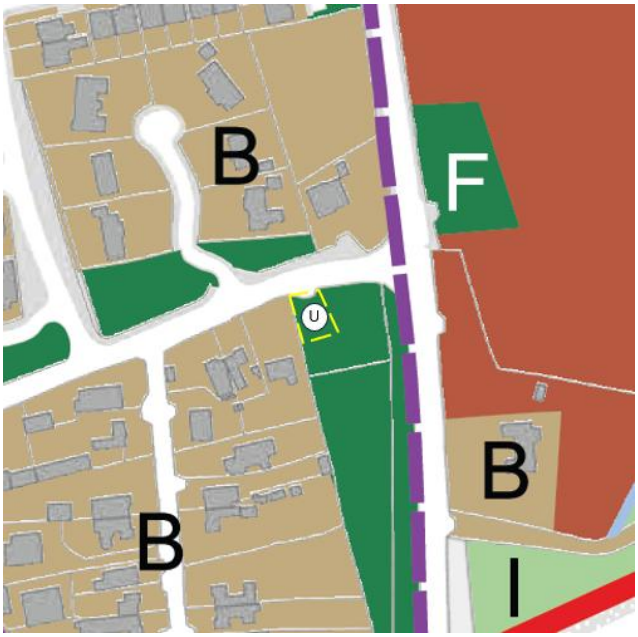


Appendix A - Maps, Map V2B - 10.1 - Land Use Zoning, amend circa 0.63 hectares of land zoned 'F: Open Space and Amenity' E (3) to 'C (6): New Residential' (identified in black hatching) as follows:

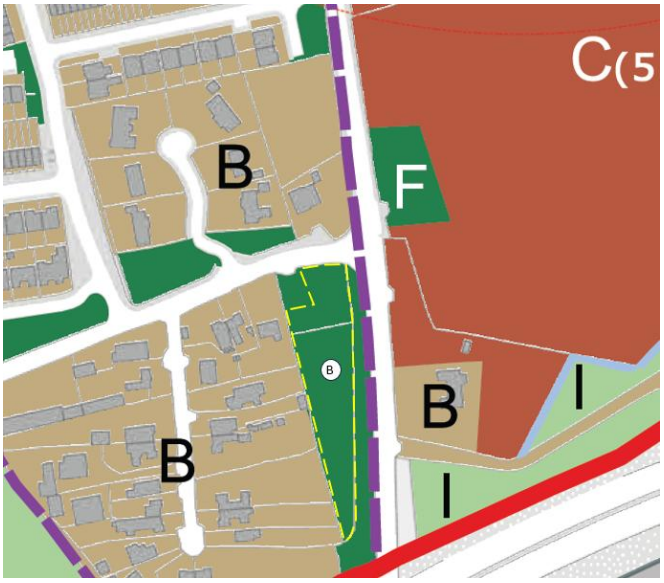
Appendix A – Maps, Map V2B-10.1 Land Use Zoning, amend 0.26 hectares (hatched black) of land zoned 'F: Open Space and Amenity' to 'B: Existing Residential / Infill', as follows:



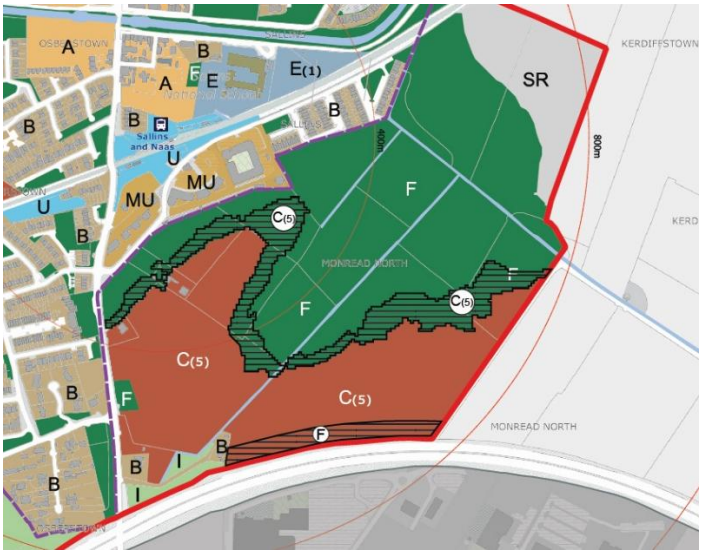
Appendix A - Maps, Map V2B - 10.1 - Land Use Zoning, amend circa 0.04 hectares of land zoned 'F: Open Space and Amenity' to 'U: Transport and Utilities' (identified in black hatching) as follows:



Appendix A - Maps, Map V2B - 10.1 - Land Use Zoning, amend circa 0.38 hectares of land zoned 'F: Open Space and Amenity' to 'B: Existing Residential / Infill' (outlined in yellow dashed line) as follows:



Appendix A – Maps, Map V2B-10.1 Land Use Zoning (this zoning amendment will result in consequential amendments to other maps and Table 2.4) amend 3.51 hectares of land zoned 'F: Open Space and Amenity' as 'C (5): New Residential (black hatching) as follows:



Please note the making of this zoning change will result in a consequential amendment to Figure 3.1: Social Infrastructure Strategy of the Draft Plan.

SURFACE WATER MANAGEMENT STRATEGY

Surface Water Management Strategy, Chapter 1.4 Applicable Guidance, insert additional text as follows:

LAWPRO Implementation of Urban Nature-Based Solutions - Guidance Document for Planners, Developers and Developer Agents 'Implementation of Urban Nature-based Solutions.

Appendix A:
Copy of the submissions received from the Office of the Planning Regulator (OPR) and National Planning Authority (NTA)

Comhairle Contae Chill Dara
Kildare County Council

Kildare County Council,
Planning Department,
Áras Chill Dara,
Devoy Park, Naas,
County Kildare, W9 X77F

Oifig an Rialaitheora Pleanála
Office of the Planning Regulator

20th May 2026

Senior Executive Office,
Planning Department,
Kildare County Council,
Áras Chill Dara,
Naas,
Co. Kildare.

Re: Proposed Variation No. 6 (Sallins Settlement Plan) of the Kildare County Development Plan 2023-2029 (as varied)

A chara,

Thank you for your authority's work in preparing the Proposed Variation No. 6 (Sallins Settlement Plan) (proposed Variation) of the Kildare County Development Plan 2023-2029 (Development Plan).

As Kildare County Council (Planning Authority) is aware, a key function of the Office of the Planning Regulator (Office) is the assessment of statutory plans to ensure consistency with legislative and policy requirements relating to planning. The Office has evaluated and assessed the proposed Variation pursuant to Part 3 of the Planning and Development Act 2024 (Act) and its functions under section 546 and this submission has been prepared accordingly.

Recommendations issued by the Office further to section 58(9) of the Act relate to clear breaches of the relevant legislative provisions, of the national or regional policy framework and/or of the policy of Government. As such, planning authorities are requested to implement or address recommendation(s) made by the Office in order to ensure consistency with the relevant policy and legislative provisions.

Observations issued by the Office pursuant to section 546 of the Act may take the form of a request for further information or justification on a particular matter, or clarification regarding particular provisions of a plan on issues that are considered necessary to ensure alignment

with policy and legislative provisions. Planning authorities are requested by the Office to action an observation.

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

On adoption of the Variation, the Office will assess it in accordance with the statutory framework in section 63 of the Act.

Overview

The Sallins Settlement Plan has been prepared by way of a statutory variation to the Development Plan under section 58 of the Act and in accordance with Policy Objective CS O9 of the Development Plan. It will replace the Sallins Local Area Plan 2016-2022 as there is no longer a legislative provision for local area plans under the Act.

The Office commends the extensive work carried out by the Planning Authority including the preparation of a Settlement Capacity Audit (SCA), Social Infrastructure Audit and a Surface Water Management Strategy alongside the necessary statutory environmental screenings and reports. The Planning Authority's examination of the settlement's unique landscape and development characteristics and requirements has allowed for locally tailored and site-specific provisions and objectives to emerge. The SCA, for instance, builds on the presence of excellent social infrastructure facilities in the area and identifies the additional requirements over the plan period and beyond. This includes the reservation of two sites for an additional primary school and a new post-primary school along the Sallins Link Road.

In particular, the Office welcomes and supports the proposed Variation's strong emphasis on the regeneration of Sallins. Noteworthy is the Home Farm House Key Development Area which will bring vitality to the town centre, with the regeneration of the Old Post Office Square, as a civic space, resulting in the sensitive restoration of Home Farm House as well as bringing about further public realm improvements.

In terms of economic development and employment, the Office notes and welcomes that the Planning Authority is proposing to use a variety of measures to address the issue of the target job ratio in Sallins being considerably lower than that recommended in the

Development Plan. One such measure is the zoning of the significant Bodenstown Employment Area. As part of the Sallins-Naas-Newbridge Economic Cluster, it has a high-quality connectivity to the regional and national transport network and has the potential to meet the identified sectoral growth opportunities.

Notwithstanding the above, the Office makes one recommendation regarding flood risk management at Osberstown.

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

Key theme	Recommendation	Observation
Flood risk management	Recommendation 1	-

1. Flood risk management

The Office welcomes the preparation of a comprehensive Strategic Flood Risk Assessment (SFRA) which has been carried out in accordance with The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) (Flood Guidelines). The Office acknowledges that the Planning Authority has sought to implement and embed the Flood Guidelines into the proposed Variation. However, the Office notes that approximately half of the Agricultural zoning at Osberstown is located within Flood Zone A. Table 5.1 and section 6.2.1 within the SFRA state that this is an inappropriate use in Flood Zone A. Given that Agriculture is classified as a less vulnerable development within the Flood Guidelines and that this land is on the periphery of the settlement, it is considered that it would not pass the Plan Making Justification Test. It would appear that there are also two detached residential properties within this locality. The Planning Authority should therefore reassess this zoning and ensure that only water-compatible or minor development is located in the affected area.

Recommendation 1 - Flood Risk Management
Having regard to and having considered: • NPO 78 of the NPF (in relation to flood risk management);

- RPO 7.12 of the RSES (to avoid inappropriate land use zonings and development in areas at risk of flooding);
- Policy Objective IN O33 of the Kildare County Development Plan 2023-2029 (to manage flood risk in the county in accordance with the sequential approach and requirements of The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) (Flood Guidelines) when preparing plans); and
- the Flood Guidelines,

the Offices recommends that the Planning Authority reassesses the Agricultural zoning at Osberstown and ensures that only water-compatible or minor development is located in the Flood Zone A area.

2. Procedural and other matters

Map Ref. V2B-8.1 illustrates the movement and active travel measures contained within table 8.2 of the proposed Variation. There is however a legibility issue when reading the map, given the colouring of the key. For example, due to the use of two shades of yellow it is unclear whether it is the Planning Authority's intention for the Indicative Eastern Spine bus route (PT5) to continue over the proposed sustainable travel modes bridge (p.18) and, due to the faintness of the colouring of the proposed shared street improvement, it is difficult to identify its location/s. To avoid confusion, the map and written documentation should also use consistent terms when referring to the various transportation measures. Consequently, the Planning Authority may wish to review this information prior to the adoption of the proposed Variation.

Summary

The Office requests that your authority addresses the recommendation outlined above. As you are aware, the report of the Chief Executive of your authority prepared for the elected members under section 58(11) of the Act must summarise the recommendation and how the Chief Executive proposes it should be dealt with.

Where a Planning Authority makes a variation, it is required to notify the Office **within one week** of the decision to adopt the variation. Where an authority decides not to comply with

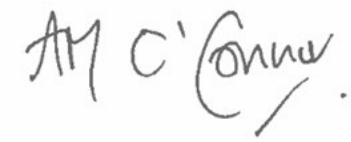
the recommendations of the Office, then it shall inform the Office as soon as practicable and provide reasons for the decision not to so comply.

Your authority is also required to send the Office a copy of the variation and any submissions made by the Minister, the relevant regional assembly and the National Transport Authority during the variation preparation process.

Please be advised that planning authorities are also required to publish notice of the variation within a week of the adoption, stating that a copy of the Development Plan as varied will be available for inspection on a website and at a place specified in the notice no later than five weeks after the date of adoption.

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

Is mise le meas,



Anne Marie O'Connor

Deputy Regulator and Director of Plans Evaluation

Designated Public Official under the Regulation of Lobbying Act 2015

Údarás Náisiúnta Iompair
National Transport Authority

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Senior Executive Office,
Planning Department,
Kildare County Council,
Áras Chill Dara,
Naas,
Co. Kildare.

20th May 2026

RE: Kildare County Development Plan, Variation No. 6, Sallins Settlement Plan

Dear Sir / Madam,

The National Transport Authority (the "NTA") acknowledges receipt of notice and a copy of Variation no. 6 to the Development Plan from Kildare County Council under Section 58 (7) (a) (viii) of the Planning and Development Act ("PDA"). In accordance with Section 42 (8) (c) (iv) of the PDA, which states that in making of a Variation to a Development Plan, a planning authority shall take due account of any relevant transport strategy of the National Transport Authority (the "NTA") which relates to all or any part of the functional area of the planning authority, the NTA makes the following observations and recommendations.

The Greater Dublin Area Transport Strategy 2022-42 (the "GDATS") was prepared under Section 12 of the Dublin Transport Authority Act and provides a long-term strategic planning framework for the integrated development of transport infrastructure and services in the GDA. For the purpose of Section 42 of the PDA, the GDATS comprises the relevant transport strategy for Kildare County Council.

1. **Bodenstown Employment Area**

It is noted that the proposed Sallins Settlement Plan contains a 'H – Industry & Warehousing' zoning at lands at Bodenstown, as per the previous Local Area Plan. The proposed zoning is located directly opposite the Sallins By-Pass which will provide direct links to the M7, while it is located roughly 1.5km from Sallins Train Station. There are limited bus services which serve the site. It is noted from the proposed Plan, that the intention is to create 1,286 no. jobs at this location, with a mixture of industrial, logistics and office uses.

The *Transport Strategy for the Greater Dublin Area 2022-2042* includes Measure PLAN4 which promotes consolidated growth as well as Measure PLAN6 relating to the appropriate location for office development.

> *Measure PLAN4 – Consolidated Development In accordance with the NPF and RSES, the NTA will support and prioritise development patterns in the GDA which seek to consolidate development as a means of preventing urban sprawl, reducing the demand for long-distance travel and maximising the use of existing transport infrastructure and services. Peripheral development will be supported in exceptional circumstances – on an evidence-based planned approach – where located on high capacity public transport routes and for specific land uses that cannot be accommodated in town and city centres.*

Data Classification: Public

Measure PLAN6 – Office Developments Large scale office developments will be supported at city and town centre locations and at locations that fall within the footprint of existing and proposed urban areas served, or proposed to be served, by high quality public transport. Large-scale office developments will not be supported at more peripheral and / or less accessible locations.

Recommendation
It is recommended that in the context of the distance of the proposed zoned lands from Sallins Train Station as well as the proximity to the Sallins By-Pass that the proposed lands should only cater for lower density employment uses and should not allow for office use.

2. Public Transport

In relation to future public transport provision at Sallins, and while acknowledging the redline boundary of the Settlement Plan, the NTA wish to highlight potential future infrastructure projects which are included in the *Transport Strategy for the Greater Dublin Area 2022-2042*.

Measure RAIL3 – DART Extension – states that the NTA and Irish Rail will, over the lifetime of the Strategy, extend the DART to deliver electrified rail services to Sallins/Naas, while *Measure RAIL6 – New Rail Stations* – states that the NTA, in conjunction with Irish Rail, will develop a new rail station west of Sallins.

In conjunction with the above measures, Measure INT4 – Park and Ride states that the NTA will secure rail-based Park & Ride facilities at appropriate locations. This includes a rail-based Park & Ride at Sallins with an indicative capacity of 1,000 no. spaces.

Additionally, it should be noted that, at present, the feasibility of the provision of a dedicated local or town bus service network in Sallins-Naas is being investigated. Any reference to same in the Development Plan (Table 8.2) should not only be indicative but also emphasise that such a measure would be subject to the outcome of the feasibility stage and funding. The NTA is of the view that Objective MATO 8.4 itself is appropriate in terms of the need for collaboration in relation to improved local bus services generally.

Recommendation
It is recommended that the proposed Sallins Settlement Plan ensures that the proposed zonings and objectives contained within the Plan support the future delivery of the infrastructure measures as contained with the *Transport Strategy for the Greater Dublin Area 2022-2042* and that reference to new local bus services are presented as being indicative and subject to feasibility assessment and appraisal.

I trust that the views of the Authority will be taken into consideration by Kildare County Council in the making of the proposed variation and look forward to further engagement.

Yours sincerely,

_____

David Clements
Senior Land Use & Transport Planner

Appendix B:
A summary of all the submissions received excluding those detailed under Section 3,4 and 6 of this report

Comhairle Contae Chill Dara
Kildare County Council

Kildare County Council,
Planning Department,
Áras Chill Dara,
Devoy Park, Naas,
County Kildare, W9 X77F

Appendix B: Summary of Submissions Received

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

- The submission from the Office of the Planning Regulator (see Section 3 of the Chief Executive's report)
- The submission from the National Transport Authority – NTA (see Section 3 of the Chief Executive's report)
- Submissions from other Prescribed Authorities (see Section 4 of the Chief Executive's report)
- Submissions from Landowners (see Section 6 of the Chief Executive's report)

Sub. No.	Name	Summary of Submission
1	**David Monaghan**	The submission asserts: • A public primary care centre is absolutely essential for Sallins and a site should be identified as soon as possible. • Given the demand for GPs a site similar to what is being planned for education should be provided, accessible by existing or proposed active travel routes. • The lack of a proposed healthcare facility to cater for a new population of 10,000 (not including Naas environs) is incomprehensible. • All transport/active travel proposals should be brought forward and developed in parallel with all new housing/apartment developments. • Many of the active travel routes were listed as 'long term' in the Naas/Sallins Transport Strategy, including the M7 over bridge. They are now recycled into a '6–10 year' timeframe which is unacceptable, given the lack of investment in recent years.
2	**Precious lindelwa Phiri**	• The submission focuses on the urgent and growing need for specialised community-based healthcare services, particularly for individuals living with dementia and Alzheimer's disease. • The submission asserts there is a clear gap in accessible, community-led day care services that support both patients and their families. • The submission notes that the author is in the process of establishing a non-profit organisation, ONXY Services, focused on the provision of dementia and Alzheimer's day-care support within the community.

Sub. No.	Name	Summary of Submission
		• The submission states that the vision of ONXY Services aligns closely with the objectives of sustainable development, social inclusion, and community wellbeing as outlined in the Plan. **Business Plan: Dementia and Alzheimer's Day Care Center in Tullamore, Co. Offaly** • The submission includes an accompanying document which outlines the business plan of a Dementia and Alzheimer's Day Care Center for Tullamore. The document provides an overview of, inter alia, executive summary, mission statement, vision statement, market analysis, services offered, operations plan, financial plan, legal considerations, investment and funding opportunities and risk management, partnerships and collaborations. The submission notes that the author is in the process of establishing a non-profit organisation, ONXY Services, focused on the provision of dementia and Alzheimer's day-care support within the community. • The submission states that the vision of ONXY Services aligns closely with the objectives of sustainable development, social inclusion, and community wellbeing as outlined in the Plan. **Business Plan: Dementia and Alzheimer's Day Care Center in Tullamore, Co. Offaly** The submission includes an accompanying document which outlines the business plan of a Dementia and Alzheimer's Day Care Center for Tullamore. The document provides an overview of, inter alia, executive summary, mission statement, vision statement, market analysis, services offered, operations plan, financial plan, legal considerations, investment and funding opportunities and risk management, partnerships and collaborations.
3	**Cian McGuire**	The submission outlines: • The Plan is strong, but The Willows KDA could use further thought.

Sub. No.	Name	Summary of Submission
		• The current proposal does not allow for high-density housing nearest the train station, which is best practice. • The positioning of the parklands could be reconsidered to facilitate this.
4	**Joanne O'Rourke**	The submission is concerned with deficits with regards schools, GPs, the undelivered amenity park and vacancy in the town centre. The deficits need to be fixed before housing or delivered in tandem with housing growth. • The Plan, as drafted, proposes to accommodate significant additional population growth without first demonstrating that the existing population's needs are being met. • The submission notes the SCOT analysis in the Plan identifies deficits as challenges and threats and requests the council to treat the analysis seriously. **Education: School Capacity Already Exceeded** • The submission notes the zoning of land as E1, E2 and E3 to address the deficits in school places and notes the delivery mechanism as the Department of Education and Youth (DEY). • The submission states there is no committed funding, no commencement date, no binding trigger, and no consequence if delivery does not occur. • Objective SIO 3.2 commits the Council to 'continue to engage' with the Department, which is purely aspirational and unenforceable position. • The submission requests a condition that no residential planning permission be granted on any Key Development Area until planning consent for the primary school expansion (E1 lands) has been obtained and construction has commenced. The delivery of the new primary school (E3) and post-primary school (E2) should each be tied to specific housing unit trigger thresholds, not left to open-ended engagement with the Department of Education. **Healthcare: A Three-GP Town Heading Towards 10,000 People**

Sub. No.	Name	Summary of Submission
		• The submission asserts that the delivery mechanism for additional GP capacity is stated as 'private developer-led' and there is no objective, no commitment, and no zoned land specifically designated for a new primary care centre. • The submission raises that SIO 3.4 is the Plan's sole objective on healthcare and contends that 'encouraging' and 'liaising' are not delivery mechanisms. • Furthermore, it is asserted that a community already underserved cannot wait for private healthcare operators to decide, in their own commercial time, whether to invest in Sallins. • The submission requests the Plan should zone a specific, accessible site for a primary care centre or medical hub and include this within the infrastructure delivery schedule with a short-to-medium term delivery timeframe. • The Council should also engage with the HSE's primary care capital programme to seek State funding. This should be reflected as a binding objective, not a supporting aspiration. **The Sallins Amenity Park: A Long-Awaited Commitment Without a Delivery Date** • The Sallins Amenity Park has been discussed and anticipated by residents for a number of years. • The submission notes the findings of the Social Infrastructure Audit and lists the open space and recreation deficits and further states that the deficits are against the existing population. • The submission asserts that the deficits are not projections for a future expanded town, it is already significantly under-provided. • The submission raises that the Sallins Amenity Park does not appear in the Implementation and Infrastructure Delivery Schedule (Table 10.2) with a specific delivery timeframe or funding source. • The submission notes SIO 3.7 and 3.8, emphasising that there is no timeline, no committed budget, and no binding trigger.

Sub. No.	Name	Summary of Submission
		• It is contended that the Sallins Amenity Park has been zoned F(1): Open Space and Amenity, with both a Phase One and a Phase Two identified - zoning land for a purpose is not the same as delivering it. • Residents need to know when Phase One will be constructed, how it will be funded, and what will happen if funding is not secured within a defined period. • Submission requests: Phase One of the Sallins Amenity Park should be included in the Implementation and Infrastructure Delivery Schedule as a short-term deliverable (Years 1–2), with identified funding sources (including LSSIF application status), a responsible delivery party, and a contingency commitment that alternative funding will be sought if LSSIF is not awarded. The plan should not permit occupation of new residential units in the Willows KDA until Phase One of the Amenity Park is operational. **Vacant Commercial Buildings: The Town Centre's Most Visible Problem** • The submission notes the findings in relation to the town centres vacancy, • It is asserted that the visibility of the cluster of vacant buildings is a material quality-of-life issue for existing residents and it also actively deters the commercial investment the Plan seeks to attract. • The submission contends that the Plan's response is to rely on the Home Farm House Key Development Area (KDA) to brin vitality to the town centre- a developer-led solution to a problem that has persisted for years. • The plan provides no timeline for when this KDA will be developed, no Compulsory Purchase Order (CPO) power is flagged, and no specific intervention is proposed for buildings that remain vacant in the interim. • The submission contends that the Plan references the Town Centre First policy and the Derelict Sites Act but does not commit to using these tools with any urgency. • Further notes Objective TCO 4.6, asserting that the wording 'pursuing' could be a timeframe that could mean a decade of inaction. • Submission requests : Commit to: (a) engaging the Derelict Sites Register process for identified vacant and derelict buildings within 12 months of the plan's adoption; (b)

Sub. No.	Name	Summary of Submission
		preparing and adopting a Town Renewal Masterplan within two years; and (c) applying for funding under the Vacant Homes Action Plan and any successor Towns and Cities Infrastructure Investment Fund specifically for the Chapel Lane/Main Street cluster. **The Central Issue: Sequential Logic and the Needs of the Existing Community** • The submission raises that that the current population is already inadequately served across four critical areas of social infrastructure: education, healthcare, open space and sport, town centre vitality. • It is further asserted that the Plan's delivery mechanisms for remedying these deficits are, across the board, weak. The Plan's delivery mechanisms rely on private developers, on 'engagement' with State departments, on 'seeking funding' from competitive funds, and on aspirational objectives with no timelines and no binding conditions. • The Planning and Development Act 2024 requires that development plans be consistent with the proper planning and sustainable development of the area, it is not consistent to invite significant additional population into a settlement whose existing residents are already under-provided with schools, healthcare, open space and a functioning town centre. • The submission raises that the distinction between aspirational zoning and binding, sequenced infrastructure delivery is the difference between a plan that works for residents and one that works against them. **Summary of Requested Amendments** • Education: Binding sequential trigger linking commencement of residential development in KDA's to confirmed planning consent and commencement of construction on school expansion and new school sites (E1, E2, E3). • Healthcare: Specific zoning of a site for a primary care centre, inclusion in the Infrastructure Delivery Schedule with a short-term timeframe and confirmed engagement with the HSE primary care capital programme.

Sub. No.	Name	Summary of Submission
		• Amenity Park: Inclusion of Phase One of the Sallins Amenity Park in the Infrastructure Delivery Schedule as a short-term deliverable with identified funding, a responsible party, and a condition linking occupation of Willows KDA homes to its delivery. • Vacant commercial buildings: Commitment to engage the Derelict Sites Register within 12 months, prepare a Town Renewal Masterplan within two years, and pursue available funding for the Chapel Lane/Main Street cluster. • Electricity: A firm timeline from ESB Networks for upgrading the Sallins 38kV substation - already operating at capacity - before significant new residential development is permitted.
5	**David Monaghan**	The issues raised in the submission are as follows: Establishing a public Primary Care Centre (PCC) in Ireland is managed by the Health Service Executive (HSE), the submission outlines key criteria for establishing a PCC as follows: **<u>Population Size and Density:</u>** • Centres are designed to serve catchment area of 7,000 to 10,000 people. • It is stated that Sallins will have population close to 10,000 as per the Plan. • Sallins has areas of social deprivation classes as "Disadvantaged" as per the 'Pobal' Deprivation Index (2022) and areas with high social deprivation, high numbers of medical card holders, or high age profiles are often prioritised. **<u>Service Integration:</u>** • GPs, Public Health Nursing, Physiotherapy and Occupation Therapy, Mental Health Services and Dental Care can be co-located in a single, modern and purpose designed facility – under one roof. • Current health infrastructure in Sallins is fragmented, and the town requires an additional "9 GPs".

Sub. No.	Name	Summary of Submission
		Access and Infrastructure: • The site must be accessible via public transport and support existing/future road networks. • Bus route 139 passes the proposed lands at "The Willows" and is also located near the train station – where some existing/future bus routes terminate/will terminate (e.g. Local link services and proposed new NTA (TFI) routes (Route 130). **Existing GP Coverage:** • The HSE addresses areas where current health services are insufficient, fragmentated and require consolidation. • The fragmented nature of existing services in Sallins and the need for 9 additional GPs should be a factor in considering a new healthcare facility.
6	**Stephen Leonard**	The issues raised in the submission are as follows: • Concerned over the proposed loss of playing pitches currently used by Sallins Celtic FC. • Lands being zoned for development without any guaranteed alternative provision. • The continued existence of the club will be in serious doubt, and the loss of such facilities contradicts the Plan's objectives around health, wellbeing and social infrastructure. • Submission urges the Council to ensure no existing sports facilities are lost without prior delivery or improvement replacement pitches. • Asserts the Plan does not adequately address deficits in essential services such as additional school places in local schools that are oversubscribed (including need for ASD classes) and healthcare provision is insufficient with limited GP capacity. • Submission requests the Council prioritise the delivery of recreational infrastructure, education and healthcare in advance of further residential development.
7	**Marcus Lannigan**	The issues raised in the submission are as follows:

Sub. No.	Name	Summary of Submission
		• The expansion of Sallins and its rapid population growth has not been matched by the delivery of essential community infrastructure and provision is inadequate for a town of this size. • Asserts the local school is operating at full capacity, there is only one GAA pitch, one playground, one soccer pitch (privately owned and subject to development) and there is no dedicated community centre. • Level of provision is inadequate. • Community infrastructure needs to be prioritised ahead of, or with, further housing development. • States the community requires additional playing pitches (GAA, soccer and multi-use), public playgrounds and recreational spaces, a fully serviced community centre, allotments, safe walking paths and greenways, youth facilities (such as skate parks). • Further states these amenities are necessary for quality of life and align with the objectives of the Health Ireland Framework 2013-2025. • People of Sallins deserve a balanced approach to growth which ensures the town can flourish and thrive rather that placing increasing strain on already limited resources.
8	**Olavo Xavier**	The issues raised in the submission are as follows: • Supports the principle of planned, sustainable growth for Sallins. • Concerned that the wording around social infrastructure being delivered "in tandem" with population growth is too vague. States the Plan correctly identifies that Sallins required additional school places, childcare, GP provision, open space, play areas, sport facilities and community facilities but identification of need is not the same as delivery. • Further states historically Ireland has seen housing occupied long before facilities are open and Sallins should not repeat this pattern. • Requests that the Plan be amended so that "in tandem" is clearly defined "prior to occupation or prior to defined occupation thresholds". • Further requests the plan includes: - Clear phasing triggers linking housing to delivery of social infrastructure

Sub. No.	Name	Summary of Submission
		- No large residential phase to proceed unless school, childcare, healthcare, open space and community facility has been assessed and secured - A requirement for each major planning application includes a Social Infrastructure Capacity Statement - Annual monitoring by KCC comparing housing delivery with delivery of schools, childcare, healthcare, community facilities, open space, sport facilities and play areas - Stronger wording requiring social infrastructure to be operational and accessible (not merely planned, zoned or proposed).
9	**Olavo Xavier**	The issues raised by a resident of Sallins in the submission are as follows: • States the plan must protect both existing and future residents by ensuring essential services are delivered at the right time. • Asserts concerns about population growth and pressure on schools, GP services and childcare of which Sallins already has limited local provision. • States Sallins has only one primary school, no post-primary school, limited GP availability and significant childcare demand and future residential development will increase demand immediately. • Welcomes that the plan recognises the need for additional provision but should go further to not simply add population first and solve deficit later. • Requests that the plan include a specific Schools, Childcare and Healthcare Delivery Test for all residential development in Sallins and each major planning application would demonstrate: - The expected number of children and families arising from the proposed development - Existing childcare capacity and waiting-list pressures - Existing GP capacity and whether local practices are accepting new patients - How additional demand will be met - Which facilities are already operational, funded, permitted or under construction

Sub. No.	Name	Summary of Submission
		- The maximum number of homes that may be occupied before additional services are delivered. • Further requests KCC consult with the Department of Education, HSE, local GP practices, childcare providers and local schools before permitting large residential phases. • Asserts Sallins should not be placed in a position where residents are told that schools, doctors, childcare will arrive eventually while population has already increased.
10	**Olavo Xavier**	The issues raised in the submission are as follows: • Concerns over MATO 8.8, which states that vehicular access for any future development of the mixed-use lands immediately south of the train station should be accessed by The Waterways development. • Concerned that any new vehicular access must not turn the estate into a through-route, rat-run, construction access route, delivery route, overflow parking area or station-related traffic route, it is a residential area. • Concerned over the impact on the residents and that additional development traffic could affect safety, noise, parking, residential amenity and quality of life. • Requests that MATO 8.8 be amended to include explicit safeguards and additional access to/from The Waterways be subject to: 1. A site-specific Traffic and Transport Assessment. 2. A residential amenity impact assessment. 3. A road safety audit. 4. Traffic calming measures designed before occupation. 5. No through-route function for general traffic. 6. No construction traffic through The Waterways unless explicitly assessed and agreed. 7. Parking controls to prevent overspill from the train station or mixed-use development. 8. Safe pedestrian and cycle priority, including crossings and reduced vehicle speeds.

Sub. No.	Name	Summary of Submission
		9. Consultation with residents of The Waterways before any access arrangement is finalised. • Further requests that the wording be changed from simply requiring access "from The Waterways development" to requiring that any such access must protect the residential character, safety and amenity of The Waterways and connectivity should not come at the expense of existing residents.
11	**Community Campaigner David Barton**	Submission contains an attachment and the issues raised in the submission are as follows: • The submitter outlines his role as a community campaigner promoting both the existing Built Historic Environment and Traditional Vernacular Architecture (TVA) / Traditional Architecture as a key feature across UK-wide local authorities. States that the submission is considered to be consultation feedback who hopes that it represents an 'umbrella representation' for various merits outlined including Placemaking and Greenery Proposals. • Asserts that Traditional Architecture Design Codes should be a central component across this consultation and its various chapters and sections especially concerning new construction. Further asserts it performs strongly on economic, ecological and environmental grounds as can be attested to by academic studies and figures that corroborate this. • Submission outlines the background of the submitter including successful campaigns in the UK to promote and protect historic buildings. • States that the submission provides 32 Appendices. It is noted that these have not been included with the submission. However, hyperlinks to websites have been provided for the majority. • Submission calls for the establishment of design codes based on TVA principles and that local authorities should partner with key stakeholder organisations. Outlines a range of suggestions about to policy in this regard, including the non-demolition of pre-1950s buildings.

Sub. No.	Name	Summary of Submission
		• Regarding conservation areas, the submission outlines the need for enhanced conservation efforts in designated areas. Outlines a range of suggested actions including a streamlined process for listed building consent, the preservation of historic street furniture and financial incentives for maintaining/restoring buildings. • Highlights role of historic buildings in combatting climate change and suggests a range of actions, including a focus on increasing the stock of carbon-rich old buildings, retrofitting historic buildings and financial incentives for the demolition of carbon poor contemporary buildings. • Outlines actions that could be taken on historic buildings including the creation of a Designated and a Non-Designated Heritage Asset List and a scheme to rebuild long lost buildings. • Suggests a range of actions that can be taken to promote traditional value architecture. • Regarding to the planning system, the submission emphasises the need to identify applicants which have a history of harming civic heritage and states that this should be a consideration in the granting of permission. Requests Local Authorities to collaborate with the community and heritage bodies to give these people a voice. • Submission concludes by identifying a range of miscellaneous issues which are aimed at supporting the historic built environment. These include support for well-designed car parking, the utilisation of specialist skills and the creation of a Top 10 Buildings at Risk Register.
12	**Pamela Cranks**	The issues raised in the submission are as follows: • Concerns regarding the timing, balance, accuracy, and impact of development particularly in relation to infrastructure delivery, residential amenities, healthcare and community needs. **Infrastructure delivery:** • Housing to be delivered ahead of critical infrastructure and services such as schools, roads and healthcare may lag behind which is the current trend in Sallins.

Sub. No.	Name	Summary of Submission
		• Asserts clear commitments are needed on infrastructure prior to new development, especially Phase 1 of all developments (a creche per phase is bare minimum) and height restrictions on future town centre buildings. **Traffic:** • Congestion is already evident around the railway station, the school down to Church Ave which makes the junction at R407 unsafe. • Asserts grave concerns that Phase 1 of Willows KDA relies on already constrained R407. **Sallins Amenity Lands and Community Facilities:** • Sallins Amenity Lands is now at a critical point to support population growth. • Concerned over delivery timelines and government funding will not be enough to cover increased construction costs. • Requests integration with local clubs, with a permanent home base for Sallins Celtic soccer team guaranteed and a clear and definitive timeline provided. **Schools, Child Safety and Capacity:** • Congestion issues at school drop off and collection times. • The temporary Park n Stride locations should be permanent. • Submission also requests Park n Stride locations are formally identified and designed into road network. • States not all people can walk to school or local services the Park n Stride gives an inclusive, practical solution for everyone. • The school is already under pressure and with significant population a new primary school is needed and should be delivered with early housing phases. **Industrial/Warehousing and Residential Amenity:**

Sub. No.	Name	Summary of Submission
		• Concerned that warehousing would overlook the back gardens of houses in existing residential areas (Bodenstown and Hillview) with unsightly visual impact, increase in noise and HGV activity and lighting impacts. • Requests consultation with residents of the area, height restrictions are applied, distance buffer zones defined, controls on noise, lighting and hours of operation to protect existing wellbeing of residents. **Healthcare and Social Infrastructure:** • The plan identifies a need for additional GPs which is already an urgent reality but relies on private delivery and is concerned vital healthcare may lag behind development. **Town Centre Health Check and Delivery Reference TCO 4.6:** • States the plan proposes a Town Renewal Masterplan including a Health which already exists and cost 30k in consultation fees, which would be a waste of taxpayers' money and duplicates existing work. **Arts and Cultural Facilities:** • States the Plan lists four arts and cultural facilities but is unclear and may not reflect reality. • Facilities are limited and include the scout's den and community centre requiring refurbishment. **Tourism, Visitor Access and Parking:** • States the Plan promotes tourism growth, particularly around the canal and greenway but has concerns that external visitor parking is not adequately addressed and car-based tourism demand is not planned for, only local walkers and commuters.

Sub. No.	Name	Summary of Submission
13	**Simona Di Magno**	The submission welcomes the preparation of the plan and focus on compact growth, town centre regeneration and sustainable development but has some key concerns as follows: **Infrastructure and Phasing** • Asserts development must be phased and tied to timely delivery of infrastructure with clear commitment by developers as existing services (schools, healthcare, childcare and recreational facilities) are already under pressure. **Social Infrastructure** • Clear deficits in education, healthcare and community facilities and delivery of such infrastructure needs to be prioritised with funding secured and implementation commitments from developers. • Requests another primary school, a new secondary school, more preschool places, a health centre (see Caragh village), a community centre, community recreational spaces, safe walkways, sports infrastructure, play areas (see Cairns development in Blessington). **Transport and Connectivity** • Outlines car dependency and traffic congestions remain significant issues and main street is not pedestrian friendly. • Requests active travel infrastructure and improved connectivity and a reduction of dangerous through-traffic in town centre. Suggests slow down measures are implemented that are not just ramps and states smaller French villages are great at this. **Town Centre Regeneration** • States regeneration strategy is positive but needs to be prioritised especially around reusing vacant buildings and would welcome a community/art centre as a focal point for Sallins (see TSEAC in Naul village).

Sub. No.	Name	Summary of Submission
		• Asserts town has a neglected appearance compared to Straffan or Johnstown (where public space is maintained to a higher standard and contributes positively to overall environment). • Further states the canal is an underutilised asset with potential to serve as a central focus for future development to enhance tourism and support local employment opportunities.
14	**Shane O'Neill**	• The submission supports the findings of the Social Infrastructure Audit (SIA) specifically Table 3.1 which identifies the requirement for an additional 385-460 primary school places over the plan period and beyond. • The quantified requirement is highly significant as the existing primary school is insufficient to meet the needs of the current and projected population. • Welcomes the zoning of E1 Community and Education (lands for the expansion of St. Laurence's National School) and E3 Community and Education (lands for an additional primary school). • Asserts the inclusion of these lands with the identification of the Department of Education and Youth as the delivery mechanism, represents a clear pathway for addressing the deficit. • The issues outlined in the submission are outlined below: **<u>Importance of Early Activation of the E3 Site</u>** • Requests that the final Settlement Plan includes strengthened wording to: - Prioritise early engagement between the Council and Department of Education regarding the E3 site. - Ensure delivery of the additional primary school is aligned with early phases of residential development. - Recognise that delay in securing and activating this site will compound existing pressures on school places for families in Sallins.

Sub. No.	Name	Summary of Submission
		• Asserts the E3 lands are a critical and necessary component of the plan as it is unlikely the expansion of the existing school alone can adequately address future demand. **<u>Alignment with Population Growth and Residential Development</u>** • Requests the final Settlement Plan: - Strengthens the commitment of the delivery of the E3 additional primary school site. - Prioritises early engagement with the Department of Education on this matter. - Ensures that educational infrastructure delivery is closely aligned with residential growth. - Recognise that new provision should take account of the evolving educational preferences of the local community. • Asserts without timely provision of educational infrastructure, families are increasingly required to seek school places outside their community, contrary to sustainable settlement planning principles. • Further requests that educational infrastructure be referenced as a priority in phasing and implementation sections of the final plan and engagement with Department on new provision to reflect the diversity of educational preferences including demand for multi-denominational education models.
15	**Aurélio Guedes**	The issues raised in the submission are as follows: • Strongly objects to further large-scale builds until existing infrastructure deficit is addressed. • States for a community to be sustainable, "roofs" must be matched by "roots" and wants Sallins to grow sustainably. • Urges the planning department to condition any further residential permissions on the simultaneous (or prior) delivery of: 1. Enhanced road management and bypass solutions. 2. Dedicated community hubs and recreational facilities. 3. Commitments for increased school enrolment capacity.

Sub. No.	Name	Summary of Submission
		• States currently Sallins is at a breaking point in several key areas: **<u>Transportation and Traffic Congestion</u>** - The current road network is unable to sustain the existing volume of commuters - Gridlock: Quality of life and emergency vehicle access is affected as traffic has become nearly impossible. - Public Transport: The frequency and capacity of bus/rail services must be expanded before thousands of new residents are added. **<u>Essential Services and Amenities</u>** - Education: Local schools are exceeding capacity, and new residents require guaranteed school places. - Recreation: Absence of adequate green spaces, public parks and modern sports/gym facilities. - Security: There must be a proportional increase in local Garda presence and community security measures. **<u>Sustainable Planning Principle</u>** - The "Infrastructure First" model is essential: adding further high-density residential units to a struggling town will lead to degradation of the area.
16	**Ronan O'Connell**	The issues raised in the submission are as follows: **<u>Purpose of the submission</u>** • Concern regarding the methodology applied in the Settlement Capacity Audit (SCA) and the zoning decisions that flow from it in relation to the treatment of sites 5, 6 and 10 relative to sites 4, 7, 8 and 9. **<u>The Core Concern</u>**

Sub. No.	Name	Summary of Submission
		• The concern relates to the prioritisation of zoning Sites 7, 8 and 9, which are located outside the settlement boundary for residential development, while retaining Sites 5, 6 and 10 that are located within the existing Sallins LAP boundary, in their existing non-residential zonings. • States that this is directly inconsistent with the sequential approach mandated by national and county planning policy. **<u>The Sequential Approach Requires Lands within the Existing Boundary to be Prioritised.</u>** • Submits that NPF (2025) is clear in establishing a policy priority for compact growth. NPO 3a provides that development should be directed towards the consolidation of existing built-up areas, including the regeneration and reuse of under-utilised lands, ahead of outward expansion and this is a clear national policy direction rather than a discretionary preference. • States that where outward expansion is proposed in circumstances where suitable lands exist within the existing settlement footprint, a clear and evidence-based justification is required. • States that the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) issued under Section 28 of the Planning and Development Act 2000 (as amended) provide further guidance on the application of compact growth principles. • States that the Guidelines describe compact growth as encompassing the consolidation of the existing built-up footprint, the efficient use of available land within settlements, and the avoidance of leapfrogging and fragmented development patterns. • States that Kildare County Development Plan 2023-2029 reflects these national requirements through its Core Strategy compact growth policies, its sequential approach to development in the Settlement Strategy, and Policy HSC01 requiring the prioritisation of serviced and serviceable lands within settlement boundaries.

Sub. No.	Name	Summary of Submission
		• Submits that the layered policy framework of the sequential hierarchy for residential zoning decisions is clear: 1. Land within the existing settlement 2. Land contiguous with and adjacent to the existing settlement 3. Greenfield boundary extension only where the above options are exhausted or demonstrably insufficient. • States that the Draft Plan inverts this hierarchy in a material and demonstrable way by zoning boundary-expanding Sites 7, 8 and 9 while passing over Sites 5, 6 and 10, which are within the existing boundary. **<u>The Compact Growth Criterion has been Misapplied</u>** • Agrees with the weighting assigned to Compact Growth in the Settlement Capacity Audit (SCA), which reflects the centrality of compact growth to national planning policy but disagrees with the methodology used in the preparation of the SCA where the compact growth criterion is determined by a single question (measuring walking distance from the town centre), as opposed to the legally binding 2024 Compact Settlements Guidelines, which the submission states, defines compact growth across multiple dimensions including: - Whether the site is within the existing settlement boundary - Whether it is contiguous with the existing built-up footprint - Whether its development would consolidate or extend the settlement - Whether it is enclosed by permanent defensible boundaries - Whether it involves the re-use or intensification of previously developed land - Whether its development would involve leapfrogging over more sequentially appropriate sites - Whether it integrates with existing infrastructure and community services - Whether it contributes to sprawl

Sub. No.	Name	Summary of Submission
		• Submits that none of these dimensions are captured by a single walking-distance metric and the Council fails to apply the compact growth concept as defined in the binding Section 28 Guidelines as it is legally required to follow. **<u>The Perverse Outcome Produced by the Misapplication</u>** • The submission outlines the compact growth scores for all six sites whereby the methodology produced a 50-point average gap, which favoured the three boundary-expanding sites rather than the three sites that are already within the settlement boundary, which methodology it is stated bears no relationship to the policy definition of compact growth. • States that under a policy-compliant assessment, all three sites within the existing boundary would substantially outscore all three sites outside the boundary. **<u>The Zoning Outcome is not Sequentially Justified.</u>** • Submits that the zoning decisions that flow from the SCA produce a settlement strategy that allocates a significant proportion of future housing growth to newly incorporated greenfield lands outside the existing boundary, while retaining land within the existing boundary in non-residential zonings. • The Planning Authority must demonstrate, through a transparent sequential assessment, that the latter sites were considered and found unsuitable or insufficient before the former were zoned and no such assessment is apparent in the published documentation accompanying the Draft Plan. • States that, in the absence of such a sequential assessment, the zoning strategy cannot be considered to have properly discharged the Council's obligations under NPO 3a of the NPF First Revision, the sequential approach requirements of the Kildare County Development Plan, or the compact growth principles of the 2024 Compact Settlements Guidelines. **<u>Formal Requests</u>**

Sub. No.	Name	Summary of Submission
		• The submissions respectfully requests that the Council: - Review and revise the compact growth methodology applied in the Settlement Capacity Audit to reflect the full multi-criteria definition of compact growth set out in Section 1.3.2 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024), rather than a single walking-distance measure from the town centre. - Re-score all ten residential sites against the revised methodology and publish the revised scores with detailed rationale for each criterion applied. - Demonstrate, through a transparent and published sequential assessment, the planning justification for prioritising Sites 7, 8 and 9 – which require boundary extension – over Sites 5,6 and 10, which are within the existing settlement boundary. - Confirm in the CE Report on submissions how the compact growth criterion as applied in the SCA satisfies the Council's statutory obligation under Section 28 of the Planning and Development Act 2000 (as amended) to apply the 2024 Compact Settlements Guidelines.
17	**Fran Nugent**	The issues raised in the submission are as follows: • Submits that it is essential that infrastructure is developed in tandem with any additional housing. • States that Sallins has fallen significantly behind in key areas of infrastructure over the past 20 years. This includes schools, sports facilities, community spaces, road capacity, public transport services, and critical water and sewage systems. • Refers to the delay in delivering the promised community lands in Sallins, which were intended to include GAA and soccer pitches, along with other much-needed sports and recreational facilities, which were not progressed despite the allocation of government funding. • States that given the existing infrastructure deficits and the lack of progress on previously committed community amenities, it is difficult to support further housing developments in Sallins.

Sub. No.	Name	Summary of Submission
		• Seeks the prioritisation of the delivery of essential infrastructure and the completion of the community lands before approving additional residential development.
18	**Marc Jones**	The issues raised in the submission relate to the following issues: **<u>Primary and Secondary Education</u>** • States that local primary schools are already operating at or near capacity and access to secondary schools in Naas is increasingly uncertain. • Welcomes the identification of land for future schools but without clear timelines for delivery, this does not address the immediate and short-term needs of growing families. • There must be firm commitments that new schools are delivered in advance of, or at a minimum, in tandem with any new houses. **<u>Safe Access to Schools</u>** • Immediate need to improve safe access routes to existing schools. • Current crossing points, particularly at Church Avenue and the R407, are heavily congested and present safety risks. • Recent land acquisitions between the school and the railway line present an opportunity to deliver a dedicated pedestrian and cycle route directly into the rear of the school. • Seeks the prioritisation of this as a key active travel and safety intervention to St. Laurence's NS. **<u>Healthcare and GP Access</u>** • Urgent need to prioritise the delivery of primary healthcare facilities, not just identify them, access to GP services is already extremely limited. • Acknowledges that the Social Infrastructure Audit (SIA) identifies the need for additional GPs, but this must translate into reality. **<u>Childcare Provision</u>**

Sub. No.	Name	Summary of Submission
		• Childcare is another critical pressure point, and additional housing will significantly increase demand. • No guarantee that sufficient childcare spaces will be delivered alongside early phases of development. • Childcare provision should be required as part of Phase 1 delivery of new residential areas, not left to follow development at a later stage. **<u>Traffic and Access/The Willows KDA</u>** • States that the scale of the proposed development at The Willows KDA raises serious concerns regarding traffic congestion • R407 route, already under pressure, especially at peak times. • The addition of a large volume of housing without a dedicated alternative access route will worsen congestion and impact road safety. • Consider a separate strategic access route, potentially running parallel to the M7 with connectivity to the Naas/Johnstown (Junction 9) interchange and states that without this, the development risks undermining the Plan's own objective of sustainable movement (Section 8). **<u>Town Centre Character and Building Heights</u>** • Submission refers to the character of Sallins, particularly, along the canal and town centre, which is defined by low rise, human-scale development and this is a key part of the town's identity and attractiveness. • New development in the town centre should remain low rise and in keeping with the existing built form and similar to the scale and character seen in villages such as Straffan. • States that introducing taller or inconsistent building heights risks creating a disjointed and visually intrusive environment.

Sub. No.	Name	Summary of Submission
		Vacancy and Regeneration First • Suggests that the existing vacant and underutilised premises within Sallins Town Centre and in the Waterway should be prioritised for redevelopment and occupancy before additional large scale new commercial builds are introduced. • States that a stronger focus on reusing and revitalising existing structures would better support the vitality of the town centre and align with sustainable development principles. **Recreation and Youth Facilities** • Submission states that while the plan refers to open space and the amenity lands, there is a lack of clear timelines and accessible facilities for children and teenagers. • States that there is a need for a skate park, outdoor basketball courts, multi-use outdoor games' areas, which are essential facilities for young people and should form a core part of community infrastructure, not optional extras delivered at a later stage. **Employment Lands and Residential Amenity (s.5.2.4 Bodenstown Employment Areas)** • Significant concerns regarding the proximity of these lands to existing residential areas, particularly along the Clane Road, Hillview and Sallins Park. • States that the proposed uses including warehousing, logistics and light industry have the potential to generated increased HGV traffic, noise, lighting and visual impacts. • States that while the Plan refers to high quality placemaking and design frameworks, there is insufficient detail regarding buffering, building heights and separation distances from existing homes. • States that stronger safeguards are required to protect residential amenity, including buffer zones, landscaping, traffic management measures, and restrictions on building scale where developments interface with housing.

Sub. No.	Name	Summary of Submission
		• States that without these safeguards, there is a risk that the quality of life for existing residents will be significantly impacted.
19	**Patrick Byrne**	See Section 6 of the Chief Executive's Report.
20	**Daniel and Caoimhe Owens**	The issues raised in the submission are as follows: **Movement and Active Travel** • Refers to the increase in the number of large heavily laden HGVs driving through Sallins and the noise levels and debris from these HGVs are totally unacceptable and a danger to cyclists or young school children. • Suggests that there should be greater dialogue and joint planning with Irish Rail in the provision of better access roads to the Sallins Train Station, as the current access road on the Sallins side of the station has no safe footpath for pedestrians and states that a wheelchair user who regularly uses this entry is forced to drive on the road with cars leaving the station towards him. • Suggests that the Council can hold Irish Rail responsible to provide a higher standard of public access. **Social Infrastructure** • States that the town hall should be given priority funding over any proposed new community centre, as it is a listed heritage building. • The provision of a youth centre facility in the town hall would dramatically decrease instances of anti-social behaviour in the area, as youths have nothing to do in the area outside of sport. • Supports community building through the provision of a purpose-built football pitch for the local team, which has a membership of 300+. **Sallins Celtic Football Club**

Sub. No.	Name	Summary of Submission
		• Questions why the Plan includes a cricket pitch when a football pitch would have a drastically greater impact in supporting an already established community with a greater need and following and states that members of the community have expressed very real concerns for this becoming a priority. • Concludes by stating that they have great faith that the Plan for Sallins is being made with the best intentions for the community.
21	**Withdrawn**	
22	**Michael Kehoe**	See Section 6 of the Chief Executive's Report.
23	**Mark Devine**	The issues raised in the submission are as follows: **<u>Traffic Impact of the proposed Willows KDA development</u>**. • Submits concerns regarding the traffic impact of the proposed Willows development comprising 796 residential units and extensive amenity and sports lands, all of which are to be served by a single vehicular access off the R407 Naas-Sallins Road. • States that the road is already under significant pressure especially during peak hours and the addition of this scale of development, without any published Traffic and Transport Assessment, raises concerns that the Planning Authority is obliged to address before this Plan is adopted. • Submits that the traffic generated by the proposed large amenity and sports park is added to the traffic generated by 796 homes, the combined transport impact will be substantial bordering on dangerous. • The development can be expected to generate thousands of vehicle movements per day, especially during peak periods and the weekends when the road is always backlogged as it is. The Willows will surely create queuing, congestion and a significant road safety risk.

Sub. No.	Name	Summary of Submission
		• Submission questions if the R407will be widened to accommodate this level of traffic and the cost, engineering feasibility and the timeline for those works must be identified and committed to before this zoning proceeds. • States that the Council cannot zone land for 796 homes and a park on the basis that the road serving it might need to be widened at some unspecified point in the future. • States a single access road at this scale represents an unacceptable risk to emergency vehicle access and states that sports facilities generate regular injury incidents requiring rapid emergency response. • Most planning authorities require a second access point for development beyond 200 to 300 units and that 800 units with an array of sports pitches and courts, a single point of access is very difficult to justify under any reasonable planning standard. • States that their key transport connections including the proposed bridge over the M7, which the submission suggests will cost millions, are by the Council's own admission in paragraph 8.3 of the Draft Plan, "indicative only". • Submits that there doesn't seem to have been any feasibility studies, real designs or costings and the Council must address how the Willows sites achieved such high scores in the capacity matrix. **<u>Questions and Formal Requests</u>** • Confirm whether a Traffic Assessment has been carried out in respect of the residential development and the amenity lands individually and in combination, as required under Section 2.12 and Section 3.4 of the Section 28 Guidelines. If one has been carried out, publish it as part of this consultation process. If one has not been carried out, explain on what basis the zoning is proposed to proceed. • Confirm whether the R407 Naas-Sallins Road will require widening to accommodate the traffic generated by this development. If widening is required, set out the costs, the timeline, and the committed funding source. The Council cannot zone land for 796 homes on the assumption that road works will be delivered at some unspecified future point.

Sub. No.	Name	Summary of Submission
		• Demonstrate how a single access road serving 796 homes and a major public amenity park satisfies the requirements of the Section 28 Guidelines and the TII TTA Guidelines – specifically, that the combined traffic impact can be mitigated to acceptable levels without a second access point. • Confirm that adequate emergency vehicle access has been assessed. • Confirm whether TII has formally consulted during the preparation of this Settlement Plan, as required under Section 11(3)(c) of the Planning and Development Act 2000 and Section 2.2 of the Section 28 Guidelines, and publish any correspondence received. **<u>Settlement Capacity Audit</u>** • The submission notes that the Settlement Capacity Audit (SCA) assigns (the 3 Willows lands) Movement and Transport scores of 90, 83 and 70 out of 100, which are among the highest scores in the Audit for this section, which is truly difficult to understand, as these sites are served by a single access road on an already congested corridor. • Further submits that Site 9 is described as "more land locked and more dependent on the delivery of Sites 7 and 8 for appropriate access and improved permeability" and questions how this site can score anything but 0 in the capacity audit and states that it is hard to understand how these sites could credibly have achieved the scores they did. **<u>Questions and Formal Requests</u>** Explain, the specific basis on which Movement and Transport scores of 70 and 90 out of 100 were awarded to the 3 Willows sites in the SCA and confirm whether the cumulative and combined traffic impact of all three Willows sites together with the amenity lands were factored into that assessment.
24	**The Maritime Area Regulatory Authority (MARA)**	See Section 4 of the Chief Executive's Report.

Sub. No.	Name	Summary of Submission

25	**Joe Lenehan**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the provision of football (soccer) pitches in Sallins.
		• Lands currently used by Sallins Celtic Football Club for training and matches are located within areas proposed for residential or mixed-use development.
		• The Draft Plan does not refer to Sallins Celtic Football Club operation or identify the clubs existing pitches.
		• The Draft Plan does not provide any specific commitment to replace the pitches and there is no inclusion of a policy safeguard preventing the loss of existing football facilities before replacements are delivered.
		• The submission notes the facilities of the proposed Sallins Amenity Lands and asserts that no sport is specified, no number of pitches is stated, no allocation to existing clubs and no delivery timeline or phasing is set out.
		• The amenity lands do not provide certainty that Sallins Celtic Football Club will be accommodated or that suitable replacement pitches will be available when needed.
		• Without guaranteed pitch provision:
		  • Children and young people will lose access to organised sport, long-established community club will be displaced, pressure on already limited sports facilities will increase, and promised future infrastructure may lag years behind development.
		• National and local planning policy states that social infrastructure must be delivered in tandem with development, not after it.
		• Requests the Plan be amended to include a clear, binding policy objective that:
		  • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully delivered, operational and available for the exclusive use of Sallins Celtic Football Club.
		  • This should include, at a minimum: properly sized grass and/or synthetic football pitches, safe access, parking and changing facilities, certainty of tenure for the club,

Sub. No.	Name	Summary of Submission
		delivery in advance of or in parallel with any development that would displace existing pitches. • Growth of the town must not come at the expense of existing community organisations. • Sallins Celtic Football Club future should be secured, not left uncertain.
26	**Withdrawn**	
27	**Withdrawn**	
28	**Coleman Swan**	See Section 6 of the Chief Executive's Report.
29	**Daniel and Caoimhe Owens**	The issues raised in the submission are as follows: **Town Centre Zoning – Parish Field** • The submission refers to the proposed town centre zoning for a site situated between the railway terrace and the town hall, the former "Parish Field" and states that it is a highly sensitive area of built heritage of significant value to the area. • The submission asserts that the town centre zoning is completely inappropriate for such a sensitive area of Sallins, it being the entry point to the village itself for the majority of the tourists travelling by rail. • The submission refers to the long-term plan which intends to support and attract tourists to Sallins and questions why it has been deemed appropriate for the tourism value of the area to put housing here on top of heritage structures. • The submission strongly contends that the construction of housing in this field will significantly diminish the tourism and heritage value of the area. **Movement and Active Travel** • The submission suggests that prioritising a new access road for rail users and a pick-up and drop-off point with bike racks for the school, including a small green area, which the

Sub. No.	Name	Summary of Submission
		school and locals could also make use of would be a far better and less damaging use for the Parish Field site. Submission states that this may also be a far more cost-effective use of the site considering the streams running through this field will pose a considerable headache for any planned developments.
30	**Kildare Green Party**	The submission was submitted by Trish Ní Fhoghlú on behalf of the Kildare Green Party. The submission supports the overall vision for Sallins but wishes to highlight points for consideration in relation to social infrastructure, town regeneration, active travel, biodiverse and green infrastructure. The issues raised in the submission are as follows: **Social Infrastructure** • Permissions in the KDAs should be legally contingent on social infrastructure being delivered in tandem with residential development. • Ensure the timely provision of childcare and education is strictly enforced through planning conditions. • Submission suggests that Braithewaite House (referred to as Home Farm House in the Plan) should pass into public ownership. • Prioritise it as a community centre with dedicated youth spaces, a meeting room for use by many volunteer groups, and a venue for Comhaltas to host subsidised classes so that Sallins can be part of the trad music scene. • It could also be an anchor building for Cill Dara le Gaeilge. • States that to rebuild trust in the community, the community lands should be progressed immediately. **Sallins Celtic Club**

Sub. No.	Name	Summary of Submission
		• Sallins Celtic has disappeared off the map, it is a large club run by volunteers that is chronically underfunded. • Land at the Sallins Amenity Land (which must go ahead) hasn't even been promised to them. • Could be provided in the Willows along with Sallins Athletic Club or on the Sallins Link Road. **Willows KDA** • The cricket ground does not appear to be favoured by residents. **Primary Care Centre** • The submission supports the call by Mr. David Monaghan (Submission No. 1) for a Primary Care Centre (PCC). • Clear healthcare deficits. • More than justified given that the Sallin and Clane area has a population of 28,000 persons. **Blue and Green Infrastructure** • Submission requests that more native forests be planted as a lot of hedging was lost along the land adjacent to the Sallins Link Road. States that a public wooded area behind Braithewaite House would complement the Sally garden and support biodiversity. States that there is scope for woodland as a sound barrier to the M7 on Willows KDA site. The submission welcomes the likelihood of wetlands in the amenity lands, as a support for nature restoration. • States that Na Solláin provides safe haven for healthy bat populations and the Council could replace street lighting in key areas to the bat-friendly LED, which is less disruptive to nocturnal wildlife and allows bats to navigate and forage effectively, reducing the fragmentation of their habitats. The submission contains a link to a bat-friendly project in

Sub. No.	Name	Summary of Submission
		Gladsaxe, Denmark. The submission suggests that planning conditions on new housing developments from now on could include swift bricks to support biodiversity. **Movement and Active Travel** • Connectivity to Clane is not mentioned in the plan – gaping error. Clane and Sallins are sister towns as much as Sallins-Naas. • The industrial/warehousing park at the entrance roundabout, can only happen with a huge CPO to link Sallins properly to Clane with an expanded R407 or a specific active travel route for buses, bikes and pedestrians parallel to it, perhaps linked to Monread over the M7 where the proposed bridge is to be built. • The 139 is a good service but needs to be more frequent Monday-Saturday for people to use it to access Maynooth University and the business park there. • Welcomes the idea to have a new entrance to the railway station and suggests a one-way loop would be ideal. • Services need to increase at key times, weekend schedules are insufficient. • Prioritise 'Filtered Permeability' between older estates and the town centre to encourage walking and cycling over short car trips. • The newly acquired public land purchased from the church should involve safe active travel routes to the school and railway station. Ideal to have a one-way system for cars to enter the station here and leave via the proposed entrance before the cottages just before the current, difficult entrance. • Needs to be more pedestrian crossings including pelican crossings generally, especially around the town centre. • Paved square where the Sallins post office was. • Pedestrianised area where Grand Canal stores are located and less street parking generally. • The footbridge adjacent to the Canal Bridge and the Odlum's site, which should be started immediately.

Sub. No.	Name	Summary of Submission
		• A walkway from the canal blueway to Kerdiffstown Park should be a significantly smaller project compared to some of those mentioned in the Plan. • That the footbridge adjacent to the Canal Bridge and the Odlum's site be started immediately. • Install speedbumps on the Sallins Link Road. • Suggests the naming of some streets and roads in Sallins after women with attractive signage. **Herbata Data Centre** • Submission states that it is erroneous not to consider the stress on infrastructure which will occur if the Herbata data centre (in Naas) is built (notes judicial review) and is the antithesis of sustainable living. States that downsides include noise, usurping of water, pollution from gas-powered turbines. **Vacant Buildings** • Local government must provide clearer incentives for the appropriate reuse of vacant or underutilised buildings. The submission refers specifically to those along the canal front to create a more vibrant evening economy. **Mixed-Use Developments** • The submission states that permissible developments are generally mixed unit development for the past two decades and that the model is failing. • Often too large to manage and where defects exist there is no appetite to call back the developer where deficits exist – recourse unattainable. • Developments need to be smaller, more manageable units and suggests that apartments with lifts should be separate to other types of development which can be managed more effectively when separate.

Sub. No.	Name	Summary of Submission
		Infrastructure and Environmental Services • Submission refers to the Upper Liffey Valley sewage scheme has been completed at a cost of 38 million+ and included a further 9km of rising mains and pump stations at Sallins, Monread and Clane. • The timeline of the proposed extra funding allocated to the ESB and Uisce Éireann is not clear and questions if it will be enough to cater for increased housing populations and data centre. • Drainage and Flood Risk - The surface water management strategy is critical and adherence to IEO 9.5 is vital to prevent downstream flooding. The submission requests an increase in the number of monitors of water, air and particulate matter pollutants, as the nearest is in Naas. • Refers to the Morrell River and the EU Water Framework Directive (WFD), and states that we must achieve 'good ecological status' for all inland surface waters by 2030. **Education** • St. Lawrence's National School is at 100% capacity. There needs to be a second primary school. • Consideration should be given to a bunscoil or dual language medium school on the same site, with an Autistic unit as this is also lacking. • Students who are denied places in St. Lawrence's NS go to four other primary schools in Naas and Caragh.
31	**Brian McGrane**	The submission is concerned with the future of Sallins Celtic Football Club, which are based in Sallins for almost 30 years. Lands currently used by Sallins Celtic Football Club are located within areas proposed for residential or mixed-use development. • The Draft Plan does not refer to Sallins Celtic Football Club, identify the clubs existing pitches, provide any specific commitment to replace the pitches or include a policy

Sub. No.	Name	Summary of Submission

		safeguard preventing the loss of existing football facilities before replacements are delivered.
		• The submission notes with respect to the proposed Sallins Amenity Lands that no sport is specified, no number of pitches is stated, no allocation to existing clubs and no delivery timeline or phasing is set out.
		• The amenity lands are welcomed. However, the amenity lands do not provide certainty that Sallins Celtic Football Club will be accommodated or that suitable replacement pitches will be available when needed.
		• Without guaranteed pitch provision:
		  • Children and young people will lose access to organised sport, long-established community club will be displaced, pressure on already limited sports facilities will increase, and promised future infrastructure may lag years behind development.
		• National and local planning policy states that social infrastructure must be delivered in tandem with development, not after it.
		• It is requested that the Draft Sallins Settlement Plan be amended to include a clear, binding policy objective that:
		  • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully delivered, operational and available for the exclusive use of Sallins Celtic Football Club.
		  • This should include, at a minimum: properly sized grass and/or synthetic football pitches, safe access, parking and changing facilities, certainty of tenure for the club, delivery in advance of or in parallel with any development that would displace existing pitches.
		• States that growth of the town must not come at the expense of existing community organisations. Sallins Celtic Football Club future should be secured, not left uncertain.
		• Notes that the impact sport can have both individually and collectively on young impressionable children. Team games builds long lasting friendships and is positive for

Sub. No.	Name	Summary of Submission
		both participants and parents mental health. It would be a catastrophic blow to the village if this outlet was lost due to lack of facilities to train and play on.
32	**Springwood Ltd**	See Section 6 of the Chief Executive's Report.
33	**Paul O'Brien**	The submission is concerned with the proposed residential development on the grounds that the scale of housing being permitted is not being matched by adequate investment in sports, recreation, transport, educational, and wider community infrastructure. • Large-scale housing developments place increasing pressure on existing overburdened amenities and public services. Development must be balanced, sustainable, and supported by the infrastructure necessary to maintain quality of life for existing and future residents. • There is a shortage of sports and recreational facilities and that local clubs and community sports organisations are struggling with limited pitch availability, overcrowded training schedules, insufficient parking, and lack of indoor facilities. Clubs do not have the capacity to absorb continuous population growth without substantial investment in new facilities and land allocation. • Children and young people are increasingly affected by the lack of accessible recreational infrastructure. An imbalanced and unsustainable commuter settlement is created if housing developments are being approved without the corresponding investing in sports / recreational facilities and community centres and youth spaces. • Local infrastructure is already under severe strain and that traffic congestion has worsened due to population growth. • Increased car dependency, pressure on local junctions, parking availability, and pedestrian safety. • It is stated that public transport services particularly bus services and supporting infrastructure have not kept pace with the scale of residential expansion. • The submission raises concerns regarding school capacity and asserts that large scale housing without educational infrastructure will intensify the school capacity issues.

Sub. No.	Name	Summary of Submission
		• Approving of further high-density residential development without ensuring adequate community facilities is inconsistent with planning principles within the National Planning Framework and Kildare County Development Plan. • Further housing development be conditional upon the delivery in advance of funded infrastructure, including sports and recreation facilities, school capacity expansion, transport improvements, and community amenities proportionate to the scale of population growth proposed.
34 **35** **36**	**Donal Mc Mahon** **Mick Murphy** **Kaylee Moore**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development. • The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered. • Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating, a risk that existing pitches could be lost before new ones are in place. • Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches. • Sallins is growing and sports infrastructure needs to be delivered in parallel with development.

Sub. No.	Name	Summary of Submission

		• It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that:
		  • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use.
		  • Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.

37	**Sabrina Ennis**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • The Draft Plan does not identify Sallins Celtic Football Club, or identify the clubs existing pitches, or provide any specific commitment to replace the facilities. • The submission states that there is no clarity on what sports will be catered for, how many pitches will be provided, and whether Sallins Celtic Football Club will be guaranteed access. • It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that: • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use. Requested that the Council formally recognise Sallins Celtic Football Club as a long established community organisation and to ensure its future is protected.
38 **39** **40**	**Eoin Brennan** **Elaine Murphy** **Daniel O Connell**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches.

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	Kenneth Byrne
	David Dongiovanni
		• Lands currently used by Sallins Celtic Football Club are located within areas proposed for development.
		• The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available.
		• The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered.
		• Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating, a risk that existing pitches could be lost before new ones are in place.
		• Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches.
		• Sallins is growing and sports infrastructure needs to be delivered in parallel with development.
		• It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that:
		  ◦ No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use.
		  ◦ Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.

43	**Declan Madsen**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the provision of football pitches in Sallins.

Sub. No.	Name	Summary of Submission

		• The submitter states that the club has been a positive experience for himself and his family.
		• Lands currently used for training and matches are located within areas proposed for residential or mixed-use development under the Draft Plan.
		• The Draft Plan does not refer to Sallins Celtic Football Club operation or identify the clubs existing pitches.
		• The Draft Plan does not provide any specific commitment to replace the pitches and there is no inclusion of a policy safeguard preventing the loss of existing football facilities before replacements are delivered.
		• The submission notes the facilities of the proposed Sallins Amenity Lands and asserts that no sport is specified, no number of pitches is stated, no allocation to existing clubs and no delivery timeline or phasing is set out.
		• The amenity lands are welcomed. However, the amenity lands do not provide certainty that Sallins Celtic Football Club will be accommodated or that suitable replacement pitches will be available when needed.
		• Without guaranteed pitch provision:
		  • Children and young people will lose access to organised sport, long-established community club will be displaced, pressure on already limited sports facilities will increase, and promised future infrastructure may lag years behind development.
		• National and local planning policy states that social infrastructure must be delivered in tandem with development, not after it.
		• It is requested that the Draft Sallins Settlement Plan be amended to include a clear, binding policy objective that:
		  • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully delivered, operational and available for the use of Sallins Celtic Football Club.
		  • This should include, at a minimum: properly sized grass and/or synthetic football pitches, safe access, parking and changing facilities, certainty of tenure for the

Sub. No.	Name	Summary of Submission
		club, delivery in advance of or in parallel with any development that would displace existing pitches. • States that growth of the town must not come at the expense of existing community organisations. Sallins Celtic Football Club future should be secured, not left uncertain.
44 **45** **46**	**Brian Whelan** **Enda Daly** **Denis & Lynne Buckley**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development. • The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered. • Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating, a risk that existing pitches could be lost before new ones are in place. • Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches. • Sallins is growing and sports infrastructure needs to be delivered in parallel with development. • It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that:

Sub. No.	Name	Summary of Submission
		• No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use. • Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.
47	**Gary Richardson**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • The submitter states that the club has been a positive experience for himself and his family. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development under the Draft Plan. • The Draft Plan does not identify Sallins Celtic Football Club operation or identify the clubs existing pitches, or provide any specific commitment to replace the pitches, outline when new sports pitches will be delivered or provide any guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many and type of pitches will be provided, whether Sallins Celtic Football Club will be accommodated with guaranteed access, and when these facilities will be provided. • The submission asserts that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. • The submission outlines that Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches.

Sub. No.	Name	Summary of Submission
		• It is asserted that sports infrastructure is delivered in tandem with residential development, rather than after existing facilities have been lost. • It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that: • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use. Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club and guaranteed access for Sallins Celtic FC.
48 **49** **50** **51** **52** **53** **54** **55** **56** **57** **58**	**Tom Anderson** **Amanda Anderson** **Karen Flanagan** **Gordon Walsh** **Declan Guinan** **Wayne Finn** **Laura Greene** **Chelsie Finnegan** **Jennifer Greene** **Stephen Mitchell** **Sally Kennedy**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development. • The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered. • Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating, a risk that existing pitches could be lost before new ones are in place.

Sub. No.	Name	Summary of Submission
59 **60**	**Simona Di Magno** **Roy Butler**	• Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches. • Sallins is growing and sports infrastructure needs to be delivered in parallel with development. • It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that: • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use. Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.
61	**Ken Davis**	See Section 6 of the Chief Executive's Report.
62 **63** **64**	**Michelle Farrelly** **Carrie Brazil** **Eamonn Leamy**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development. • The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered. • Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively

Sub. No.	Name	Summary of Submission

		excluded due to prohibitive costs and limited availability. Creating, a risk that existing pitches could be lost before new ones are in place.
		• Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches.
		• Sallins is growing and sports infrastructure needs to be delivered in parallel with development.
		• It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that:
		  • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use.
		  • Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.

65	**Kelsey Cunningham**	This submission supports the retention of the existing Open Space and Amenity zoning for the lands at Oldbridge Park estate and was made on the basis of the Submission No. 32 (Springwood Limited). Submission states that the lands, which are zoned 'F - Open Space and Amenity' in the Draft Settlement Plan, should remain this zoning for the following reasons: • The submission asserts that there has been a lot of development and expansion in Sallins and that there is a lack of supporting infrastructure, public services, and community amenities. • States the lands should remain 'F - Open Space and Amenity' for the benefit of existing and future residents, the lands contribute to environmental quality, visual character, biodiversity, and recreational value along the canal. • Submission asserts that there is concern regarding how much green space will remain when considering the large-scale development presented in Submission No. 32. Further,

Sub. No.	Name	Summary of Submission
		the submission contends that high-density development will alter the character of the area and represent unnecessary overdevelopment. • States that roads in the estate are already congested and further large-scale development would place more pressure on traffic, parking, and local services. • The submission outlines that there are insufficient GP services, schools, childcare facilities, and community amenities to cater for the growing population. Further states that residents are experiencing the effects of development occurring without the corresponding investment in services. • Asserts that public transport infrastructure is under significant pressure, train station and commuter services are overcrowded, and that estates such as Oldbridge Park estate are being used for overflow commuter parking. Further states that this has a direct impact on quality of life, traffic safety, and accessibility within established neighbourhoods. • States that the land should be preserved and enhanced as a genuine community amenity, better suited as a public park, community orchard, allotment space, or combination of these uses. Further, states that there is a significant shortage of allotments across Ireland. • Asserts that access to community growing spaces is important for food sustainability, education, wellbeing, and community resilience, as the cost of living and food prices continue to increase. • The submission notes that the land is fenced off and inaccessible to the public and that for the 'F - Open Space and Amenity' to be retained, there should be a commitment to make the land usable and accessible for the community. Open space should not remain closed off to residents. • States that enhancing the land as a public amenity would provide benefits such as, inter alia, opportunities for walking, recreation, biodiversity, community gardening, and passive enjoyment of the canal and waterways setting. • Outlines that the use of the lands as community allotments, orchards, and a parkland would provide social and environmental benefits such as sustainability and local food growing, biodiversity and pollinator-friendly planting, recreational and education

Sub. No.	Name	Summary of Submission
		opportunities, encourage community engagement and wellbeing, preserve green space for future generations, and accessible public open space in a dense urban environment. Further asserts that the uses listed would complement and protect the canal and waterways. • Asserts that if open space is lost, it cannot be replaced. • Requests to retain the 'F - Open Space and Amenity' zoning, reject any proposal for rezoning, and explore opportunities to enhance the lands for the community.
66	**Oswaldo Rojas**	This submission supports the retention of the existing Open Space and Amenity zoning for the lands at Oldbridge Park estate and objects to the proposed rezoning outlined in Submission No. 32 (Springwood Limited). Submission states that the lands, which are zoned 'F - Open Space and Amenity' in the Draft Settlement Plan, should remain this zoning for the following reasons: • The previous planning application (Reg. Ref. 24/60729) was refused, and the proposed rezoning appears to be an attempt to circumvent planning concerns as opposed to address the concerns. **<u>Loss of Designated Open Space and Amenity Lands</u>** • The lands serve as an important undeveloped buffer between the Oldbridge residential estate, the canal corridor, and the railway line and contribute to the visual openness, character, and environmental quality of the area. • The existing zoning was intended to protect the canal corridor and prevent overdevelopment adjacent to established residential areas. • Rezoning would reduce open space and set an undesirable precedent for future encroachment on amenity lands. **<u>Inadequate Local Infrastructure and Public Services</u>** • Local infrastructure has not developed in line with the significant population growth.

Sub. No.	Name	Summary of Submission
		• Existing shortages already for primary school places, secondary school places, crèche and afterschool facilities, GP and medical services. • Additional high-density residential development would place more pressure on local services. • It is not sustainable planning to increase residential density without ensuring supporting infrastructure is in place initially. **<u>Traffic Congestion and Parking Concerns</u>** • Proposed high-density residential development would increase traffic movements, where there are already congestion and the surrounding road network was not designed to accommodate any increased traffic associated with the proposed residential development. • Further states that there is concern regarding, inter alia, insufficient parking provision for residential units, increase traffic congestion and safety risks, access restricted for existing residents, lack of turning and circulation space near the Scout's Den. **<u>Impact on Residential Amenity, Privacy, and Natural Light</u>** • Proposed residential development would overlook existing homes due to height, scale, proximity, multiple overlooking windows, resulting in a loss of privacy. • Residential development would alter the residential character of the area and negatively affect the living conditions of existing residents due to visual intrusion, overshadowing and reduced natural light, increased noise and activity levels. • Lower-density housing would have considerably less impact on neighbouring properties than three-storey apartment blocks. **<u>Conflict with Previous Planning Decisions and Existing Policy</u>**

Sub. No.	Name	Summary of Submission
		• Planning permission refused for development (Reg. Ref. 24/60729) because residential development was not permitted on lands zoned 'F - Open Space and Amenity' and the site served as a buffer protecting the canal corridor and public amenity. • The proposed housing development outlined in Submission No. 32 undermines the integrity of the planning process by attempting to change the zoning after refusal rather than respecting the established planning framework and previous decisions. **<u>Preservation of the Character and Balance of Sallins</u>** • Open spaces are essential for maintaining quality of life, biodiversity, recreation, and visual balance. • Housing delivery should not come at the expense of essential community amenity lands, residential quality, and sustainable infrastructure planning. • Requests to retain the 'F - Open Space and Amenity' zoning and reject any proposal for rezoning.
67 **68** **69** **70** **71** **72** **73** **74** **75**	**Lina Ostberg** **Keith Redmond** **Grahan Dowler** **Pawel Drab** **John McCarthy** **Agnieszka Zbieska** **Megan McGann** **Sarah Sheridan** **Ciara Timmons**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development. • The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered.

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	Tina McCarthy
	Mark Moran
	Teresa Odea
	Michael Breen
	Laura O'Dea
	Shane Meagher
	Adam Berry
	Dillan McLoughlin
		• Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating, a risk that existing pitches could be lost before new ones are in place.
		• Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches.
		• Sallins is growing and sports infrastructure needs to be delivered in parallel with development.
		• It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that:
		  • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use.
		  • Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.

84	**Olavo Xavier**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • States that it is important that housing, transport, community facilities and local services are planned properly. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development under the Draft Plan and there is no certainty relating to what happens to the club before development takes place. • The Draft Plan does not identify Sallins Celtic Football Club or existing pitches, does not confirm where the Club will be relocated, any specific commitment to replace the pitches, outline when new sports pitches will be delivered or provide any guarantee that existing facilities will not be lost before replacements are available.

Sub. No.	Name	Summary of Submission

		• The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, what the costs and booking arrangements will be, and when these facilities will be provided.
		• The submission asserts that the Sallins Amenity Lands could become a regional-style facility where local clubs would face limited availability, high costs, and have no secure long-term access.
		• The submission outlines that Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches. Further to this is stated that any replacement facilities must reflect the real level of current use and future demand.
		• Notes that existing community sports facilities should not be lost before replacements are fully delivered and available.
		  • It is asserted that housing and development should not come at the cost of removing long-standing community infrastructure.
		  • It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that:
		  • No development shall take place on lands currently used by Sallins Celtic FC until suitable replacement football pitches and associated facilities are fully provided, operational and available for use by the club.
		• Replacement facilities should include:
		  • properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, storage, basic club facilities, certainty of tenure for the club or a long – term access arrangement for Sallins Celtic Football Club, and affordable and realistic access arrangements.

85 **86** **87**	**Jake McLoughlin** **Robert Wong** **Ronan Flanagan**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches.

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	Barry Crosbie
	Gerard Murray
	Dara Carpenter
		• Lands currently used by Sallins Celtic Football Club are located within areas proposed for development.
		• The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available.
		• The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered.
		• Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating, a risk that existing pitches could be lost before new ones are in place.
		• Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches.
		• Sallins is growing and sports infrastructure needs to be delivered in parallel with development.
		• It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that:
		  • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use.
		  • Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.

91	**Uisce Éireann**	See Section 4 of the Chief Executive's Report.

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	Mark Doheny
	Shane Doyle
	Gurpreet Singh
		The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches.
		• Lands currently used by Sallins Celtic Football Club are located within areas proposed for development.
		• The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available.
		• The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered.
		• Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating, a risk that existing pitches could be lost before new ones are in place.
		• Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches.
		• Sallins is growing and sports infrastructure needs to be delivered in parallel with development.
		• It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that:
		  • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use.
		  • Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.

Sub. No.	Name	Summary of Submission
95	**Francis Farrell**	See Section 6 of the Chief Executive's Report.
96 **97** **98** **99** **100** **101** **102** **103** **104** **105** **106** **107** **108** **109**	**Kelda Lewis** **Michael Crosbie** **Orla Farrell** **Alice Kayode** **Graeme Crosbie** **Aoife Hand** **Nessa Hand** **Karla Murphy** **Lynn-Marie Cowin** **Jane Crosbie** **Dawn Whelan** **Katarzyna Lazicka** **Sharon Bradley** **Antoinette Rooney**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development. • The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered. • Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating, a risk that existing pitches could be lost before new ones are in place. • Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches. • Sallins is growing and sports infrastructure needs to be delivered in parallel with development. • It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that: • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use.

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		• Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.
110	**Declan Lackey**	The submission notes the Sallins Celtic Pitches.
111 **112** **113** **114** **115** **116**	**Shauna Newey** **Sinead Smith** **Fergus Heading** **Sean Farrell** **Lorcan Madsen** **John Paul Hannafin**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development. • The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered. • Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating, a risk that existing pitches could be lost before new ones are in place. • Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches. • Sallins is growing and sports infrastructure needs to be delivered in parallel with development. • It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that:

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117	**Oliver Smith**	The submission is concerned with the future of Sallins Celtic Football Club, which are based in Sallins for almost 30 years. Lands currently used by Sallins Celtic Football Club are located within areas proposed for residential or mixed-use development. • The Draft Plan does not refer to Sallins Celtic Football Club, identify the clubs existing pitches, provide any specific commitment to replace the pitches or include a policy safeguard preventing the loss of existing football facilities before replacements are delivered. • The submission notes with respect to the proposed Sallins Amenity Lands that no sport is specified, no number of pitches is stated, no allocation to existing clubs and no delivery timeline or phasing is set out. • The amenity lands are welcomed. However, the amenity lands do not provide certainty that Sallins Celtic Football Club will be accommodated or that suitable replacement pitches will be available when needed. • Without guaranteed pitch provision: • Children and young people will lose access to organised sport, long-established community club will be displaced, pressure on already limited sports facilities will increase, and promised future infrastructure may lag years behind development. • National and local planning policy states that social infrastructure must be delivered in tandem with development, not after it. • It is requested that the Draft Sallins Settlement Plan be amended to include a clear, binding policy objective that:

Sub. No.	Name	Summary of Submission
		• No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully delivered, operational and available for the exclusive use of Sallins Celtic Football Club. • This should include, at a minimum: properly sized grass and/or synthetic football pitches, safe access, parking and changing facilities, certainty of tenure for the club, delivery in advance of or in parallel with any development that would displace existing pitches. • States that growth of the town must not come at the expense of existing community organisations. Sallins Celtic Football Club future should be secured, not left uncertain. • Notes that the impact sport can have both individually and collectively on young impressionable children. Team games builds long lasting friendships and is positive for both participants and parents mental health. It would be a catastrophic blow to the village if this outlet was lost due to lack of facilities to train and play on.
118	**Neville Homes Ltd.**	See Section 6 of the Chief Executive's Report.
119	**Neville Homes Ltd.**	See Section 6 of the Chief Executive's Report.
120 **121** **122**	**Magdalena Puto** **Mary Doyle** **James Dixon**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development. • The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered.

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		• Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating, a risk that existing pitches could be lost before new ones are in place.
		• Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches.
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		  • Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.

123	**Sarah Jane Moorhouse**	This submission supports the retention of the existing Open Space and Amenity zoning for the lands at Oldbridge Park estate and objects to the proposed rezoning outlined in Submission No. 32 (Springwood Limited). Submission states that the lands, which are zoned 'F - Open Space and Amenity' in the Draft Settlement Plan, should remain this zoning for the following reasons: • Springwood Limited were refused planning permission (Reg. Ref. 24/60729). • Springwood Limited is attempting to use the settlement plan process to reintroduce residential development on land where it has already been refused. Rather than addressing the previous refusal reasons, they are trying to have the land rezoned to residential use instead.

Sub. No.	Name	Summary of Submission
		• Rezoning of this land from 'F - Open Space and Amenity' to 'C: New Residential' would have negative effects on the local area. • Oldbridge Station experiences significant pressure during peak traffic times and the traffic is unmanageable. • The lands is a space for undisturbed habitat along the canal for wildlife to nest and shelter. • Rezoning the land to 'C: New Residential' would conflict with the County Kildare Draft Biodiversity Action Plan 2026 – 2031 and the lands are one of the few undisturbed pieces of land in the Oldbridge Park estate with access to the canal for bats and other wildlife. • Developing housing on the lands would be unfair to residents, who expected it to be enhanced for the benefit of scouts, the community, and wildlife. • The retention of the lands as 'F - Open Space and Amenity' would prevent developer from damaging the lands. • It is requested to not place the need for housing above the wellbeing of residents. • A recent survey by Quote Devil, it is stated that County Kildare was voted the worse county to raise children. It is further stated that one of the main reasons were lack of open space. • It is impossible to get a place in school or crèche or doctor's appointment, with expected waiting lists. • Infrastructure of the area must be delivered prior to more housing. • There is no local park, and developers are targeting any empty space without considering the necessary infrastructure required. • The main road through Sallins experiences traffic during peak time. • The Draft Plan is an opportunity to protect the green spaces and to address the serious infrastructure issues.

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124
125
	Mollie Daly
	Rahul Prashar
		The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches.
		• Lands currently used by Sallins Celtic Football Club are located within areas proposed for development.
		• The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available.
		• The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered.
		• Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating, a risk that existing pitches could be lost before new ones are in place.
		• Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches.
		• Sallins is growing and sports infrastructure needs to be delivered in parallel with development.
		• It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that:
		  • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use.
		  • Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.

Sub. No.	Name	Summary of Submission
126	**John Algar**	The submission is made by a coach with Sallins Celtic AFC who has a direct, long-standing involvement in the day-to-day operation of the club and knowledge of its importance to the local community. The issues raised in the submission are as follows: • Asserts deep concern that the Plan proposes to zone the existing Sallins Celtic pitches for residential development without securing a suitable permanent home for the club, risking a highly valuable piece of community infrastructure. • Further asserts the club has been serving the community since 1998 and would have a significant social impact if the grounds are lost. • States the proposed rezoning of the existing pitches is inconsistent with key planning principles Protection of Community Infrastructure, Social Infrastructure Delivery, Plan-led Development). • Contends the proposed community park is not a substitute for the club's existing grounds as it does not provide security of tenure, operational control over pitches, or dedicated pitch capacity. The park should be viewed as complementary infrastructure, not a replacement for a club base. • Further contents there is a risk the existing pitches could be lost before alternative facilities are delivered and would result in displacement of club, loss of players/volunteers, and reduction in local sporting provision. **Submission requests:** 1. Zone replacement lands for Sallins Celtic FC. 2. Ensure adequate capacity to accommodate dedicated pitches, facilities (changing rooms, storage, parking) and future growth. 3. Include a phasing condition/objective stating: 'No residential development shall take place on the existing Sallins Celtic grounds until replacement facilities of at least equivalent capacity and quality are fully delivered and operational.'

Sub. No.	Name	Summary of Submission
		4. Ensure protection of the current pitches until replacement infrastructure is in place.
127 **128** **129**	**Sarah Ryan** **Colm Jackson** **Sarah Fitzpatrick**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development. • The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered. • Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating, a risk that existing pitches could be lost before new ones are in place. • Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches. • Sallins is growing and sports infrastructure needs to be delivered in parallel with development. • It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that: • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use.

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		• Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.

130	**Susan Heading**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches.
		• It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that:
		  • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use.
		• Replacement facilities should include:
		  • properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.
		• Requests that Sallins Celtic Football Club future is protected.

131 **132** **133** **134** **135** **136** **137**	**Liam Kennedy** **Magda Frank** **Lisa Lancaster** **Linda Walsh** **Trevor Guilfoyle** **Niall Curry** **Suzanne Rae**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development. • The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football

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138	**Pat Kidney**	Club will be accommodated and guaranteed access, and when these facilities will be delivered.
		• Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating, a risk that existing pitches could be lost before new ones are in place.
		• Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches.
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		  • Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.

139	**Pat Kidney**	The issues raised in the submission are as follows: • Asserts Table 2.2 lists the extant Sallins Wharf and Sallins Pier as 22 units whilst the planning permission is for 18 units (see condition 2 of the Grant Appeal ABP 314749-22) • Further asserts this error is repeated in Table 2.4 – zoning designation C4 has a yield for 22 units. Submission welcomes the F(1) lands remaining zoned as this land is enjoyed by the residents

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140
141
	Paul Cooney
	Shirley Fox
		The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches.
		• Lands currently used by Sallins Celtic Football Club are located within areas proposed for development.
		• The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available.
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Sub. No.	Name	Summary of Submission
142	**Sallins Biodiversity Group**	The issues raised in the submission are as follows: • Asserts rapid conversion of land leads to habitat destruction, fragmentation and degradation if not managed through planning. • States the area is surrounded by agricultural land that lack mature hedgerows and impacts local waterways negatively. • Further states conversion of biodiverse landscapes into built environments removed food and shelter for species. • Contends there may be impacts of new builds through light and noise pollution, trampling, invasive species introduction and changes to water/nutrient cycles. • States adherence to the EU Water Framework Directive (WFD) requires achieving "good ecological status" by 2027 and approx. 40% of Irish water bodies fall short of this target according to studies. The Morell River has a quality status of 'Moderate' and the canal has good ecological potential in Sallins (but not in Naas) and is a delicate ecosystem for wildlife. • Further states the river must be monitored if the aquatic life, including trout, is adapting to its habitat which has been modified by humans and recent biological surveys have indicated a decline in water quality downstream of the Osberstown Wastewater Treatment Plant. Sensitive species like the White-clawed crayfish and the Freshwater shrimp are under pressure and the river remains a vital habitat for Atlantic salmon, brown trout and lamprey however, siltation caused by excessive aquatic plant growth has made gravel beds unsuitable for spawning. • Asserts biodiversity corridors must be maintained and expanded, providing critical habitat for otters, kingfishers and herons and states further vegetation, particularly on the canal is essential. • Outlines there are current issues with blocked drains and drains that empty into the canal and there needs to be an awareness campaign, door-to-door, or an infographic issued to all households to alert people if they have a misconnected drain (and how to fix it).

Sub. No.	Name	Summary of Submission
		The submission recommends: 1. The proposed wetland on the Sallins link road must be realised as wetlands are an excellent habitat for aquatic animals and ecosystems. 2. There are invasive species hotspots in Sallins along the Liffey (buddleia, pigmyweed, Himalayan balsam) and the canal area (Canadian waterweed) and mink populations in the eastern waterway. 3. There is a lack of woodland and request can more native forests be planted elsewhere (in addition to the amenity lands) with lost hedging along lands adjacent to the link road. A public wooded area behind Braithewaite House would complement Sally Garden and there is scope for woodland as a sound barrier to the M7 on the Willows site. Submission states other areas need to be identified. 4. Sallins is a highly rated bat habitat according to Biodiversity Ireland and the Council could replace street lighting in key areas to the bat friendly LED red light and the submission provides a website link to a project from Denmark. 5. Planning conditions to include Swift bricks for all development as a method to support bird populations. 6. SUDS, native tree planting, and less intensive grassland management for sensitive development to enhance biodiversity. 7. Residential planning permission must not encroach on Sally Garden (contains large living willow structure). 8. Make any new residential planning approval contingent on delivery of a Traffic and Transportation Impact Assessment (TTIA) with prior implementation of mitigation measures. 9. Recommends increasing the number of monitors of water, air and particulate matter pollutants. The nearest and only quality sensor is in Naas. 10. Incorporate increased native tree sound barriers.

Sub. No.	Name	Summary of Submission
		11. Adopt a phased development framework and conditionally subject residential development to verification that green amenities have been delivered to standard, and that conditions of EIAs have been respected with periodic ecological health-checks.
143 **144** **145** **146** **147**	**Tracy Kenny** **Chloe Burke** **Deckan Burke** **Eoin Daly** **Jamie Hogan**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development. • The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered. • Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating, a risk that existing pitches could be lost before new ones are in place. • Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches. • Sallins is growing and sports infrastructure needs to be delivered in parallel with development. • It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that: • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use.

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		• Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.
148	**Sallins Community Council**	The issues outlined in the submission are as follows: • States the Plan should honour the civic spirit of Sallins and match it with a planning framework worthy of its community and has concerns about actual delivery of infrastructure. • Asserts no social infrastructure has been provided by KCC since Sallins grew from a village to a town with a seven-folder increase in population since the late 1990s. • Submits that planning permission for additional housing should not be granted until essential community facilities, traffic management and public transport improvements are in place or robustly committed to. **Social Infrastructure & Community Facilities, Community Park / Amenity Lands** • Asserts Table 3.1 lists six "social and community facilities" but reality is that Sallins has one parish hall and a scout den. There are no community facilities and the two owned are not owned by local community groups or the local authority. • Further asserts the town has four facilities for arts and culture but there are none and this raises serious questions about the adequacy of the consultation and fact-finding process that informed the SIA. • Requests the Plan corrects the factual inaccuracies. • Contends many groups operate without any dedicated space and need permanent facilities and community facility thresholds should be met before planning applications for new residential developments are approved. • Submission welcomes continuation of F lands from the LAP 2016 as well as new open space in The Willows KDA and the designation of the constantly flooded area on the Link Road as wetland.

Sub. No.	Name	Summary of Submission
		Submissions requests the minimum essentials as below: • Completion of three phases of the community park and commitment to SIO 3.7 and 3.8 to pursue LSSIF grant to fund Phases 1 and 3 below: Phase 1: Basic pitches, car park, perimeter path and entrances (funded from current committed resources) Phase 2: Allotments, basketball court, walkways and other elements – in line with the full site plan already approved with planning permission. Phase 3: Buildings including dressing rooms, indoor sports facilities and a community centre - potentially incorporating a cultúrlann (cultural centre). • Transfer of Home Farm house into community or Council ownership for community use • Provide a new community and arts centre as provided for in SIO 3.10 **Sallins Celtic** • Expresses deep concern that the existing Sallins Celtic pitches for residential development without an alternative location and requests an amended Plan has clear provision for a permanent home for Sallins Celtic (with dedicated pitches and facilities) before any residential development on their existing grounds. **Town Centre** • Submission welcomes commitment to developing town centre and the proposal for Home Farm House KDA for community facilties (TCO 4.3) and supports objectives TCO 4.1 through 4.5. • States TCO 4.6 calls for a Health Check but residents and community representatives engaged in a Health Check process in recent years and a report was never published. Residents should not be asked to repeat a process. • Asserts that the biodiversity-rich green area at the corner of the Clane Road and Link Road has not been recognised in the Plan and Figure 10.2 identifies only one third of

Sub. No.	Name	Summary of Submission
		this site as "existing community gardens" omitting a remainder of a green space maintained by Sallins Tidy Towns. Requests this site is retained in full. **Traffic and Road Safety** • States severe traffic congestion in the town particularly during peak hours and the road network was not designed to serve current population. • Requests new residential planning approval in contingent on a Traffic and Transportation Impact Assessment (TTIA) with prior implementation of mitigation measures and temporary traffic calming measures and cycle lanes need to be evaluated and permanent provision made. **Green and Blue Infrastructure** • Submission welcomes the recognition of the hugely important role the Grand Canal and River Liffey plan in rich biodiversity of Sallins, the identification of a 100-metre-wide open space on either side of the Liffey and the canal's channel, and the commitment to having hedgerow habitats protected and tree planning included. **Active Travel** • Submission welcomes the measures in Chapter 8 in particular MATO 8.2, the objective to reduce car-based travel, the commitment to extend the greenway, and the ideas proposed by Sallins Community Council in an LAP 2016 submission to create a pedestrian and cycleway to the rear of the school and a safe entrance to the train station as with the parish lands purchased by KCC (Measure W2 and W3). Planning for these two improvements should commence immediately. • Asserts concern that the pedestrian and cyclist footbridge over the canal (Measure W2) is a long-term objective and the Public Realm study by KCC in 2016 recommend it and the Community Council has called for it for over a decade. The imminent completion of

Sub. No.	Name	Summary of Submission
		the Odlums site requires this crossing urgently. Requests W2 to be reclassified as Short-Medium Term with a clear timeline. **Rail Services** • States many residents experience overcrowded trains and the current timetable poor serves those working non-standard hours. Requests the Council engage with Irish Rail and the NTA to secure service improvements (frequency, capacity, additional peak-hour services) and the Plan should reflect the relationship between housing growth and public transport capacity in line with NPF objectives. **Cultural & Heritage Tourism** • States Plan should reflect the potential of Sallins as a destination for cultural and heritage tourism (Grand Canal, Greenway, railway line, Irish language community, traditional music and Irish culture). • Requests the Plan should include objectives to support development of tourism; a cultúrlann could anchor this tourism vision and new buildings, public spaces, street furniture, signage, and landscaping should be designed with reference to the canal and railway heritage. **A Phased Approach to Future Development** • Requests a phased development framework with zoned residential lands released incrementally and conditionally subject to independent verification that infrastructure improvements have been delivered. • Asserts the Plan makes a reciprocal investment in the infrastructure, facilities and public spaces that the community needs.
149	**Justyna Trybel**	The submission outlines the following: • Avoid development of the land currently used by Sallins Celtic Football Club.

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		• No plan to allocate land for Sallins Celtic Football Club usage, which will be a lost for the community. Sallins Celtic Football Club needs land for training purposes. • There are not enough school spaces in, and no plan to build new school or extension to the current location. New building will take a space of the Sallins Celtic Football Club.

150	**Loyola McGrane**	The submission is concerned with the future of Sallins Celtic Football Club, which are based in Sallins for almost 30 years. Lands currently used by Sallins Celtic Football Club are located within areas proposed for residential or mixed-use development.
		• The Draft Plan does not refer to Sallins Celtic Football Club, identify the clubs existing pitches, provide any specific commitment to replace the pitches or include a policy safeguard preventing the loss of existing football facilities before replacements are delivered.
		• The submission notes with respect to the proposed Sallins Amenity Lands that no sport is specified, no number of pitches is stated, no allocation to existing clubs and no delivery timeline or phasing is set out.
		• The amenity lands are welcomed. However, the amenity lands do not provide certainty that Sallins Celtic Football Club will be accommodated or that suitable replacement pitches will be available when needed.
		• Without guaranteed pitch provision:
		  • Children and young people will lose access to organised sport, long-established community club will be displaced, pressure on already limited sports facilities will increase, and promised future infrastructure may lag years behind development.
		• National and local planning policy states that social infrastructure must be delivered in tandem with development, not after it.
		• It is requested that the Draft Sallins Settlement Plan be amended to include a clear, binding policy objective that:
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Sub. No.	Name	Summary of Submission
		delivered, operational and available for the exclusive use of Sallins Celtic Football Club. • This should include, at a minimum: properly sized grass and/or synthetic football pitches, safe access, parking and changing facilities, certainty of tenure for the club, delivery in advance of or in parallel with any development that would displace existing pitches. • States that growth of the town must not come at the expense of existing community organisations. Sallins Celtic Football Club future should be secured, not left uncertain. • Notes that the impact sport can have both individually and collectively on young impressionable children. Team games builds long lasting friendships and is positive for both participants and parents mental health. It would be a catastrophic blow to the village if this outlet was lost due to lack of facilities to train and play on.
151	**Marie Madsen**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development. • The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered. • Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating, a risk that existing pitches could be lost before new ones are in place.

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		• Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches. • Sallins is growing and sports infrastructure needs to be delivered in parallel with development. • It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that: • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use. Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.
152	**William Neville & Sons**	See Section 6 of the Chief Executive's Report.
153 **154** **155** **156**	**Darren Murray** **Deborah Francis** **Edward Keyes** **Niamh Connolly**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development. • The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered. • Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively

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		excluded due to prohibitive costs and limited availability. Creating, a risk that existing pitches could be lost before new ones are in place. • Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches. • Sallins is growing and sports infrastructure needs to be delivered in parallel with development. • It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that: • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use. Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.
157	**Frances Walsh**	The submission outlines issues as follows: • Asserts research is wrong and there are not six social and community facilities – there are two. One owned by the Church and derelict condition and one is owned by the Scouts National Organisation. States the Council needs to take over the Church building as it is. • Welcomes Braithwaites House being developed into a community culture centre but there is still a need for another community centre at the Willows and must both be a condition before builders are allowed to build houses. • Asserts the Plan states four arts and culture facilities but questions where these are. • States the Amenity lands have to be developed as a matter of urgency but should avoid what is happening in Kerdiffstown Park which is not available and overpriced for local sports groups. • Further states affordable housing to buy and rent must be included as part of every housing development.

Sub. No.	Name	Summary of Submission
		• Contends no building of houses until new school and secondary school are built. • Asserts Age Friendly Housing should be a priority (SIO 3.5/6) before any town centre development takes place. • States Sallins Celtic needs a new home and a new pitch should be included in plan. • Further states Sallins GAA has one pitch and an all weather facility which is totally inadequate for the teams they have. Builders that own the lands to be developed need to help the community before houses are built.
158	**Richard Maher**	The issues raised in the submission are as follows: • States provision should be made in the plan to honour the interest and commitments to the Irish language, music and heritage. All-Irish pre-schools, primary and secondary schools are absent from the town and there is no modern dedicated community centre that can be enjoyed for all ages and all purposes year-round.
159	**Stephen O'Crowley**	The issues in the submission are outlined below: • Owner's property backs onto fields in figure 10.5 where the industrial development is proposed and has concerns about the close proximity of this development with residences. • Concerns include noise pollution during construction, increase traffic including HGVs on local roads, noise and light pollution when development completed, loss of privacy, visual impact, negative impact on property valuation. • Asserts current proposals of large-scale warehouses are too close to houses and will have a negative impact on residents.
160 **161** **162**	**Geraldine Keane** **Orla Murphy** **Siobhan Carey**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches.

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		• Lands currently used by Sallins Celtic Football Club are located within areas proposed for development. • The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered. • Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating, a risk that existing pitches could be lost before new ones are in place. • Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches. • Sallins is growing and sports infrastructure needs to be delivered in parallel with development. • It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that: • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use. Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.
163	**Kevin Bohan**	The submission is concerned with the uncertainty and risks facing Sallins Celtic Football Club, which is a vital community sports club.

Sub. No.	Name	Summary of Submission
		• Lands currently used by Sallins Celtic Football Club are located within areas proposed for residential development under the Draft Plan. • Key issues: - The Draft Plan and associated documents (including the Social Infrastructure Audit) do not identify Sallins Celtic Football Club operation or identify the clubs existing pitches as an established community asset. - No commitment to replacement facilities – there is no timeline, location, or commitment to deliver equivalent or better replacement pitches and associated infrastructure (changing facilities, floodlights, or multi – use options) prior to any development progresses on the existing lands. This creates a risk that Sallins Celtic Football Club could become "homeless", displacing local children and adults who participate in the sport. - Sports and community infrastructure – community amenities such as community park and adequate sports facilities have not developed despite the significant housing growth. New residential development should be accompanied by social infrastructure to promote healthy active communities. The loss of the existing pitches without secure replacements would undermine healthy active communities. • Requests to address this gap by including specific objectives or policies that: - Formally recognise Sallins Celtic Football Club and its contribution to the community. - Require the provision of suitable replacement pitches and facilities prior to any residential development on the lands. - Integrate with the wider Sallins Amenity Lands / Community Park project to deliver a cohesive, multi-sport facility that meets the needs of soccer and other codes. - Ensure phased delivery so that sports infrastructure keeps pace with housing development. • Sustainable development must balance housing delivery with the protection and enhancement of community and recreational amenities.

Sub. No.	Name	Summary of Submission
164	**Mark Keane**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development. • The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered. • Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating, a risk that existing pitches could be lost before new ones are in place. • Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches. • Sallins is growing and sports infrastructure needs to be delivered in parallel with development. • It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that: • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use. Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.

Sub. No.	Name	Summary of Submission
165 **166**	**Ronan Hogan** **Elzbieta Hogan**	The issues in the submission are outlined as follows: **Sallins Celtic FC** • Asserts concerns regarding the future of Sallins Celtic FC and lack of certainty regarding replacement pitches. Currently Sallins FC has two five-a-side pitches, one seven-a-side pitch and two full size pitches. • States the Draft Plan proposes the land for development that has been used by the club for 28 years but does not identify Sallins Celtic FC or its existing pitches, provide clear commitment to replace football facilities, set out when new pitches will be developed, guarantee existing facilities will not be lost before replacements are available. • Further states the Amenity lands provide no clarity on what sports will be catered for, how many pitches provided and whether Celtic FC will be accommodated/guaranteed access, or when they will be delivered. • Asserts the Amenity Lands evolving into a Kerdiffstown-type facility would not suit local needs, particularly if local clubs are excluded due to cost/limited availability. • Requests the Plan be amended to include clear commitment that no development shall take place on lands used by the club until replacements are provided and available for use including properly sized and an adequate number of football pitches (grass and/or all weather); safe access, parking and changing facilities; and security of tenure for the club. **Social Infrastructure & Community Facilities, Community Park/Amenity Lands** • Asserts Table 3.1 lists six "social and community facilities" but reality is that Sallins has one parish hall and a scout den. There are no community facilities and the two owned are not owned by local community groups or the local authority. • Further asserts the town has four facilities for arts and culture but there are none and this raises serious questions about the adequacy of the consultation and fact-finding process that informed the SIA. • Requests the Plan corrects the factual inaccuracies.

Sub. No.	Name	Summary of Submission
		• Contends many groups operate without any dedicated space and need permanent facilities and community facility thresholds should be met before planning applications for new residential developments are approved. • Submission welcomes continuation of F lands from the LAP 2016 as well as new open space in The Willows KDA and the designation of the constantly flooded area on the Link Road as wetland. **Submissions requests the minimum essentials as below:** • Completion of three phases of the community park and commitment to SIO 3.7 and 3.8 to pursue LSSIF grant to fund Phases 1 and 3 below: Phase 1: Basic pitches, car park, perimeter path and entrances (funded from current committed resources) Phase 2: Allotments, basketball court, walkways and other elements – in line with the full site plan already approved with planning permission to make it a "park for all". Phase 3: Buildings including dressing rooms, indoor sports facilities and a community centre - potentially incorporating a cultúrlann (cultural centre). • Transfer of Home Farm house into community or Council ownership for community use • Provide a new community and arts centre as provided for in SIO 3.10 **Town Centre** • Submission welcomes commitment to developing town centre and the proposal for Home Farm House KDA for community facilities (TCO 4.3) and supports objectives TCO 4.1 through 4.5. • States TCO 4.6 calls for a Health Check but residents and community representatives engaged in a Health Check process in recent years and a report was never published. Residents should not be asked to repeat a process. • Asserts that the biodiversity-rich green area at the corner of the Clane Road and Link Road has not been recognised in the Plan and Figure 10.2 identifies only one third of

Sub. No.	Name	Summary of Submission
		this site as "existing community gardens" omitting a remainder of a green space maintained by Sallins Tidy Towns. Requests this site is retained in full. **Traffic and Road Safety** • States severe traffic congestion in the town particularly during peak hours and the road network was not designed to serve current population. • Requests new residential planning approval in contingent on a Traffic and Transportation Impact Assessment (TTIA) with prior implementation of mitigation measures and temporary traffic calming measures and cycle lanes need to be evaluated and permanent provision made. • Asserts the Plan must include a parking strategy, including a clearly costed and timetabled expansion of commuter parking at the train station. Demand for parking is a problem for residents and commuters resulting in unsafe parking on local roads, footpaths and residential streets. **Green and Blue Infrastructure** • Submission welcomes the recognition of the important role the Grand Canal and River Liffey plan in rich biodiversity of Sallins, the identification of a 100-metre-wide open space on either side of the Liffey and the canal's channel, and the commitment to having hedgerow habitats protected and tree planning included. **Active Travel** • Submission welcomes the measures in Chapter 8 in particular MATO 8.2, the objective to reduce car-based travel, the commitment to extend the greenway, and the ideas proposed by Sallins Community Council in an LAP 2016 submission to create a pedestrian and cycleway to the rear of the school and a safe entrance to the train station as with the parish lands purchased by KCC (Measure W2 and W3). Planning for these two improvements should commence immediately.

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		• Asserts concern that the pedestrian and cyclist footbridge over the canal (Measure W2) is a long-term objective and the Public Realm study by KCC in 2016 recommend it and the Community Council has called for it for over a decade. The imminent completion of the Odlums site requires this crossing urgently. Requests W2 to be reclassified as Short-Medium Term with a clear timeline. **Rail Services** • States many residents experience overcrowded trains and the current timetable poor serves those working non-standard hours. Requests the Council engage with Irish Rail and the NTA to secure service improvements (frequency, capacity, additional peak-hour services) and the Plan should reflect the relationship between housing growth and public transport capacity in line with NPF objectives. **History, Heritage & Sense of Place** • States Sallins has living assets that define Sallins and future development must honour this heritage (canal, station, landscape, Irish language, traditional music). • Further states new buildings, public spaces, street furniture, signage, and landscaping should be designed with reference to the canal and railway heritage and requests design guidelines for all new development as sympathetic to the historic built environments. • Further requests the Council ensures the protection and celebration of Sallins' historic character as a planning priority. **Cultural & Heritage Tourism** • States Plan should reflect the potential of Sallins as a destination for cultural and heritage tourism such as the canal, greenway, railway, Irish language and traditional music together representing a compelling offer for visitors.

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		• Requests the Plan should include objectives to support development of tourism; a cultúrlann could anchor this tourism vision providing a home for activities that celebrate the town's identity. **A Phased Approach to Future Development** • Requests a phased development framework with zoned residential lands released incrementally and conditionally subject to independent verification that infrastructure improvements have been delivered. • Further requests the Plan establish a firm, enforceable policy position: infrastructure first, housing to follow. • Asserts the Plan makes a reciprocal investment in the infrastructure, facilities and public spaces that the community needs.
167	**Cecilia Guerra**	The issues in the submission are outlined below: • States there is a clear need for basic amenities such as public toilets, which are not available and the public park is not yet delivered with a lack of sports and community facilities. • Further states local clubs need secure pitches, there is a need for a community centre with indoor spaces, and access to healthcare is another concern (undersupply of GPs). • Outlines measures such as traffic calming, safe access to train station, improvements for school drop off areas would make difference to traffic and safety. • Supports improvements to public spaces, especially along canal. • Asserts all development should include proper rainwater management, green infrastructure, renewable energy (such as solar), bus shelters, bike parking as standard. • Requests new housing development is matched with delivery of essential infrastructure and services.

Sub. No.	Name	Summary of Submission
168 **169**	**Derek Lowry** **Brian Healy**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development. • The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered. • Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating, a risk that existing pitches could be lost before new ones are in place. • Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches. • Sallins is growing and sports infrastructure needs to be delivered in parallel with development. • It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that: • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use. Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.

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170	**Sallins Business Ass**	The issues raised in the submission are as follows: • A proposed entrance and exit from the new housing developments at the Willows and the sports field onto the Waterways development would provide residents of the Willows with direct and convenient access to the train station, retail outlets including Doctor's Surgery, Pharmacy, Post Office, Hospitality, Creche and schools, playground and other amenities within Sallins. • This connection would encourage greater integration of the development into the existing community by naturally directing residents towards Sallins rather than away from it. • It would also help ease congestion on surrounding roads by improving traffic distribution and reducing unnecessary vehicle movements through alternative routes.
171	**Maria and Kyle Delaney, PJ and Deborah Sinnot, Patrick Fortune and Daniel and Caoimhe Owens**	This submission was submitted by residents of Railway Cottages, Sallins, which is located immediately south of the A: Town Centre lands that include the Parish field site and the Community Centre. The submission raises the following issues: **Movement and Active Travel** • The residents are strongly opposed to any building in the above-mentioned site (and Sallins generally) before any supporting infrastructure to improve road conditions and access to the train station. • Refers to the volume of commuter traffic entering and exiting the station and states that growing the population as proposed in the Plan by several thousand will grossly compound this issue. • States that the lane in front of Railway Cottages was built long before cars and comprises out-of-date infrastructure and refers to the hairpin turn at the entrance to the land which is wholly unfit for purpose with volume and safe sightlines being major issues. • The residents request that this lane be closed to vehicle traffic to the station and alternate access being provided through the adjacent field.

Sub. No.	Name	Summary of Submission
		• States that a pickup and drop off point with bike racks for the school and commuters, including a small green which could be used for the yearly Sallins Festival and community events. **Built Heritage** • The submission is opposed to any building on the former Parish field, which it states is a highly sensitive area of built heritage of significant value to the area and refers to (Map V2B-7.1). • States that this would also allow for preservation of the important heritage value of the area in such proximity to so many listed structures and would preserve an important unique highlight of Sallins built heritage.
172	**Karla Murphy c/o Parents Assoc of St. Laurence's NS**	The submission from the Parents Association of St. Laurence's National School (NS) raises the following issues: • States that the Association is supportive of planned growth of Sallins, but it must be matched infrastructure delivery. **Education** • Submission refers to the student numbers in St. Laurence's NS, which it states clearly demonstrates that demand for school places is already exceeding available capacity before the delivery of the substantial additional housing proposed under the Settlement Plan. • Refers to the significant uncertainty for families regarding access to secondary school places and the proposed population growth within Sallins will further intensify pressure on post primary education unless school capacity is planned and delivered in parallel with residential development. • Refers to the identification of lands in Sallins for future educational use but has concerns in relation to the subject lands being in private ownership and the dependency of the Department of Education's needs for timelines and guarantees.

Sub. No.	Name	Summary of Submission
		• In relation to Special Education Needs (ASD Provision), the submission states that it welcomes the recognition of educational growth requirements but believes significantly greater emphasis must be placed on Special Education Needs provision and raises concerns in relation to the growing demand for ASD classes, increased pressure on existing supports, need for dedicated SEN infrastructure and capacity constraints within existing schools. **Movement and Active Travel - School** • States that safe access to school remains one of the most immediate urgent concerns for parents and families in Sallins. • Current issues include: – heavy congestion at school times and peak work times, – unsafe crossing movements, – traffic conflict points – R407 and Church Avenue, – Inadequate segregation between vehicles and children – introduction of plastic bollards were only ever meant to be temporary, yet have been in place almost 6 years, – Concern regarding the crossing area near Church Avenue and the R4067, Church Avenue onto Kerdiffstown Road, where traffic volumes and congestion create safety risks for children walking or cycling to school. • Submission supports: – fully segregated walking and cycling routes, – Traffic calming measures in Sallins town centre, – Introduction of zebra crossings and/or a Toucan Crossing especially for the safe routes to school, – Reduced through traffric near schools, – Safe Active Travel infrastructures designed specifically around school movement patterns,

Sub. No.	Name	Summary of Submission
		– A well-designed school street could also support the wider Active Travel objectives of the Settlement Plan, • Submission refers to proposal for School Access walkway/cycle path via the newly acquired lands between the railway and the school. • States that while active travel is strongly supported, the Plan must also recognise that: – Not all children can walk or cycle – Many families rely on cars due to work commitments outside Sallins – Some children have additional needs or disabilities – Weather and distance impact travel choices. • States that the Parents Association recently launched its Park n Stride initiative with support from KCC and the Parish Car Park, providing practical balanced solutions for everyone. • Submission would welcome the development of future practical Park n Stride facilities within Sallins that would: – Reduce congestion directly outside schools – Encourage partial walking journeys – Improve child safety – Support working families – Balance active travel goals with practical family needs – Potential Park and Stride locations should be identified early as part of transport planning. **Movement and Active Travel – the Willows KDA** • Submission refers to traffic congestion associated with the development of the Willows KDA, which it states is likely to place additional pressure on already constrained road infrastructure. • Concerns include: – Increased traffic volumes

Sub. No.	Name	Summary of Submission
		– Longer journey times – Safety impacts for children – Reduced accessibility for emergency services – Increased rat-running through residential areas – School traffic and parent access **Childcare** • Submission refers to existing childcare capacity but local experience indicates that significant pressure already exists across: Creche places, pre-school availability, afterschool services. • States that families regularly experience waiting lists, limited availability, difficulty securing afterschool care, reduced flexibility for working parents and the Parents Association is increasingly experiencing pressure to assist in addressing afterschool care gaps, despite this falling outside its intended role. • States that childcare delivery should therefore: form part of early housing development phases, not be delayed until later infrastructure delivery stages, be guaranteed alongside housing growth and include afterschool provision. **Healthcare** • Families in Sallins already experience difficulty accessing GP services and timely appointment for children. • States that population growth without parallel healthcare investment will place further strain on GP services, community healthcare, child health access and family wellbeing. • States that healthcare infrastructure must therefore form part of overall infrastructure delivery planning rather than being treated as a secondary issue after residential expansion. • GP Services

Sub. No.	Name	Summary of Submission
		Social Infrastructure – Recreation, Teenagers and Youth facilities. • States that a significant gap within the Settlement Plan relates to facilities for teenagers and young people. • While playgrounds and green spaces are important, there is insufficient emphasis on facilities for older children and teenagers. • The Parents Association believes the Plan should include: – A skate park – Basketball courts – Multi-use Games areas (MUGAs) – Informal youth recreation spaces – Safe social spaces for teenagers – Additional outdoor sports infrastructure. **Sallins Celtic** • Parents Association believes the Plan should include soccer facilities and home grounds for our local Sallins Celtic Team. **Environment, Biodiversity, Greenways and Outdoor Learning** • Parents Association strong supports: – Protection of canal corridors – Biodiversity enhancement – Greenways – Open space provision – Outdoor recreation – The canal and surround green infrastructure form an important part of daily life for children and families within Sallins and these spaces support: Walking and cycling, Outdoor learning, mental wellbeing, community interaction, nature education.

Sub. No.	Name	Summary of Submission
		• Submission refers to the importance of canal and greenways, safe access from school/community, opportunities for outdoor learning, protection of natural assets and green spaces.
173	**Alison Kavanagh Murphy**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development. • The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered. • Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating, a risk that existing pitches could be lost before new ones are in place. • Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches. • Sallins is growing and sports infrastructure needs to be delivered in parallel with development. • It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that: • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use.

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		Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.
174	**Ilona Survilo**	The submission outlines the following: • Do not have any gyms and parks. • Sallins is only used as a connection point with the train. • The main road is already too narrow with a lot of traffic and noise. • Careful consideration is needed before allowing developers with bad reputation to build new houses.
175	**Emma Leonard**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development. • The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered. • Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating, a risk that existing pitches could be lost before new ones are in place. • Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches.

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		• Sallins is growing and sports infrastructure needs to be delivered in parallel with development. • It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that: • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use. Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.
176	**Noel Foy**	This submission supports the Draft Plan, however, raises issues to strengthen the Draft Plan across four different themes. **Part A) Specific Objection: Retain the 'F - Open Space and Amenity' Zoning of the Oldbridge Canal-Side Lands** • Strongly objects to the proposed rezoning outlined in Submission No. 32 (Springwood Limited) for the lands at Oldbridge Park estate, comprising 30 no. apartments in two apartment blocks on a site circa 0.63 hectares. • Directly affected resident of the Oldridge Station estate. **The land was zoned open space** • The Council has zoned the lands 'F - Open Space and Amenity', informed by the Draft Plan's evidence base and the starting point should be the Draft Plan. • The onus is on the applicants seeking to change the zoning of the lands to demonstrate why the Council should depart from its own professional judgment, which that case has not been demonstrated.

Sub. No.	Name	Summary of Submission
		The same development was already refused permission - the rezoning is an attempt to remove the obstacle, not to answer the objections • An application was made on the lands under Reg. Ref. 24/60729 for 30 apartments. KCC refused permission for three reasons, in summary: • The lands are zoned 'F - Open Space and Amenity', so residential development is a material contravention of the zoning; • Objective LR O93 of the Kildare County Development Plan prevents development, for purposes other than open space and recreation, of land zoned open space or land indicated as open space in a previous planning application - and the development would result in a loss of land designated for open space; • The lands abut a branch of the Grand Canal and are zoned open space to provide a buffer ensuring that development does not have a disproportionate visual impact on the water corridor. • These are substantive planning objections concerning the loss of zoned 'F - Open Space and Amenity' land and the protection of the canal corridor. • Rezoning of the land from 'F - Open Space and Amenity' to 'C: New Residential' does not address any of the reasons of refusal. The rezoning of the land to 'C: New Residential' would address the first reason of refusal. • Requests the Council to see the see the rezoning request for what it is: **an attempt to engineer away a refusal rather than to address the planning concerns that caused it.** **The site sits within a mapped flood extent – housing here is the wrong use** • The figures outlined in Submission No. 32 (Springwood Limited) illustrates the two proposed apartment blocks within the Flood Risk - Climate Change - High-End Future Scenario mapping.

Sub. No.	Name	Summary of Submission
		• The argument that housing on these lands is acceptable is due to the lands being identified as Flood Zone C. The submission asserts that this argument should be treated with caution. • The Plan's own flood strategy at Section 9.2 is to avoid development in areas at risk of flooding, to substitute less-vulnerable uses (such as open space) where avoidance is not possible, and to treat flooding as a growing threat to Sallins. The Waterways estate has already flooded (November 2009, recorded at Table 9.1 of the Plan). • 'F - Open Space and Amenity' is precisely the water-compatible use the Flood Risk Management Guidelines (2009) favour for such land and the placement of apartments - a more vulnerable use - into a visible flood extent is not in accordance of the Draft Plan and of the Guidelines. • 'F - Open Space and Amenity' is the appropriate zoning for flood-exposed canal-side land. **Open space in the estate** • Submission No. 32 (Springwood Limited) argues that the lands are outside of the redline boundary of the permitted Oldbridge scheme and the lands were not considered in the estates public open space. • Land is commonly excluded from a development's redline boundary because it is already zoned and protected as 'F - Open Space and Amenity' - there is no requirement to count, as private estate open space, land that is already safeguarded as public open space and amenity. The exclusion is a consequence of the open space zoning, not evidence against it. • The applicants public notices states the lands are unused, underutilised and overgrown - which is an argument for investing in them as amenity, not for development of residential. **The canal buffer is an amenity for residents, not land for development**

Sub. No.	Name	Summary of Submission
		• Submission No. 32 (Springwood Limited) states that the open space buffer between the building line and the canal bank is 113m on the Oldbridge side, compared with around 40m north of the railway line, and presents the wider buffer as if it were surplus. • Residents do not experience a generous green setback along a proposed Natural Heritage Area as waste. It is usable amenity, biodiversity habitat, flood storage and the visual setting of the canal - all of which the Draft Plan expressly values at Section 6.5.1.1. • The size of the open space for the land should not be a justification to develop it for apartments. The size of the open space presented by the land should be reason to develop it as a public amenity which is badly needed. **Rezoning would conflict with the Plan's own biodiversity and green infrastructure objectives** • The Grand Canal corridor is a proposed Natural Heritage Area (pNHA Site Code 002104) and the Plan's primary blue infrastructure asset and the GBIO 6.1 commits the Council to "prohibit developments that would fragment or otherwise degrade the Green and Blue Infrastructure network within the Plan area". • The development of 30 no. apartments and ancillary development in two apartment blocks and all associated car parking would erode that network the Draft Plan seeks to protect. • Retaining the "F: Open Space and Amenity" zoning is consistent with GBIO 6.1. **Tier 1 land and Minister's letter arguments** • Servicing: The arguments about the sites serviceability should be weighed against the Draft Plans findings, specifically Table 9.1 which states that electricity network is "currently operating at capacity" and that water and wastewater may require developer-driven upgrades. Serviced is not the same as unconstrained.

Sub. No.	Name	Summary of Submission
		• The Ministers letter of 16th May 2025: this letter requests planning authorities to identify suitable, serviced and deliverable housing locations at pace. The letter does not requests planning authorities to rezone flooded open space inside existing residential estates. The letter does not displace the Flood Risk Management Guidelines, the pNHA designation of the canal, Objective LR O93 of Volume 1 of the CDP, Objective GBIO 6.1, or the sequential approach. • Consistent with the planning history: the planning history of this site already has a previous refusal for the development which was proposed under Submission No. 32 (Springwood Limited). The towns housing requirement is already being met through appropriately zoned lands, including the 80 units under construction on the Odlums Mills site (Reg. Ref. 24/60557, recorded at Table 2.2) and the substantial zoned capacity identified at Table 2.4. There is no housing-supply imperative that would justify rezoning 0.63 ha of canal-side open space within an established estate. **Loss of amenity and precedent for residents** • The open space is part of the estate environment and rezoning it would mean a permanent loss of green amenity, introduction of residential development, car parking and traffic into an established low-rise residential area, overlooking and density impacts. • The rezoning of the land would set a damaging precedent and it is the piecemeal erosion of amenity the Plan itself warns against in the SCOT analysis at Table 1.5. **Requests the Council** • Reject the rezoning of the land from 'F - Open Space and Amenity' to 'C: New Residential'. • Consider a site-specific objective supporting the development of these lands as a quality public amenity - for example as a continuation of the canal-side linear park - so that the lands is realised as a benefit to residents rather than left "underutilised" and vulnerable to repeated rezoning attempts.

Sub. No.	Name	Summary of Submission
		• Confirm that the protections of Objective LR O93 (Volume 1 of the CDP), Objective GBIO 6.1, the proposed Natural Heritage Area status of the Grand Canal, and the Flood Risk Management Guidelines all apply to these lands and weigh against residential rezoning **Part B) Specific Objection: Safeguard Sallins Celtic Football Club** • Concerned about the implications of the Draft Plan for Sallins Celtic Football Club, and the absence of any clear, binding commitment to a permanent replacement home for the club. **Sallins Celtic FC - a long-established community organisation** • Sallins Celtic FC has provided organised football in Sallins since 1998, nearly 30 years. • The club currently operates two five-a-side pitches, one seven-a-side pitch, and two full-size pitches on its existing grounds. • These are not surplus facilities and are in active use by hundreds of members. **The Draft Plan zones the existing pitches for development without identifying a replacement** • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development. • The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and SIO 3.7, however, there is no clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered.

Sub. No.	Name	Summary of Submission
		• Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. **Contradicts the Plan's own outdoor sports deficit** • Social Infrastructure Audit already identifies a deficit of 10.16 ha of outdoor sports area in Sallins and the permitting of the loss of existing and active pitches without a guaranteed, equivalent or improved replacement, would worsen the deficit than address it. • Children and young people who use the pitches will be effected. **Committed phased delivery at The Willows - extend the same mechanism to Sallins Celtic** • Objective CSO 2.3 requires that residential development at The Willows KDA "will be required to be phased and delivered in tandem with the social infrastructure provision identified on the lands zoned 'F: Open Space and Amenity'", with detailed phasing set out at Section 10.1.4 and Table 10.1. • This approach is welcomed and it is requested that the same approach is applied to lands currently used by Sallins Celtic FC, so that the principle of "infrastructure in tandem with housing" is given practical effect for the club. **Requests the Council** • It is requested that the Draft Sallins Settlement Plan be amended to include a clear, binding and enforceable commitment as follows: - No zoning of, or grant of permission affecting, lands currently in use by Sallins Celtic FC shall take effect until equivalent or improved replacement playing facilities, with security of tenure for the club, are operational and available for use. • Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather) equivalent to the existing pitches, safe

Sub. No.	Name	Summary of Submission
		access, parking and changing and toilet facilities, and certainty of tenure for the club that allow it to operate viably on a long-term basis, and delivery in advance of, or concurrent with, any loss of the existing facilities. • Requests the Council to formally recognise Sallins Celtic FC by name in the Plan as a long-established community organisation whose future is to be protected as Sallins grows and to identify Sallins Celtic-equivalent provision explicitly within the social infrastructure tied to the F(1) Open Space and Amenity zoning at the Sallins Amenity Lands. **Part C) Specific Objection: Objects to the Zone the c.13 ha of Greenfield Lands at Rahandoon Road** • Objects to the zoning request detailed in Submission No. 19 (Branach Developments Limited), which proposes approximately 650 residential units, adjoining the R407 / Rahandoon Road. **Housing growth is already planned and phased - there is no growth gap for these lands to fill** • Table 2.1 sets the Core Strategy allocation for Sallins for the period to the end of 2028 at 674 units. • Table 2.3 set out how Sallins is to grow beyond the current plan period, identifying a further 632 units of "phased additional unit growth 2029 and beyond", giving a total zoned residential capacity of 1,306 units (Table 2.4). • The Draft plan is explicit that it "has zoned land in excess of the growth requirements" and that this additional growth "is allocated at The Willows Key Development Area", to be released under a phased basis (Objective CSO 2.3). • The Council has already made plan-led decision about housing growth - both for this plan period and beyond it - and has already zoned land in excess of the Core Strategy requirement to provide for that longer-term growth.

Sub. No.	Name	Summary of Submission
		• There is no identified growth gap, and no shortfall in zoned land, that the Rahandoon Road lands are needed. • Zoning a further c.650 units at Rahandoon Road would be adding unplanned, unphased greenfield development on top of a settlement growth strategy that is already complete and already sequenced. • The zoning of the land would result in 1,950 units against a Core Strategy allocation of 674. • Submission No. 19 (Branach Developments Limited) does not engage with the Core Strategy allocation, with Table 2.3, or with the Plan's phased growth strategy at all. **Strategic-scale greenfield expansion, supported by minimal evidence** • There is no Strategic Flood Risk Assessment, no Traffic and Transportation Impact Assessment, no infrastructure capacity analysis, no site-specific ecological survey, no landscape or visual assessment, and no phasing plan. **The submission misstates national planning policy on compact growth** • The Draft Plan is compliant with NPO 9 without the Rahandoon Road lands. • The Rahandoon Road lands are greenfield land outside the existing built-up footprint, and would not count toward the compact-growth target. **Deliverability claims are asserted, not demonstrated** • Submission No. 19 (Branach Developments Limited) states that the lands are "immediately deliverable", "low-risk" and "free from abnormal constraints", and that the site "does not rely on speculative upgrades", however, no evidence is submitted. • The submission states that the the electricity network is "currently operating at capacity", water and wastewater may require developer-driven upgrades and the town has deficits in school places, GPs and childcare and that traffic and parking pressures are significant in Sallins.

Sub. No.	Name	Summary of Submission
		• The development contained in Submission No. 19 (Branach Developments Limited) would intensify each of the pressures. • The deliverability and infrastructure claims in the submission should not be accepted without a properly evidenced infrastructure capacity assessment. **Absence of flood risk and environmental assessment** • The absence of any Strategic Flood Risk Assessment, site-specific ecological survey, or environmental assessment in the submission is a significant gap. **Disproportionate population impact and infrastructure displacement** • A 650-unit development would add significant population, and the town already faces deficits in school places, GPs and outdoor sports. An increase of this magnitude is not absorbable within the Plan period without comprehensive, prior delivery of social and physical infrastructure, which the Submission No. 19 (Branach Developments Limited) does not commit to. • The submission provides no assessment of how the receiving infrastructure would cope with the increased population. **Retaining the lands as unzoned** • Retaining these lands as unzoned is the Council's own considered position in the Draft Plan as published, and it is the correct decision. • The lands lie outside the settlement boundary. • The plan has already made provision for growth, within this plan period and beyond it, and there is no need identified need that the Rahandoon Road lands are required to meet. • If the Council were to conclude, on the basis of evidence, that additional residential land is required beyond what the Draft Plan already provides for, the proper route is the "Strategic Reserve" mechanism provided for in Objective CSO 2.4 of the Plan.

Sub. No.	Name	Summary of Submission
		Requests the Council • Retain the lands' current unzoned status in the Sallins Settlement Plan as published. • Confirm that any future consideration of greenfield expansion at Sallins will be undertaken only through a plan-led review under the Strategic Reserve framework of Objective CSO 2.4, supported by full compliance with the Core Strategy, a Strategic Flood Risk Assessment, a Traffic and Transportation Impact Assessment, an infrastructure capacity assessment, and an ecological survey - none of which has been provided in the present submission. **Part D) General Objections to the Draft Sallins Settlement Plan** **Record on infrastructure delivery in Sallins is poor, and the Plan must address this** • Sallins has grown rapidly and the principal piece of social infrastructure provided by Kildare County Council has been a playground funded by Local Property Tax. The supporting infrastructure outline the Draft Plan needs to be amended to make delivery enforceable. • The submission is not opposed to growth, however, it is requested that the Council learn from its own delivery record. **Housing is being planned ahead of the schools, healthcare and services the town already lacks** • The Social Infrastructure Audit identifies that an additional 385-460 primary school places (roughly 17-20 classrooms), no post-primary school, 9 additional GPs, 314 childcare places, and deficits in outdoor sports area, public open space, parks and playgrounds. • Despite the deficits identified in the Social Infrastructure Audit, the Draft Plan delivery mechanism place housing first and the supporting infrastructure later. • Delivered "in tandem with development" - a phrase that in practice allows homes to be occupied before the services that should accompany them exist.

Sub. No.	Name	Summary of Submission
		• **Objection:** The Plan should not be adopted with social and physical infrastructure expressed only as aspiration. The phased delivery mechanism at Objective CSO 2.3 and Section 10.1.4 / Table 10.1 for The Willows and requests the Council to extend that same phased, infrastructure-tied mechanism to all Key Development Areas in the Draft Plan, and to extend it to social infrastructure (schools, healthcare, childcare, sports facilities) tied to occupation, not just to physical infrastructure tied to construction. **Minimum social infrastructure thresholds before further housing is approved** • Requests that the Draft Plan identify a minimum set of social infrastructure deliverables that must be in place - or robustly committed to with timelines and funding - before further residential planning applications are approved. At a minimum, this should be: - The completion of all three phases of the Sallins Community Park (basic pitches and access; further amenities for a "park for all"; and buildings including dressing rooms, indoor sports facilities and a community centre); - the transfer of Home Farm House into community or Council ownership for genuine community use; - the provision of a new community centre as provided for in SIO 3.10 through application of the Special Development Contribution mechanism. • It is requested to express these as enforceable conditions of further residential approvals, not as aspirational objectives. SIO 3.8 already commits the Council to "actively seek funding... including the Large-Scale Sports Infrastructure Fund (LSSIF)" and requested that this commitment be given a timeline and progress reporting obligation rather than left open-ended. **Factual inaccuracies in the Social Infrastructure Audit must be corrected** • The submission refers to the submission made by the Sallins Community Council (Submission No. 148) and further extracts the findings of the Social Infrastructure

Sub. No.	Name	Summary of Submission
		Aduit, particularly the number of social and community facilities and arts and cultural facilities. Sallins Community Council (Submission No. 148) have already identified that the number of facilities does not reflect the current position of dedicated community and arts and cultural facilities. • There is one parish hall and one Scout den and no dedicated arts or cultural facilities. The two facilities that do exist are owned by national organisations, not by local community groups or the local authority. • There is a material error in the evidence base and that a plan that overstates what already exists will underprovide for what is still required. • **Objection:** requests the Council to correct Table 3.1 of the Draft Plan to reflect the actual community facilities position, to update the Social Infrastructure Audit accordingly, and to revisit the resulting needs assessment. **No further rezoning should be entertained** • Carefully sequenced provision should not now be undermined by further rezoning and any rezoning will add residential zoning the Draft Plan that has not identified as needed, in locations and on a timescale that has not been assessed. **Flood risk** • Flood risk should be treated as a primary constraint on zoning decisions, not a secondary matter to be managed by site-specific assessment after the zoning principle has been conceded. **Electricity, water and wastewater capacity are constrained now** • Delivery schedule at Section 10.2 of the Draft Plan should make utility capacity a precondition of development, not an afterthought. **Traffic, parking and rail capacity are at or beyond their limits**

Sub. No.	Name	Summary of Submission
		• Severe traffic congestion at peak hours and the road network was not designed to serve the current population. • Shortage of commuter parking at Sallins & Naas Train Station results in unsafe parking on local roads, footpaths and residential streets. • Rail service frequency and capacity have not kept pace with population growth, and peak-hour trains are routinely overcrowded. • These are current issues, not future issues and are most visible due to housing growth developing ahead of supporting infrastructure. • **Objection:** requests the Council to make large-scale residential approvals in Sallins contingent on: - Traffic and Transportation Impact Assessment, with identified mitigation measures (junction upgrades, traffic calming, safe active-travel infrastructure) implemented before occupation, - Costed and timetabled expansion of commuter parking at Sallins & Naas Station, included in the Plan as a specific objective with a delivery date, - Binding engagement under MATO 8.4 with Irish Rail and the NTA to secure committed service-improvement undertakings (frequency, capacity, peak-hour services, the third rail platform referred to in MATO 8.4) as a condition precedent to approving further large-scale residential development. **Active travel - reclassify W2 and prioritise station access** • Sallins Community Council have called for the pedestrian and cyclist footbridge over the Grand Canal (W2) for over a decade. With further houses be completed on the Odlums site and continued residential growth on the west side of the canal, this is not a long-term need. • W3 and W2 should be brought forward, particularly W3, which addresses daily safety issues at the station entrance for wheelchair users, buggy users and those with impaired vision.

Sub. No.	Name	Summary of Submission
		• If the Council has secured, or is in a position to secure, access to the relevant Parish Lands, there is no reason for W2 and W3 to remain in the Medium Term category. • **Objection:** Reclassify W2 to a Short-to-Medium-Term objective in the Plan, with a clearly identified timeline and funding pathway, and commit explicitly to commencing W3, W4 and a new accessible station entrance within the first phase of the Plan period. **Publish the existing Health Check before commissioning another** • Sallins Community Council (Submission No. 148) outlines that the Health Check process was conducted years ago by consultants engaged by Kildare County Council and residents and community representatives engaged with that process and the findings have never been published. • **Ask:** Publish the existing Health Check findings before residents are asked to repeat the process under TCO 4.6. **Recognise the full Tidy Towns green area at Clane Road / Link Road** • The biodiversity-rich green area at the corner of the Clane Road and Link Road, created and maintained over many years by Sallins Tidy Towns, is only partially recognised in the Draft Plan. Figure 10.2 of the Draft Plan identifies only approximately one-third of the site as "Existing community gardens", omitting the remainder. • **Ask:** Recognise the full extent of this site in Figure 10.2 of the Draft Plan and in the relevant zoning under Objective GBIO 6.1, so that the entirety of the work done by Sallins Tidy Towns is preserved. **The Plan risks entrenching Sallins as a commuter dormitory** • Table 5.2 of the Draft Plan records a job ratio for Sallins of 0.25 and Section 5.2.1 of the Plan reduces the working target from the County Development Plan's recommended 0.70 to 0.50 on the grounds that 0.70 is "ambitious".

Sub. No.	Name	Summary of Submission
		• Residents already commute out of the town, primarily by car. Adding housing without a funded employment strategy will increase car dependency and pressure on the roads and train station. • The SCOT analysis at Table 1.5 acknowledges that population growth "not accompanied by the necessary investment in employment creation, services, recreational facilities and sustainable transport" is a threat. • **Objection:** The employment elements of the Draft Plan (particularly the Bodenstown Employment Area at Section 10.1.5) should be given delivery commitments at least as firm as those attaching to housing, so that jobs, services and homes grow together rather than housing running ahead. **Loss of open space and green/blue infrastructure within the existing town** • The existing open space within established estates - including the canal-side lands in Oldbridge - is part of the Green and Blue Infrastructure network and part of the amenity residents bought into. • **Objection:** Existing open space within established residential estates should be robustly protected. Open space should not be treated as a land reserve to be converted to housing whenever a development case can be constructed. This principle applies directly to the Oldbridge lands. **Monitor scale and design of "taller buildings" at The Willows** • Section 2.3.2 of the Plan provides that "taller buildings could be accommodated facing the public open space located south of the Waterways" at the C(5) New Residential lands within The Willows KDA. Due to the proximity of the C(5) lands to The Waterways and preserving the canal setting, it is requested that any future planning applications are accompanied by rigorous design review, daylight/sunlight analysis, and meaningful pre-application engagement with The Waterways residents. **Closing**

Sub. No.	Name	Summary of Submission
		• The Draft Plan places housing ahead of the things that make a town liveable, and it leaves established open space, sporting facilities and unzoned greenfield exposed to rezoning. • Sallins is not a commuter town, it is a community with an active civic life: Sallins Community Council, Sallins GAA, Sallins Celtic, Sallins Scouts, Sallins Tidy Towns, Sult na Sollán, the Sallins Dramatic Society, the Sunshine Club, the Men's Shed and many others, in most cases, without any dedicated permanent home. The Draft Plan should make an investment in the community.
177	**Ignat Savkin**	Submission supports and agrees with the Parent's Association submission.
178	**Frank Holohan**	The issues in the submission are outlined below: • Asserts support of growth but concern about infrastructure delivery. **Schools & Families – Capacity, Delivery and Certainty** • Submission references Section 3.2; Section 10.1.4; CSO 2.3 of Plan. • Outlines existing primary school capacity pressures and provides admissions data from 2025/2026 intake list and states it demonstrates demand for school places exceeding capacity before delivery of additional housing proposed in the Plan. • Further outlines secondary school access challenges and uncertainty regarding school places which will intensify unless additional school capacity is planned. • Asserts concerns regarding private ownership of school lands zoned in Plan and the dependency of the Department of Education regarding timelines and guarantees. • Further asserts greater emphasis must be placed on Special Education Needs provision as there is a growing demand for ASD classes, pressure on existing supports, need for dedicated SEN infrastructure and capacity constraints in existing school. **Safe Routes to School, Traffic, Access and Congestion**

Sub. No.	Name	Summary of Submission
		• Submission states this is one of the most immediate concerns for parents and families and includes; congestion at school/peak times, unsafe crossing, traffic conflict points, inadequate segregation between vehicles and children (plastic bollards intended as temporary but are there for almost 6 years). • Asserts particular concern with crossing near Church Ave and R407 onto the Kerdiffstown road and traffic/congestion is a safety risk for children. • Further asserts concern at Canal View, crossing at new pedestrian bridge where there are no clear markings and is a safe route to school. • Submission requests segregated walking/cycling routes, traffic calming measures, zebra and/or toucan crossings, reduced through traffic near schools, safe active travel infrastructure designed around school movement patterns, a well-designed School Street would support active travel objectives, rear school access via newly acquired lands between railway and school. • States traffic congestion along R407, railway station, Kerdiffstown road during school times, Church Ave and Main Street and the proposed residential development, particularly the Willows KDA, will put more pressure on already constrained roads. • Concerns include increased traffic, longer journey, safety for children, reduced accessibility for emergency services, rat running through residential areas, school traffic and parent access. • Supports active travel but request the Plan recognise not all children can walk/cycle, families rely on cars due to work outside Sallins, some children have additional needs/disabilities, weather and distance impacts travel choices. • Submission welcomes the development of future practical Park & Stride facilities and requests locations should be identified as early part of transport planning. States these which would reduce congestion, encourage walking, improve safety, support working families. **Childcare Provision**

Sub. No.	Name	Summary of Submission
		• Submission states pressures already exist with creche places, preschool availability, afterschool services and the Parents Association faces pressure to address afterschool care gaps, despite falling outside its intended role. • Requests childcare forms part of early housing development phases, guaranteed alongside housing growth, include afterschool provision. **Healthcare/GP access** • Submission contends difficulty accessing GPs and timely appointments for children and without parallel healthcare with population growth there will be further strain. • Requests healthcare infrastructure must form part of overall infrastructure planning rather than secondary issue after residential expansion. **Recreation, Teenagers & Youth Facilities** • Submission asserts a significant gap in the Plan relates to facilities for teenagers and young people. • Requests the Plan include a skate park, basketball courts, MUGAs, informal youth recreation/safe social spaces, additional sports infrastructure, soccer facilities and a home ground for Sallins Celtic FC. **Environment, Biodiversity, Greenways and Outdoor Learning** • Submission states green infrastructure and canal form important part of life and supports walking/cycling, outdoor learning, mental wellbeing, community interaction, nature education. • Supports protection of canal, biodiversity enhancement, greenways, open space, outdoor recreation and outlines and importance of the canal and greenways.
179	**Ronan D. Owens**	The submission raises the following issues in relation to the rezoning of land for the Willows KDA:

Sub. No.	Name	Summary of Submission
		• Submission objects to the rezoning of lands to the southeast of the Sallins-Naas Road and outside the present LAP that includes a flood plain. • States that the rezoning is contrary to Compact Development as envisaged by planners in the National Planning Framework (NPF). • States that this development would result in a significant increase in traffic volumes on the Sallins Road and the additional c.600 houses would expect to result in an additional 8,000 motor vehicles on the already congested road.
180	**John Kehoe**	The issues raised in the submission are as follows: – The Draft Sallins Settlement Plan contravenes in places the good planning aims of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) in a material and demonstrable way by zoning for boundary expansion (Sites 7, 8 and 9) while passing over Sites 5, 6 and 10, which are within the existing boundary. – Prioritising boundary-expanding sites over sites within the existing settlement boundary is directly inconsistent with the sequential approach mandated by national and county planning policy. – The sequential approach requires lands within the existing boundary to be prioritised. The National Planning Framework (NPF) 2025 is clear in establishing a policy priority for compact growth. – NPO 3a provides that development should be directed towards the consolidation of existing built-up areas, including the regeneration and re-use of under-utilised lands ahead of outward expansion, which it states represents a clear national policy direction rather than a discretionary preference. – A clear and evidence-based justification is required where outward expansion is proposed in circumstances where suitable lands existing within the existing settlement footprint.

Sub. No.	Name	Summary of Submission
		– States that the Section 28 guidelines, Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, provide further guidance on the application of compact growth principles as encompassing the following: – The consolidation of the existing built-up footprint. – The efficient use of available land within settlements, and – The avoidance of leapfrogging and fragmented development patterns. • States that the Kildare County Development Plan 2023-2029 reflects these national requirements through its Core Strategy compact growth policies and that it recommends the sequential approach in the development strategy and Policy HSC01 requires the prioritisation of serviced and serviceable lands within settlement boundaries. • Contends that under this layered policy framework, the sequential hierarchy for residential zoning decisions is clear: 1. Land within the existing settlement boundary first. 2. Land contiguous with and adjacent to the existing settlement second. 3. Greenfield boundary extension only where the above options are exhausted or demonstrably insufficient. • States that the Draft Plan inverts this hierarchy in a material and demonstrable way by zoning boundary expanding Sites 7, 8 and 9 while passing over Sites 5, 6 and 10, which are within the existing boundary. • States that it is difficult to find a rational for the inclusion of a large trace of land, mainly a flood plain and outside the present town boundaries in the draft Plan. This is contrary to established planning regulations and also the result of the numbers would result in about 8,000 extra motor cars per day via a new junction, accessing the already very busy Naas-Sallins Road.
181	**Daniel Walker**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches.

Sub. No.	Name	Summary of Submission
		• Lands currently used by Sallins Celtic Football Club are located within areas proposed for development. • The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered. • Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating, a risk that existing pitches could be lost before new ones are in place. • Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches. • Sallins is growing and sports infrastructure needs to be delivered in parallel with development. • It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that: • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use. Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.
182	**Cllr. Fintan Brett**	The issues raised in the submission are as follows: • The submission welcomes the Plan, which sets a clear vision for development in Sallins and its surrounds including Housing, Industry, Amenities, and Schools.

Sub. No.	Name	Summary of Submission
		• States that the Key Development Areas are clearly defined and located on various sides of and in the village. **Education** • Submission welcomes the new primary and post-primary schools proposals ideally located close to the amenity lands. **Social Infrastructure** • States that it is imperative that progress is made on providing pitches and amenities in tandem with or before the provision of more housing and it is also essential that the provision of schools, creches and medical facilities. • States that there is a need to upgrade the Community centre and for the council to acquire the premises by lease from the Parish. Its lease would send a message to local residents that amenities is a priority that can be delivered before or early in the settlement plan process. • The GAA club must be facilitated with additional grounds to cater for the rapidly expanding population in the village. • States that Variation No. 3 to the CDP clearly states that developers must contribute to the provision of infrastructure and amenities, and its essential that developers understand this and deliver in a timely fashion. **Movement and Active Travel** • States that access to the Willows KDA needs to be carefully considered, especially access to the R407. • States that the provision of a new road from the R407 to the existing national school via the site adjacent to the Sallins Community centre, which could also link up with Chapel Avenue, should be considered.

Sub. No.	Name	Summary of Submission
		Bodenstown Employment Area • The submission has reservations about the land zoned Industry and Warehousing at the rear of houses on the R407, north of Sallins Park and Hillview estate. • States that this site should be residential and any provision of industrial units should be provided elsewhere. **Sallins Celtic** • The Soccer club must be facilitated with additional grounds to cater for the rapidly expanding population in the village. **Town Centre Regeneration** • States that the previous Sallins LAP had a clear vision under Appendix 2 for the development of the village centre and this should be kept closely in mind for this Plan also.
183	**Tami Sheridan Wong**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. The submission asserts that the club will be left without a home, cease to exist, and children will lose access to a local soccer team. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development. • The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered.

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		• Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating a risk that existing pitches could be lost before new ones are in place. • Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches. • Sallins is growing and sports infrastructure needs to be delivered in parallel with development. • It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that: • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use. Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.
184 **185**	**Emma McLoughlin** **Ravitha Shebin**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development. • The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered.

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186	**Christine Barretto**	The issues outlined in the submission are as follows: • Asserts concern as to where the home pitches for Sallins Celtic football club will be. • Further asserts there is still no park, swimming pool, gym, tennis courts. • States Naas for public swimming is very busy with limited access. • Requests a planned approach to expansion or the green spaces (valley garden) will be lost and Sallins needs invested and consideration for its settled population.
187	**Anne Marie McClean**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development.

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		• The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered. • Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating, a risk that existing pitches could be lost before new ones are in place. • Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches. • Sallins is growing and sports infrastructure needs to be delivered in parallel with development. • It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that: • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use. Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.
188	**Trish Ní Fhoghlú**	The submission raises the following issues: **Home Farm House KDA** • States that Braithwaite House (identified as Home Farm House in the Plan) presents an opportunity to really transform our lovely tow and suggests that it must pass into public

Sub. No.	Name	Summary of Submission
		ownership and an extension built behind the main building so that it may be a multi-purpose civic space. • Submission calls on Councillors to visualise Braithwaite House as an anchor for the chief Irish language association Cill Dara le Gaeilge, which would incorporate music and a performance space as well as a café, and an area for meetings, workshops, classes and Ciorcail Chomrá, as Cill Dara has the fastest growing Irish-speaking population so far. • States that an extension to the building or second building on the same ground could be a community kitchen, as part of the same public complex. States that a community kitchen is much more than just a place where food is prepared equipped with suitable industrial equipment; it is a dynamic hub that fosters social, economic, and health benefits for the community and by bringing people together to cook, share, and learn, this space has the capacity to tackle issues such as social isolation and unhealthy eating habits to promoting cultural exchange and skill development. Would facilitate celebrations for the feast of St. Brigid, Iftars, Passover, Easter and other celebrations being centred around food in a non-commercial setting. Suggests that it could facilitate fundraisers, glass recycling centre (outside) and has the potential to enhance Na Solláin. • States that the Plan must adopt a phased development framework, where lands are released for residential development incrementally and delivered to appropriate standards. • States that Sallins is not just a commuter town, Na Solláin can grow into a thriving urban area if sufficient and prudent investment is made.
189	**Ruth McMahon**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development.

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190	**Tony Gavin**	The submission raises the following issues: The submission supports the submission by Sallins Community Council and its vision for the future of the town. **Sallins Amenity Lands**

Sub. No.	Name	Summary of Submission
		• The submission recognises the delivery of community services such as the Grand Canal Greenway and the children's playground. However, states that the community park remains unfinished with no changing or community facilities on site. • The submission calls on Kildare County Council to commit explicitly in the Settlement Plan to all three phases of the community park, as follows: – Phase 1: Basic pitches, car park, perimeter path and entrances (fundable from current committed resources); – Phase 2: Further amenities to make it a park for all including allotments, basketball court, walkways and similar facilities – in line with full site plan already approved and for which planning permission is in place. – Phase 3: Buildings, including dressing rooms, indoor sports facilities, and a community centre – potentially incorporating a cultúrlann. • States that given the significant investment required, the Council is called on to commit to SIO 3.7 and 3.8 to actively pursue future LSSIF grant applications to fund Phases 1 through 3. This approach has been successfully used by projects elsewhere in Ireland and is entirely achievable with community support. **Social Infrastructure – Irish Language and traditional music** • The submission states, as a member and former chairman of Súlt na Sollán, a community based Irish language, culture and music organisation and expresses disappointment at the lack of provision of a Cultural Centre for Sallins in the Kildare County Development Plan. States that Súlt na Sollán provides music classes for up to thirty musicians every Wednesday evening in the Parish centre but often has to postpone or cancel due to pressure of the limited facilities which has to be shared with many other clubs and societies in the town. States that they are no longer able to run Irish language classes with Cill Dara le Gaeilge due to lack of a premises.

Sub. No.	Name	Summary of Submission
		• Submission calls on Kildare County Council to make provisions for a cultúrlann or cultural centre, providing a home for Irish language activities, traditional music sessions, and cultural events that celebrate the town's identity and attract visitors. **Movement and Active Travel** • States that traffic is an ongoing problem in the town and proposes that a second road bridge be constructed over the canal from the Sherlockstown Road to the Kerdiffstown Road just past the primary school, which would facilitate the development of a one-way traffic system and improve the access to the school and relieve some of the congestion in the town. • States that the cycle lanes in the town are poorly designed and maintained, with debris accumulating in the lanes. • Train Service is not frequent enough and often overcrowded and states that these issues need to be addressed in the Plan.
191 **192**	**Caroline Murphy** **Martin McAllorum**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development. • The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered. • Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively

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193	**Eric Fitzharris**	This submission supports the retention of the existing 'F - Open Space and Amenity' zoning for the lands at Oldbridge Park estate and objects to the proposed rezoning outlined in Submission No. 32 (Springwood Limited). Submission states that the lands, which are zoned 'F - Open Space and Amenity' in the Draft Settlement Plan, should remain this zoning for the following reasons: **Loss of Designated Open Space** • The lands form part of a designated open space network and the rezoning would result in a permanent loss of protected amenity lands. Rezoning of land from 'F - Open Space and Amenity' to 'C: New Residential' would set a negative precedent, facilitating the incremental erosion of zoned open space. **Conflict with Statutory Policy** • The rezoning is in direct conflict with Objective LR093.

Sub. No.	Name	Summary of Submission
		• Previous planning application was refused planning permission (Reg. Ref. 24/60729) on the basis of the 'F - Open Space and Amenity' zoning. • The proposal outlined in Submission No. 32 (Springwood Limited) does not address the underlying policy conflict, seeks to remove it through the rezoning. **Undermining Plan-Led Development** • Zoning decisions must be strategic, plan-led and evidence-based. The proposal contained in Submission No. 32 (Springwood Limited) is driven by a site-specific development interest, rather than a broader planning strategy. • The rezoning of the land risks undermining the integrity of the County Development Plan and confidence in the zoning framework. **Impact on the Grand Canal Corridor** • The Grand Canal represents a valuable environmental, recreational and visual amenity. • The existing 'F - Open Space and Amenity' zoning provides an important buffer protecting this corridor. Reducing this buffer for residential development would introduce visual intrusion for the existing houses in the estate, effect the open character of the canal edge, and adversely impact the amenity value. **Environmental and Biodiversity Considerations** • The lands are described as underutilised, however, contribute to urban green infrastructure, biodiversity and habitat continuity in the estate and by the canal bank. • The development of the land would reduce the ecological value and weaken the green corridor. **Flood Risk Concerns** • Site is identified in Flood Zone C, and it is located adjacent to areas of known flood risk. In the context of climate change, a precautionary approach is warranted. Rezoning for

Sub. No.	Name	Summary of Submission
		residential use in such proximity to flood-prone lands is not considered appropriate from a long-term risk perspective. **Limited Housing Benefit** • The proposed development outlined in Submission No. 32 (Springwood Limited) would deliver approximately 30 residential units. This limited gain does not outweigh the strategic importance of retaining the lands as 'F - Open Space and Amenity'. **Existing undeveloped New Residential zones** • Already substantial lands designated as 'C: New Residential' and these lands should be prioritised over 'F - Open Space and Amenity' lands. **Overdevelopment** • Existing lack of supporting infrastructure in General Practitioner Services, schools, crèches, community facilities, and transport infrastructure as housing has outpaced investment for the supporting infrastructure. • Public transport infrastructure is under pressure, train station and commuter services are overcrowded, and school buses are full. Roads are congested, commuter parking is impacting the Oldridge Park and Oldridge Station estate.
194	**David Pollock**	The issues outlined in the submission are as follows: • Supports the planned growth of Sallins but is conditional on the timely guaranteed delivery of essential infrastructure; housing must not proceed ahead of school capacity; safe pedestrian and cycling routes, childcare healthcare, traffic management, youth facilities and environmental protection. • States the Plan recognises infrastructure needs but a number of these depend on future funding, private land ownership, future delivery by other bodies, and implementation

Sub. No.	Name	Summary of Submission
		"over the lifetime of the plan and beyond" and asserts many of these pressures for families are not future issues, they exist now. • Requests the Plan includes clearer, stronger and more specific commitments to infrastructure delivery prior to residential growth which is planned, funded and delivered before growth occurs. **Immediate Child-Safety Concern: Canal View / New Pedestrian Bridge Crossing** • States the most urgent issue in submission is the safety of children crossing near Canal View and the new pedestrian bridge. There are no clear road markings, pedestrian lights, or school warden and parents have witnessed near misses and vehicles failing to stop with at least six incidents witnessed. • Requests the Plan identify this location as an urgent pedestrian-safety intervention with clear, specific and binding objectives for a specific upgrade to the Canal View crossing including, at all high risk school route crossings; pedestrian road markings/lights, zebra/toucan crossing, traffic calming measures, provision of traffic warden, improved signage for drivers, safe integration with routes. **Safe Routes to School and Active Travel** • Submission states this is one of the most immediate concerns for parents and families and includes; congestion at school/peak times, unsafe crossing, traffic conflict points, inadequate segregation between vehicles and children (plastic bollards intended as temporary but are there for almost 6 years), increased pressure. • Asserts particular concern with crossing near Church Ave and R407 onto the Kerdiffstown road and traffic/congestion is a safety risk for children. • Further asserts concern at Canal View, crossing at new pedestrian bridge where there are no clear markings and is a safe route to school. • Submission requests the Plan not treat active travel as an aspiration only and requests segregated walking/cycling routes, traffic calming measures, zebra and/or toucan crossings, reduced through traffic near schools, safe active travel infrastructure

Sub. No.	Name	Summary of Submission

		designed around school movement patterns, a well-designed School Street would support active travel objectives, rear school access via newly acquired lands between railway and school.
		• Further requests clear, specific and binding objectives for traffic-calming measures on the R407, Church Avenue, Kerdiffstown Road and all main school-access routes.
		
		School Capacity, Delivery and Certainty
		
		• Submission references Section 3.2; Section 10.1.4; CSO 2.3 of Plan.
		• Outlines existing primary school capacity pressures and provides admissions data from 2025/2026 intake list and states it demonstrates demand for school places exceeding capacity before delivery of additional housing proposed in the Plan.
		• Requests the Plan includes a clear objective requiring primary and post-primary capacity to be planned, funded and delivered in advance of, or in parallel with major residential development and asserts zoned land does not guarantee school places.
		• Further asserts greater emphasis must be placed on Special Education Needs provision including ASD and SEN infrastructure as housing growth with increase demand for mainstream and specialist places and provision should be planned and funding from the outset, not after pressure has increased.
		• Requests clear, specific and binding objectives for:
		  • primary, post-primary, ASD and SEN school-capacity expansion planned, funded and delivered before or alongside residential development
		  • formal coordination with the Department of Education with clear timelines for delivery.
		  • Delivery certainty for zoned school lands
		
		Traffic, Access, Congestion and Traffic Free zones
		
		• Submission states traffic congestion along R407, railway station, Kerdiffstown road during school times, Church Ave and Main Street and the proposed residential

Sub. No.	Name	Summary of Submission
		development, particularly the Willows KDA, will put more pressure on already constrained roads. • Requests the Plan includes clear phasing for transport/safety infrastructure delivered before any major residential growth. • States the Plan should reconsider proposed use of laneways through existing estates and the town centre as routes can create anti-social behaviour, poor passive surveillance, maintenance and security issues. Requests prioritising widening and improving existing footpaths and pedestrian routes within town centre. • Further states where a central square is proposed pedestrian movement should be directed through/around that rather than dispersed through poorly supervised laneways. **Balanced School Traffic Measures and Park & Stride** • Submission states Park & Stride initiative should be built on, identifying suitable locations early to improve child safety, support working families and encourage walking without ignoring practical access needs. • Requests objective for identified Park & Stride locations within Sallins **Childcare and Afterschool Provision** • Submission states pressures already exist with creche places, preschool availability, afterschool services. • Requests these facilities are delivered as part of planning conditions and operated by an approved childcare provider, community organisation or management body. • Further requests objective for childcare, preschool and afterschool facilities within or beside major housing developments. **Healthcare and GP Access**

Sub. No.	Name	Summary of Submission
		• Submission contends difficulty accessing GPs and timely appointments for children and without parallel healthcare with population growth there will be further strain. • Requests healthcare infrastructure must form part of overall infrastructure planning rather than secondary issue after residential expansion and the Plan includes clear, specific and binding objectives for GP and healthcare. **Recreation, Teenagers and Youth Facilities** • Submission asserts a significant gap in the Plan relates to facilities for teenagers and young people. • Requests the Plan include an objective for dedicated youth and teenage recreation facilities and requests provision of a skate park, basketball courts, MUGAs, informal youth recreation/safe social spaces, additional sports infrastructure, soccer facilities, a home ground for Sallins Celtic FC, and indoor youth club facilities. **Environment, Biodiversity, Greenways and Outdoor Learning** • Submission supports protection and enhancement of green infrastructure and states green infrastructure and canal form important part of life and supports walking/cycling, outdoor learning, mental wellbeing, community interaction, nature education. • States greenway and active travel infrastructure must be designed carefully and not result in destruction of mature trees, hedgerows, shrubs, bird habitats or other biodiversity assets. • Asserts the removed of mature trees near Sallins Primary Schools illustrates active travel can damage the environmental assets which the Plan should protect. • Submission welcomes Greenways but must be proportionate, well-designed and environmentally friendly and the Plan should recognise opportunities for outdoor learning where routes can be connected.

Sub. No.	Name	Summary of Submission
		• Request clear, specific and binding objectives for protection of mature trees, hedgerows, canal corridors and biodiversity assets with travel schemes designed around existing assets rather than removing them.
195	**Anton Madirazza**	The submission raises the following: **Oldbridge Park recreation and amenity land** • This submission supports the retention of the existing 'F - Open Space and Amenity' zoning for the lands at Oldbridge Park estate and objects to the proposed rezoning outlined in Submission No. 32 (Springwood Limited). • The lands should remain protected as 'F - Open Space and Amenity' for the benefit of both existing and future residents. • The lands contribute to the environmental quality, visual character, biodiversity, and recreational value along the canal. The development of apartments on 'F - Open Space and Amenity' will adversely affect the quality of life. • The proposed rezoning outlined in Submission No. 32 (Springwood Limited) outlines that substantial green space will remain after the development of large-scale apartment buildings. • High-density development would alter the character of the area and represent unnecessary overdevelopment. • Roads are already busy and congested, and further large-scale development would place even greater pressure on traffic, parking, and local services. • Scout's den activities, while are welcomed, bring congestion and traffic dangers. • The proposed residential units with 2 cars per household would bring traffic and alter the traffic patterns in the wider road network. • The land should remain 'F - Open Space and Amenity' and enhanced as a community amenity such as a public park, community orchard, allotment space, or combination of these uses. There is a shortage of allotments. Access to community growing spaces is becoming increasingly important for, inter alia, food sustainability, circular economy,

Sub. No.	Name	Summary of Submission
		biodiversity, education, wellbeing, and resilience as the cost of living and food prices continue to rise. • The lands are fenced off and inaccessible. Retaining of the 'F - Open Space and Amenity' should include a commitment to make the land usable and accessible for the community. 'F - Open Space and Amenity' lands should not exist only in name while remaining closed off to residents. • Request that the Council retain the 'F - Open Space and Amenity' zoning for these lands, reject any proposal for rezoning for residential development on this site, which is consistent with previous decisions by both Kildare County Council and An Bord Pleanála in 2025, and instead explore opportunities to develop the lands as a community amenity. **Noise barriers** • Traffic from the train is expected to increase due to planned railway electrification and possible DART expansion, which will lead to increased noise from trains and associated works. • Noise reduction measures should be implemented along the railway, using solutions like evergreen planting and soundproof barriers. This will increase the quality of life. **Current and future traffic issues - Oldbridge** • Traffic is challenging near Oldbridge and The Waterways which will worsened by The Willows planned residential units. • Adding a dedicated road linking the Sallins exit and the first exit to the left would improve traffic flow, reduce congestion, and offer a cost-effective solution with significant benefits. **Light pollution**

Sub. No.	Name	Summary of Submission
		• As residential development increases, public lighting should be designed to reduce impact by using downward-facing and motion-activate lights and more distributed that light up a limited area. **Parents Association related submission (Submission No. 172)** **Education** • Refers to the student numbers in St. Laurence's National School, which it states clearly demonstrates that demand for school places is already exceeding available capacity before the delivery of the additional housing. • Significant uncertainty for families regarding access to secondary school places and the population growth will further intensify pressure on post primary education unless school capacity is planned and delivered in parallel with residential development. • Concerns in relation to the educational lands being in private ownership and the dependency of the Department of Education's needs for timelines and guarantees. • Welcomes the recognition of educational growth requirements but believes significantly greater emphasis must be placed on Special Education Needs provision and raises concerns in relation to the growing demand for ASD classes, increased pressure on existing supports, need for dedicated SEN infrastructure and capacity constraints within existing schools. **Movement and Active Travel - School** • Safe access to school one of the most immediate urgent concerns for parents and families. • Issues include: heavy congestion, unsafe crossings and no clear markings creating safety risks, traffic conflict points, inadequate segregation between vehicles and children and the use of plastic temporary bollards. • Strongly supports: segregated walking and cycling routes and safe active travel infrastructure, traffic calming measure in town centre, introduction of zebra crossings or a toucan crossing for the safe routes to school, reduced traffic, school street should be

Sub. No.	Name	Summary of Submission
		well designed to support the active travel objectives, school access walkway/cycle through the lands between the railway and the school. **Traffic, Access and Congestion** • Traffic congestion is an issue along the R407, at school drop off and collection time, at the railway station and Church Avenue and Main Street. • The housing proposed within The Willows Key Development Area will put additional pressure on the constrained road network. • Concerns include: longer journeys, reduced accessibility for emergency services, rat running through residential areas. • While active travel is strongly supported, the Draft Plan must also recognise that: not all children can walk or cycle, families rely on cars due to work commitments outside Sallins, children have additional needs or disabilities, and weather and distance impact travel choices. • Welcomes the development of future practical Park n Stride facilities that would: reduce congestion outside schools, encourage walking journeys, improve child safety and support working families, balance active travel goals with practical family needs, and Potential Park and Stride locations should be identified. **Childcare** • Significant pressure for crèche places, pre-school availability, afterschool services exist and families experience waiting lists, limited availability, difficulty securing afterschool care, reduced flexibility for working parents. • The Parents Association is experiencing pressure to assist in addressing afterschool care gaps. • Childcare delivery should: be part of early housing development phases, not be delayed until later infrastructure delivery stages, guaranteed alongside housing growth and include afterschool provision.

Sub. No.	Name	Summary of Submission
		Healthcare • Difficulty accessing GP services and timely appointment for children and population growth without parrel investment in healthcare will result in more pressure on GP services, access to healthcare, and wellbeing. • Healthcare must form part of the overall infrastructure delivery planning as opposed to being treated as a secondary issue. **Social Infrastructure – Recreation, Teenagers and Youth facilities.** • A significant gap in the Draft Plan relates to facilities for teenagers and young people and there is insufficient emphasis on facilities for older children and teenagers. • The Draft Plan should include: a skate park, basketball courts, multi-use games areas, safe and informal youth social spaces, and outdoor sports infrastructure. **Sallins Celtic Football Club** The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development. • The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered. • Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively

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196	**Colm Moylan**	This submission supports the retention of the existing Open Space and Amenity zoning for the lands at Oldbridge Park estate and objects to the proposed rezoning outlined in Submission No. 32 (Springwood Limited). The submission raises the following: • Accessibility issues to house at Oldbridge Park estate, particular houses 53 – 74 which are a cul-de-sac. • The west of the properties consists of Scouts Den, a car park, some accessible green space and 1.1 hectares of green space fenced off. The 1.1 hectares is privately owned. • The Scouts Den's limited parking often leads to cars parking on nearby roads, creating congestion and access issues at the entrance to houses 53–74. • As the Scouts Den is a gathering point, this road experiences high non-residential use, creating turning difficulties, parking obstruction, impeded sightlines, and access issues for residents and emergency services, and safety risks to children.

Sub. No.	Name	Summary of Submission
		• Springwood Limited (Submission No. 32) seeks to rezone this land from 'F - Open Space and Amenity' to 'C: New Residential' without addressing any of the existing traffic issues. The rezoning of the land is inappropriate and would worsen the existing traffic issues. • Housing is a key priority; however, hasty development would only increase problem for the community. • It is appropriate to retain the lands as 'F - Open Space and Amenity' due to the open space deficits identified in the Social Infrastructure Audit. • The lands should be retained as 'F - Open Space and Amenity' to serve the community and ensure safe access and egress to local amenities such as the Scouts Den.
197	**Duong Pham**	This submission supports the retention of the existing Open Space and Amenity zoning for the lands at Oldbridge Park estate and objects to the proposed rezoning outlined in Submission No. 32 (Springwood Limited). Submission states that the lands, which are zoned 'F - Open Space and Amenity' in the Draft Settlement Plan, should remain this zoning for the following reasons: • The lands are owned by Springwood Limited who were refused planning permission for the development of apartment blocks (Reg. Ref. 24/60729). • Planning permission was refused as the lands are zoned 'F - Open Space and Amenity'. • The Social Infrastructure Audit identified deficits in childcare, education, medical services and public open space provision. With the identified deficits, it would not be appropriate to rezone the lands from 'F - Open Space and Amenity' to 'C: New Residential', prior to addressing the deficits identified. • The development of more properties by removing open green space does not create a sustainable future or improve quality of life. • The housing goals targets set out in the National Planning Framework should not come at the expense of other National Strategic Outcomes such as Enhanced

Sub. No.	Name	Summary of Submission
		Amenities and Heritages and Access to Quality Childcare, Education and Health Services. • The rezoning of this land would devalue Ireland's known natural heritage and sense of place. • Without being able to provide essential services such as, inter alia, education and health services, a town like Sallins, a county like Kildare and a country like Ireland cannot be defined as an attractive and successful community or country. • The development of more properties without the delivery of essential services and providing sufficient open space is not in accordance with the vison and goals contained in the County Kildare Local Economic and Community Plan Implementation Plan 2024-2026. • The projected population cannot be expected to live a full, healthy and high quality life with limited access to 3 GPs only, limited open green space and childcare and education capacity issues. • The lands should only be zoned from 'F - Open Space and Amenity' to 'C: New Residential' unless supported by independent audits that illustrate infrastructure and capacity can keep up with the current and projected population growth.
198	**Office of Public Works (OPW)**	See Section 4 of the Chief Executive's Report.
199	**Joseph Kelly**	The issues in the submission are outlined below: • States it is essential that infrastructure is developed in tandem or ahead of any additional housing, as Sallins has fallen behind with schools, healthcare, sports facilities, community spaces, road capacity, public transport services and critical water and sewerage systems. • Requests additional infrastructure is prioritised and the Council secure funding and implementation commitments from developers.

Sub. No.	Name	Summary of Submission
		• Concerned with delay in delivering the promised community lands which were intended to include GAA and soccer pitches and other sports/recreational facilities and despite government funding allocated, there has been no meaningful progress to date. Requests KCC prioritise the completion of the community lands before approving residential developments. • Further requests educational infrastructure be explicitly referenced as a priority in phasing and implementation sections of the Plan. • States the canal has potential to serve as central focus for future development, enhancing tourism and employment but is concerned that external visitor parking is not addressed and car-based tourism is not addressed in the Plan. • States the Plan should make clear that The Waterways is a residential community, not a traffic management solution for future development. • States the Plan does not recognise and include the work done by the community at Salley Garden with a Willow tunnel, park benches widely used, flower beds and a statue. This must be retained.
200	**James Strappe**	The submission welcomes the Settlement Plan but has concerns about actual delivery due to the lack of social infrastructure in Sallins. The submission raises the following issues: **Social Infrastructure and Community Facilities** • Submits that planning permission for additional housing in Sallins should not be granted until essential community facilities, traffic management and public transport improvements are demonstrably in place or robustly committed to. • Submission states that there are inaccuracies in Table 3.1 of the Plan which, lists six social and community facilities, and states that Sallins has one parish hall (owned by the Catholic Church) and a Scout den owned by the Scouts. • States that there are no other community facilities and the two that exist are not owned by local community groups or the local authority.

Sub. No.	Name	Summary of Submission

		• States that the Plan's assertion that Sallins currently has four facilities for arts and cultural activities are wholly inaccurate as there are none, which it states raises serious questions about the adequacy of the consultation and fact-finding process that informed the Social Infrastructure Audit (SIA).
		• States that the absence of proper facilities is all the more striking given the breadth and vitality of community life in Sallins and lists the following groups: Sallins Community Council, Sallins GAA, Sallins Celtic, Sallins Scouts, Sult na Sollán, Sallins Dramatic Society, Irish dancing schools, active age groups such as the Sunshine Club and Men's Shed and Women's Shed, and numerous other voluntary bodies that serve many hundreds of residents of all ages and, in most cases, without any dedicated space in which to operate and that proper, permanent facilities are needed.
		• Refers to the Plan's provisions in relation to the Willows KDA, which provides for phased housing so that social infrastructure can be delivered alongside it and states that the same logic must now be applied to Sallins as a whole.
		• Requests that Plan include binding conditions, not aspirational objectives, requiring that specific, deliverable community facility thresholds be met before planning applications for new residential developments are approved.
		• Submission refers to the following specific facilities as minimum essentials:
		  • The completion of all three phases of the community park
		  • The transfer of Home Farm House into community or Council ownership for community use;
		  • The provision of a new community and arts centre as provided for in SIO 3.10.
		Community Park/Amenity Lands
		• Calls on Kildare County Council to commit explicitly in the Settlement Plan to all three phases of the community park.
		• States that given the significant investment required, the Council is called upon to commit in SIO 3.7 and 3.8 to actively pursuing future LSSIF grant applications to fund

Sub. No.	Name	Summary of Submission
		the park, which has been done elsewhere in Ireland and is entirely achievable with community support. **Sallins Celtic** • Deeply concerned that the current draft Plan zones the existing Sallins Celtic pitches for residential development without identifying any alternative permanent home for the club, as the community park cannot provide for a club of this size with the dedicated facilities and operational control it requires. • States that Sallins Celtic has provided sporting and social activity for hundreds of children in this community since 1998 and soccer has a particular role in attracting children from socially disadvantaged backgrounds and states that the loss of a permanent home for this club would disproportionately affect this group. • Calls on the Council to include clear provision for a permanent home for Sallins Celtic with dedicated pitches and facilities before any residential development is permitted on their existing grounds. **Town Centre** • Submission welcomes commitments to developing the town centre, particularly the proposal for Home Farm House KDA to be used for community activities (TCO 4.3) and supports TCO 4.1 and 4.5. • Refers to TCO 4.6 regarding the Sallins Town Renewal Plan, which incorporated a Health Check, which it states residents and community groups engaged in good faith, and calls on KCC to publish the findings of that existing Health Check and states that residents should not be asked to repeat a process that has already been completed. **Link Road KDA – Sally Garden – community garden** • The submission states that the biodiversity-rich green area at the corner of the Clane Road and Link Road has not been properly recognised in the Plan. States that Figure 10.2 identifies only approximately one third of the site as "Existing community gardens"

Sub. No.	Name	Summary of Submission
		omitting the remainder of a green space that has been carefully created and maintained by Sallins Tidy Towns over many years. • States that the site should be retained in full and its preservation would significantly enhance the attractive public realm that the Plan envisages for the town centre. **Traffic, Road Safety and Parking** • Refers to traffic congestion in Sallins, particularly during peak hours and states that the town's road network was not designed to serve its current population, let alone an expanded one. • Calls on the Council to make new residential planning approval contingent on delivery of a comprehensive Traffic and Transportation Impact Assessment (TTIA) and prior implementation of identifies mitigation measures, including junction upgrades, traffic calming, and safe active travel infrastructure. • States that the temporary traffic calming measures and cycle lanes introduced in recent years must now be properly evaluated, and permanent provision made for road safety throughout the town. • Welcomes the Plans proposals to: - improve pedestrian and cyclist safety; - commitment to universal accessibility (MATO 8.2); - targets to reduce car-based travel by 10%; - commitment to extend the Greenway and access to it; - creation of safe pedestrian and cycleway to the rear of the school (W4); - building of safe entrance to the train station made possible by the purchase of the Parish lands. • States that planning for these improvements should start immediately to avoid near-misses at the railway station entrance and to give wheelchair users, buggy users and peopled with impaired vision, a safe and dignified way of entering the station. • Concerned that the pedestrian and cyclist footbridge over the canal (W2) has been designated as a Long Term Objective (6-10 years) and calls for it to be reclassified as a

Sub. No.	Name	Summary of Submission
		Short to Medium Term objective with a clear timeline and funding commitment included in the Settlement Plan. • Refers to frequency and capacity issues with the rail service, which it states has not kept pace with the town's population growth. • Urges the Council to engage with Irish Rail and the National Transport Authority (NTA) to secure binding service improvement commitments and Settlement Plan should explicitly reflect the necessary relationship between housing growth and public transport capacity, in line with the NPF's objectives for compact, connected growth. **Green and Blue Infrastructure** • Welcomes the recognition in the Plan of the hugely important role that the Grand Canal and River Liffey play in the rich biodiversity of Sallins and the clear identification of a 100-metre- wide open space on either side of the Liffey and the canal's channel, fringe and banks as areas to be given special protection. • Welcomes the Council's commitment to hedgerow habitats protection and tree planting included when state and private entities are carrying out works (GBIO 6.2). <u>Wetland area on Link Road</u> • Submission refers to lands zoned F: Open Space and Amenity in the Plan and welcomes the designation of the regularly flooded area on the Link Road as wetland on the Land Use Zoning Map. **Cultural and Heritage Tourism** • States that Sallins is uniquely positioned to develop as a destination for cultural and heritage tourism and the Settlement Plan should reflect this potential explicitly. • States that the town sits at the convergence of several nationally significant assets: the Grand Canal, the Greenway, the railway line, a living Irish language community, and a strong tradition of traditional music and Irish culture.

Sub. No.	Name	Summary of Submission
		• States that the Grand Canal is already part of a Waterways Ireland tourism network and the Greenway connects Sallins to a broader active travel and tourism corridor and states that Sallins Station also has potential to serve as a gateway for leisure visitors. • States that a cultúrlann or cultural centre could anchor this tourism vision, providing a home for Irish language activities, traditional music sessions, cultural events that celebrate the town's identity and attract visitors. • States that the Settlement Plan should include objectives that actively support the development of this tourism potential – through investment in the public realm along the canal, interpretation of the town's canal and railway heritage and the promotion of Irish language and culture. • States that new buildings, public spaces, street furniture, signage, and landscaping should be designed with explicit reference to the town's canal and railway heritage, as a town that invests in its own identity will attract visitors and retain residents. **A Phased Approach to Future Development.** Requests that the Settlement Plan adopt a phased development framework, under which zoned lands are released for residential development incrementally and conditionally subject to independent verification that the infrastructure improvements identified above have been delivered to an agreed standard, which is consistent with the principles of sustainable development and the sequential approach set out in national planning policy.
201	**Frank Reynolds**	See Section 6 of the Chief Executive's Report.
202	**Liam O'Brien**	See Section 6 of the Chief Executive's Report.
203	**Stephen McGibney**	The issues in the submission are as follows: • Requests critical infrastructure is delivered in advance or alongside housing, including schools (particularly post-primary provision); healthcare facilities; transport upgrades; sports and community infrastructure.

Sub. No.	Name	Summary of Submission
		• Further requests existing community assets, including Sallins Celtic FC are protected or fully re-accommodated within the town. • Asserts recreational infrastructure must reflect actual demand. • Further asserts phasing requirements must be clear, robust and enforceable – ensuring infrastructure is front-loaded and not deferred. **Infrastructure Must Precede or Accompany Housing** • Submission states new housing is necessary, but Sallins is oversubscribed in education and childcare facilities, with limited healthcare capacity, traffic congestion and pressure on roads, no post-primary school. • Asserts further residential development without addressing these constraints will place unsustainable pressure on town. **Social Infrastructure is Identified but Not Prioritised** • Submission notes the Plan identifies infrastructure requirements including a new post primary school, additional primary school capacity, more GPs, expanded sports/recreational facilities but is concerned this infrastructure is linked to longer-term delivery, depended on external funding or developer-led provision, at risk of being delayed or reduced in scope. **The Willows Key Development Area – Scale and Impact** • Submission asserts the proposed 794 residential units of the Willows KDA raises concern regarding pressure being placed on the following: ➢ Traffic and transport: increased traffic, pressure and congestion on R407, surrounding routes and junctions. ➢ Education provision: there is no post-primary school and limited school capacity. ➢ Healthcare capacity: three GPs exist with nine more GPs identified in the Plan and development will further exacerbate this issue.

Sub. No.	Name	Summary of Submission
		➢ Noise and Environmental: noise exposure, air quality, overall residential amenity and the mitigation measures proposed do not eliminate constraints. ➢ Phasing and Delivery Risk: Plan references phased development but there is a risk that housing will delivered in early phases, key infrastructure will follow later, delivery is subject to funding and coordination challenges. **Sports Facilities and Community Needs** • Submission asserts local sports clubs are already struggling to secure suitable facilities. **Loss of Established Community Facilities** • Submission is concerned Sallins Celtic FC is facing loss of grounds and the Plan allows for a cricket pitch despite there being no club or history of cricket activity in Sallins and asserts there is a mismatch between community needs (football / grassroots sports) and proposed provision (a sport with no local presence). • Submission asks why this long-standing facility is being displaced, on what basis has the demand for cricket facility been identified, and has sufficient engagement taken place with existing clubs/users. • Outlines the loss of Celtic FC would be loss of youth/community engagement, reduction in participation opportunities, damage to organisation.
204	**Dawn Culhane**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development. • The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available.

Sub. No.	Name	Summary of Submission
		• The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered. • Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating, a risk that existing pitches could be lost before new ones are in place. • Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches. • Sallins is growing and sports infrastructure needs to be delivered in parallel with development. • It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that: • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use. Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.
205	**Neville Homes Limited**	The submission raises the following: • The submission relates to the lands located within the Link Road Key Development Area (KDA) and the West Link Road KDA. • Neville Homes facilitated the temporary use of part of the residentially zoned land at C(2) by Sallins Celtic Soccer Club under licence agreement arrangements pending the future development of the lands for residential purposes. • Recognises the concerns raised regarding the future relocation of the existing pitch and the submission is made to clarify intentions regarding the relocation.

Sub. No.	Name	Summary of Submission
		• Submissions No. 118 and No. 119 seeks to retain the full landholding as residential zoning of the C(2) and C(3) lands, which are serviced and strategically located. • If the full landholding as residential zoning is retained, Neville Homes is committed to facilitating the future provision of lands and a replacement soccer pitch for Sallins Celtic Soccer Club on lands proposed as zone F, located to the west of Site C(2) within the wider landholding and adjoining the lands zoned E(3). • It is considered that the approach will: continue the long-term operation of the club, support the delivery of housing within the built-up footprint, support compact growth and housing delivery, provide an opportunity for residential and community infrastructure uses within the West Link Road area. • An excerpt of the Land Use Zoning Map is submitted showing outlined lands proposed for Sallins Celtic Soccer Club on land zoned 'F - Open Space and Amenity'.
206	**Maria Cunningham**	**Movement and Active Travel** • Submission relates traffic, access and residential amenity and, in particular, Objective MATO 8.8, which it states provides that vehicular access for any future development of the mixed-use lands immediately south of the train station should be accessed from the Waterways development. • Submits that the planning logic of improving connectivity and avoiding isolated backland development is understood but that any new vehicular access through or from the Waterways must not turn the estate into a through-route, rat-run, construction access route, delivery route, overflow parking area, or station-related traffic route. • States that the existing residential streets in the Waterways include families, the elderly, disabled, children, pedestrians, cyclists and residents accessing their homes and additional traffic could significantly affect safety, noise, parking, residential amenity and quality of life. • Submission requests that MATO 8.8 be amended to include explicit safeguards and the objective should state that any vehicular access from the Waterways shall be subject to: ➢ A site-specific Traffic and Transport Assessment

Sub. No.	Name	Summary of Submission
		➢ A residential amenity impact assessment ➢ A road safety audit, traffic calming measures designed before occupation. ➢ No through-route function for general traffic. ➢ No construction traffic through the Waterways uncles explicitly assessed and agreed. ➢ Parking controls to prevent overspill from the train station or mixed-use development. ➢ Safe pedestrian and cycle priority, including crossings and reduced vehicle speeds. ➢ Consultation with residents of the waterways before any access arrangements are finalised. • Requests that the wording be changed from simply requiring access "from the Waterways development" to requiring that any such access must protect the residential character, safety and amenity of the Waterways. • States that connectivity should not come at the expense of existing residents and the Waterways is first and foremost a residential community, not a traffic management solution for future development. • Submission notes that the Waterways is a privately owned estate, not in charge by KCC and every unit, are the shareholders of this estate and managed by an agent and residents pay management fees for street lights, electricity, public liability, ramps, road maintenance, gardens, etc. • States that the main road is under serious neglect for the thousands of cars in and out all week, using train station, shops, recycling with no input from KCC to even address all the potholes. • Submits that it is lovely to see the Waterways finally a place of business, hotel finished but states that it is a residential estate first then a mixed unit. • States that there are around 200 properties with many children having to navigate several roads and it is already a challenge leaving the estate at peak times and questions how opening it up to more traffic is going to ensure a safe development.

Sub. No.	Name	Summary of Submission
		Social Infrastructure • States that children have to leave Sallins for sport and extra-curricular activities. • Submission agrees with many other submissions and states that basketball, skate park and tennis courts are basic needs for a growing family population and refers to the lack of a community park. • States that the elderly should always be at the forefront as well.
207	**Vaughan Whelan**	See Section 6 of the Chief Executive's Report.
208	**Transport Infrastructure Ireland (TII)**	See Section 4 of the Chief Executive's Report.
209	**Ger Loughlin**	The submission raises the following: • The Draft Plan acknowledges the growth of tourism-related activity and as an activity provider visitor numbers have increased in 2026. Current activities serve residents in addition to visitors. • The completion of the greenway from Hazelhatch to Lucan is increasing footfall, with hotels actively promoting the town as a destination for guests. • Kildare County Council may not directly create tourism activities, but it can support tourism growth by enabling the right conditions for the sector to develop. • Proposes the following actions for inclusion in the amended Draft Plan: **Making the waterfront a safe, open space.** • South side of the waterfront is dominated by car parking with a dangerous ramp from the Canal Bridge. An image is contained in the submission showing lines of cars parked in the area.

Sub. No.	Name	Summary of Submission
		• Asserts that a child was almost involved in a car related accident and that action could take the means signage and speed bumps in the area. However, an alternative route is needed. **Car parking, Coach parking, and toilet facilities** • The Council will need a plan to accommodate the increased tourist facilities such as dedicated coach parking space, or a trail head facility that includes toilet facilities. • An excerpt of the trailhead facility for Athy is submitted showing the proposed site layout. **Fund and build the community park** • The community pak will provide an essential facility benefiting both residents and visiting tourists.
210	**Min. James Lawless TD**	The issues raised in the submission are outlined below: • States the rapid growth in Sallins has brought increased pressure on local infrastructure, transport, community facilities and environmental assets and the Plan has an important role in making sure future growth is planned in a sustainable and balanced way. • Asserts the Plan is an opportunity to support development while protecting/enhancing the character of the town (River Liffey and Grand Canal). • Further asserts it is important development matches investment in infrastructure, community facilities and sustainable transport. • Outlines the Plan proposes 700-1000 new homes and highlights importance of phased delivery, to ensure infrastructure is delivered in tandem with growth (transport capacity, school provision, healthcare services, recreational amenities and utility infrastructure). • Submission notes the future delivery of the DART+ project will be important providing enhanced rail capacity and service frequency to support growth and reduce car dependency.

Sub. No.	Name	Summary of Submission
		• Further notes compact growth and higher-density development close to train station and town centre is appropriate. • Asserts this approach must be accompanied by high-quality public realm improvements, pedestrian and cycling infrastructure and addressing traffic congestion and parking pressures. • Submission welcomes identification of lands for future primary, post-primary and educational facilities and states it is essential it is delivered early in development process as pressures already exist. • Further welcomes the focus on green infrastructure, open space and recreation particularly the designation of over 65 acres in Waterways area for amenity and biodiversity purposes and the River Liffey, Grand Canal and existing green spaces should be protected and enhanced as the town grows. • States opportunities to expand walking and cycling connections along these corridors should be prioritised. **Sallins Amenity Lands** • Submission asserts a major issue with residents is the continued lack of progress on the delivery of the planned community facilities, including pitches and recreational amenities. • States funding has been secured but little visible advancement has taken place and it is essential KCC focus on this infrastructure before permitting further significant housing development in the area.
211	**Patrick Sinnott**	The issues raised in the submission are outlined as follows: • Submission states it is aligned with national, regional and policy frameworks and objectives (NPF 2025, DMURS, Sustainable Residential Development & Compact Settlements Guidelines, Kildare CDP 2023-2029, SCA) **Critical Safety Issue – Existing Train Station Access**

Sub. No.	Name	Summary of Submission
		• Submission states access to the railway station from the Clane side is unsafe for pedestrian and cyclists, unsafe for school children, dependent on high-traffic main road. • Further states this is contrary to DMURS principles NPF and Safe Route to Schools objectives. • Asserts the SIA identifies growing young population and demand for school access which would intensify this concern. **Required Intervention – New Integrated Access via Parish Field** • Submission requests the Plan provide a new access route (child-centred) through the Parish Field with a school safe drop-off/pick up zone, access to rear school entrance, segregated cycle lane, dedicated pedestrian pathway, controlled vehicular access. • States this would create a connected movement network with train station, school, parish field and church reflecting DMURs, NPF transport objectives and 10-minute settlement model. **Road Safety Intervention – Closure / Restriction of Existing Access** • Submission states access route to train station from Clane road should be restricted or closed to general vehicular traffic (access to residents only and potential for filtered permeability). • Further states current access is dangerous and substandard and existing/new access points would create traffic conflict points, increase collision risk and reduce overall junction safety/efficiency. • Asserts this would align with DMURs, NPF and CDP policy. **Child Safety & Active Travel Priority** • Submission asserts the plan must prioritise children as vulnerable road users, remove reliance on main road access routes and provide safe cycling and walking alternatives.

Sub. No.	Name	Summary of Submission
		Protection of Residential Amenity & Heritage • Submission asserts development in Parish Field must avoid overlooking existing dwellings and protect the community centre/old school (heritage asset) and the Railway Cottages (protected structures). **Enforcement of 22-Metre Separation Rule** • Submission the Plan should strictly apply the 22-metre rule to ensure privacy, adequate daylight and residential amenity and this is essential given the sensitivity of the Parish Field location. **Integrated Infrastructure & Future Growth** Submission states the Plan anticipates significant population growth (towards 10,000 people) and will have increased pressure on schools, transport infrastructure and public spaces. A SCA confirms infrastructure provision must underpin zoning decisions.
212	**Patrick Sinnott**	The submission is concerned with the importance of local soccer club in Sallins. • The soccer club is a key community asset, supporting young people's development by providing an inclusive space for physical activity, social interaction, and the develop skills such as teamwork, discipline, and resilience. • Access to local sporting facilities is essential for supporting youth wellbeing and community health, and the soccer club provides an inclusive, affordable space for people to stay engaged in positive activities. • The club are dependent on securing a suitable, long-term home. Without sufficient pitches and facilities, the club cannot meet current demand or support future growth. This puts pressure on volunteers, limits participation, and risks excluding children from opportunities for their development and wellbeing.

Sub. No.	Name	Summary of Submission
		• The prioritisation of land use zoning is crucial, and the provision of a cricket pitch does not reflect the needs of the community. There is a larger demand for pitches, training spaces, and match facilities for soccer. • Priority should be on infrastructure that delivers community benefit, with soccer pitches offering high usage and serving a wide range of teams, schools, and community users, ensuring strong and lasting value from investment. • Securing a new home for the Sallins soccer club is not just a sporting concern but a key issue for public health, youth development, and community cohesion. Planning decisions should prioritise adequate soccer facilities over less demanded uses to meet the needs of the growing population.
213	**Sallins Dramatic Society**	The issues raised in the submission are as follows: • Supports the development of universally accessible community centres/halls that support a wide range of users for groups and clubs. • Asserts contrary to the Plan there are not four arts and cultural facilities, and the community centre is shared with ten other groups. • Further asserts a key challenge is the lack of on-site storage and all equipment for the society is stored off site in a locked shed at Sallins GAA club and due to the nature of the community centre the society's stage cannot remain permanently assembled and is dismantled twice yearly. There is no storage space for curtains which are rented and create ongoing financial burden on the society. • States a multi-purpose arts centre would be invaluable to community and with appropriate support and infrastructure groups can continue to expand and contribute to cultural vitality.
214	**Jamie Swan**	The submission raises the same issues as Submission No. 426 in relation to the Willows KDA as follows: <u>Projected population growth</u>

Sub. No.	Name	Summary of Submission
		• States that the development of the Willows KDA seems designed to decrease the quality of life for those living in the Waterways at present. • States that the projected population growth seems like an underestimation, given the scale of building envisaged, as the 794 units provided for in the Willows KDA is likely to create a population increase of around 2,358 persons. • States the Plan doesn't take into account building which is already underway or has taken place since the last census. <u>Social Infrastructure</u> • Refers to strain on social services in recent years especially GP services. • Refers to Table 3.1, which sets out social infrastructure requirements and proposed delivery mechanisms and states that in relation to the Willows KDA the commitment to ensure that residential units are delivered in tandem with commensurate social infrastructure is not backed up with a rationale for how it will be met. • States that prior to any large-scale home building, the criteria of the following submissions should be satisfied: <u>Submission 1 -</u> That no planning permission for housing in the Willows KDA be granted until the adequate school facilities are built to accommodate both the existing and proposed new population. • States that the delivery mechanism for school places is the Department of Education and Youth but there is no statement on this from the Department, no planning permission seems to have been sought for new schools or an extension to the existing primary school, there is no date given for when ground is expected to be broken on new schools and no funds have been ringfenced. <u>Submission 2</u> – that no planning permission for housing in the Willows KDA be granted until adequate GP provision is made for the proposed new population.

Sub. No.	Name	Summary of Submission
		• States Table 3.1 identifies a need for an additional 9 GPs and the delivery mechanism listed is 'Private developer led', which it submits is very concerning given that GP services are insufficient to serve the existing population as it stands. • States that leaving the provision of healthcare to private property developers does not seem likely to deliver good outcomes. <u>Submission 3</u> – that no planning permission for housing in the Willows KDA be granted until DART+ Southwest be completed. • Refers to inadequate rail service and states that the provision of adequate rail services is an essential consideration in allowing the development to go ahead. • Refers to the draft Railway Order submitted to ABP for DART+ Southwest in November 2024 which proposes to revolutionise capacity arriving into Heuston along the Limerick line. States that this increased rail capacity should be in place before an additional 2,358 people are added to what is now a greenfield site. <u>Submission 4</u> – That no planning permission be granted for housing in the Willows KDA until the upgrade of the R407 is complete. • Refers to traffic issues associated with the R407, the train station and businesses in the Waterways. States that the Plan sets out an intention to upgrade the R407 (Table 10.1) but provides no detail on the proposal and questions the adequacy of the road, footpaths, cycle paths and the motorway bridge to deal with the increase in traffic associated with the increase in population. <u>Submission 5</u> – That no planning permission be given for routes through the Waterways, particularly public transport routes. • Submission refers to Phase 2 of the Willows KDA area, which purports to create a bridge across the railway to encourage active travel by the new residents of the area with an onward connection across the new East Spine Bridge for people moving north to south, which it states will change the estate from a quiet cul-de-sac into a thoroughfare.

Sub. No.	Name	Summary of Submission
		• States that the roads in the Waterways are privately owned roads and residents pay management fees for the upkeep of the common areas. • The submission objects to Objective MATO 8.8, which it claims seeks to ensure that the vehicular access for any future development of the MU: Mixed Use lands are accessed from the Waterways development, which it claims amounts to a deliberate effort to attract increased vehicular traffic into the Waterways, when the development already struggles to accommodate vehicles accessing the train station. • Refers to PT5 and Map Ref. V2B-8.1 of the Plan which indicates a bus route through the Waterways which the submission claims will cause buses to circle the small green area at the back of the estate or the route looping in front of existing dwellings, which it states would be inappropriate due to insufficient space, the use of the cul-de-sac by children to play and the large amount of private vehicles along the roads. • States that the introduction of bus stops would seriously impact on privacy, safety and quality of life of residents, which it states is not addressed in the Plan.
215	**Millennium Falcon Holdings Ltd**	This submission has been prepared by Arup on behalf of Millennium Falcon Holdings Limited in relation to Proposed Variation No. 6 (Sallins Settlement Plan) and relates to lands in Sallins West located west of the Sallins Bypass and west of the existing Sallins and Naas station. The location of the proposed site is shown on Figures 1 and 2 below. The submission seeks the following: • Include an explicit objective to support delivery of the proposed Sallins West Railway Station and a strategic rail-based Park & Ride facility (of the order of 1,000 spaces, as a key piece of strategic transport infrastructure serving the Naas-Sallins area and wider hinterland. • Safeguard the lands and access arrangements required to enable delivery, including provision for safe and efficient vehicular access, bus interchange/layover as appropriate, and direct walking and cycling connections to Sallins, Naas and Millennium Park. • Provide for a phased, multimodal interchange approach over time, integrating rail with enhanced regional and local bus services and active travel infrastructure, to support

Sub. No.	Name	Summary of Submission
		compact growth and reduce reliance on private car travel in accordance with national and regional policy. Figure 1 - Approximate location of proposed Sallins West P&R station, NTA Park & Ride Strategy: Greater Dublin Area

Sub. No.	Name	Summary of Submission
		 Figure 2 - Proposed Sallins West New Railway Station and P&R general location options The submission states the following: • Millenium Falcon Holdings Ltd is the owner and responsible for the management and development of extensive lands within the Northwest Quadrant (NWQ) Millennium Park, Naas and that the NWQ performs a strategic role within the wider Naas-Sallins area, acting as a key interface between both settlements and supporting co-ordinated growth, improved connectivity and more sustainable mobility, including active travel and integrated public transport, for residents, employees and visitors. • Millennium Park has also played an important role in supporting the funding and delivery of transport and other infrastructure improvements that have enhanced connectivity to, and the servicing of, the NWQ.

Sub. No.	Name	Summary of Submission
		The proposal is described as providing the following, subject to statutory approvals: • A new station intended to function as a strategic interchange, expanding the effective catchment of high-capacity rail services and providing an additional point of access to commuter and InterCity services operating on the corridor and is expected to contribute to destressing the traffic congestion on the M7/N7, by providing an alternative means of travel to Dublin close to the point where the road starts to become congested during peak hours. • A strategic rail-based Park & Ride facility (of the order of 1,000 spaces) would be provided to support the station, with the capacity for phased delivery and potential future expansion, subject to demand, design development and statutory approvals. • Access to the Park & Ride facility. • Provision can be made for regional and local bus interchange to enable integration with enhanced bus services and to support the long-term evolution of the site as a multimodal hub. • Direct, safe and legible walking, and cycling links to Sallins, Naas and Millennium Park with universal access throughout the station environs and clear connections to existing and planned active travel routes. **Context of proposal:** • States that national, regional and local planning policy identifies the need to strengthen access to the Kildare rail line for communities across County Kildare and the wider hinterland travelling to Dublin, including the delivery of rail-based Park & Ride facilities on strategic corridors, as demand for rail access in the Naas-Sallins area is already constrained by limited parking capacity at Sallins & Naas Station and uneven access to frequent feeder public transport services from surrounding areas.

Sub. No.	Name	Summary of Submission
		• Refers to traffic volumes on the M7/N7 corridor that is approx. 36%-40% higher than those on the M3 yet the M3 corridor includes purpose-designed Park & Ride provision for hinterland users at M3 Parkway station. • Parking provision at Sallins and Naas station is already operating at capacity resulting in overspill outside of designated areas and delivery of the Sallins West Park & Ride would address this shortfall. • Refers to extent of commuter services accommodated on the Kildare line. • States that full utilisation of a 1,000-space Sallins West Park & Ride facility, is estimated to remove approximately 2,000-3,000 vehicle trips per day from the M7/N7 corridor and would reduce peak-period congestion pressures and deliver a meaningful contribution to transport decarbonisation in the area. • Proposal would facilitate the planned growth of Sallins and Naas in a more sustainable manner. **Planning and Transport Policy Rationale:** The submission states: • The proposed Salins West Railway Station and strategic Park & Ride facility is underpinned by a strong and consistent policy basis across the national, regional and local planning and transport hierarchy and responds directly to established objectives to support sustainable mobility, reduce transport-related emissions, manage demand on the strategic road network and enable compact, transit-oriented growth in the Naas/Sallins area and wider County Kildare. • At national level, in Project Ireland 2040 and National Planning Framework terms, the proposal supports compact growth, well-served growth and facilitates a shift towards more sustainable. • In National Investment Framework for Transport in Ireland (NIFTI) terms, the Sallins West station and strategic Park & Ride represent a proportionate modal-shift and

Sub. No.	Name	Summary of Submission
		demand-management intervention that makes more effective use of the existing Kildare rail corridor while supporting the strategic function of the national road network for essential movements. • The proposal would establish a high-quality interchange at a location of strategic importance on the M7/N7 corridor, with the capacity to integrate rail, bus and active travel over time consistent with the Greater Dublin Area Transport Strategy 2022-2042 and the NTA's Park & Ride Strategy for the Greater Dublin Area. • At a local level, the provision of additional rail access capacity at the edge of the Naas-Sallins urban area, the proposal would support better local land-use outcomes by reducing pressure for commuter parking within Sallins, improving conditions for town-centre public realm and active travel, and enabling housing and employment growth in Naas and the proposed development of the NWQ of Naas currently being planned and to be delivered in a manner that is less reliant on private car travel, and fully enabled for sustainable, reliable and efficient public transport.
216	**Maria O'Brien**	This submission is concerned with the current performance and storage accommodation available to the Sallins Dramatic Society, which it states is a community-based adult amateur dramatic society established in 2019 and based in the Sallins Community Centre. The submission raises the following issues: • States that membership to 40 persons ranging in age from 18-80 from all walks of life, with wide-ranging artistic skills. Members participate in a wide variety of roles including acting, directing, stage management, set design, costume creation, technical support, front-of-house co-ordination and administration and the Society needs a diverse space to accommodate all artists. • Society fully supports the development of universally accessible community centres/halls that support a wide range of uses for groups and clubs on appropriately zoned land, as accessible, well-designed community infrastructure is essential to support volunteer-led organisations such as the Sallins Dramatic Society.

Sub. No.	Name	Summary of Submission
		• Refers to the lack of arts and cultural facilities in Sallins and states that the Society shares the Sallins Community Centre with 10 other groups. • A key challenge for the Society is the lack of dedicated on-site storage and all of the Society's equipment, props, and a significant proportion of staging is currently stored off-site, as due to the size and shared nature of the Community Centre, the stage cannot remain permanently assembled and must be constructed and dismantled twice yearly, requiring considerable volunteer time and effort. • States that due to lack of storage, stage curtains have to be rented for each production, creating an ongoing financial burden for the society. • Submits that a multi-purpose arts centre in Sallins will be an invaluable addition to the community and states that amateur dramatic societies play an important role in enriching local life, strengthening social cohesion and encouraging lifelong learning. • States that with appropriate support and infrastructure, groups such as the Society can continue to expand their activities and contribute meaningfully to the cultural vitality of Sallins.
217	**J McGrath**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development. • The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered.

Sub. No.	Name	Summary of Submission
		• Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating, a risk that existing pitches could be lost before new ones are in place. • Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches. • Sallins is growing and sports infrastructure needs to be delivered in parallel with development. • It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that: • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use. • Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.
218	**Glenda McGovern**	This submission is concerned with the current performance and storage accommodation available to the Sallins Dramatic Society, which it states is a community-based adult amateur dramatic society established in 2019 and based in the Sallins Community Centre. The submission raises the following issues: • States that membership to 40 persons ranging in age from 18-80 from all walks of life, with wide-ranging artistic skills. Members participate in a wide variety of roles including acting, directing, stage management, set design, costume creation, technical support, front-of-house co-ordination and administration and the Society needs a diverse space to accommodate all artists. • Society fully supports the development of universally accessible community centres/halls that support a wide range of uses for groups and clubs on appropriately zoned land, as

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		accessible, well-designed community infrastructure is essential to support volunteer-led organisations such as the Sallins Dramatic Society. • Refers to the lack of arts and cultural facilities in Sallins and states that the Society shares the Sallins Community Centre with 10 other groups. • A key challenge for the Society is the lack of dedicated on-site storage and all of the Society's equipment, props, and a significant proportion of staging is currently stored off-site, as due to the size and shared nature of the Community Centre, the stage cannot remain permanently assembled and must be constructed and dismantled twice yearly, requiring considerable volunteer time and effort. • States that due to lack of storage, stage curtains have to be rented for each production, creating an ongoing financial burden for the society. • Submits that a multi-purpose arts centre in Sallins will be an invaluable addition to the community and states that amateur dramatic societies play an important role in enriching local life, strengthening social cohesion and encouraging lifelong learning. • States that with appropriate support and infrastructure, groups such as the Society can continue to expand their activities and contribute meaningfully to the cultural vitality of Sallins.
219	**Rachel Churchill**	This submission is concerned with the current performance and storage accommodation available to the Sallins Dramatic Society, which it states is a community-based adult amateur dramatic society established in 2019 and based in the Sallins Community Centre. The submission raises the following issues: • States that membership to 40 persons ranging in age from 18-80 from all walks of life, with wide-ranging artistic skills. Members participate in a wide variety of roles including acting, directing, stage management, set design, costume creation, technical support, front-of-house co-ordination and administration and the Society needs a diverse space to accommodate all artists.

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		• Society fully supports the development of universally accessible community centres/halls that support a wide range of uses for groups and clubs on appropriately zoned land, as accessible, well-designed community infrastructure is essential to support volunteer-led organisations such as the Sallins Dramatic Society. • Refers to the lack of arts and cultural facilities in Sallins and states that the Society shares the Sallins Community Centre with 10 other groups. • A key challenge for the Society is the lack of dedicated on-site storage and all of the Society's equipment, props, and a significant proportion of staging is currently stored off-site, as due to the size and shared nature of the Community Centre, the stage cannot remain permanently assembled and must be constructed and dismantled twice yearly, requiring considerable volunteer time and effort. • States that due to lack of storage, stage curtains have to be rented for each production, creating an ongoing financial burden for the society. • Submits that a multi-purpose arts centre in Sallins will be an invaluable addition to the community and states that amateur dramatic societies play an important role in enriching local life, strengthening social cohesion and encouraging lifelong learning. • States that with appropriate support and infrastructure, groups such as the Society can continue to expand their activities and contribute meaningfully to the cultural vitality of Sallins.
220	**William Neville & Sons**	The submission by SCA Planning and Development Consultants, on behalf of William Neville & Sons (WNS) Unlimited Company, relates to a circa 2.2-hectare town centre site fronting Main Street and the Grand Canal Greenway, zoned for Town Centre development in the Sallins LAP 2016, as below outlined in red (southern canal plot):

Sub. No.	Name	Summary of Submission
		 Appendix 1 of the submission includes a Net Developable Area Assessment, prepared by Reddy Architecture & Urbanism. The issues raised in the submission are outlined below: - The site offers strong potential to deliver a well-integrated mix of housing, employment, and community uses within an existing serviced area. - Supports the continuation of the Town Centre zoning and the overall strategic direction of the urban design framework in the Plan. - States it is essential to establish a robust and proactive framework to guide development ensuring it reflects national policy on compact growth, regeneration and sustainable placemaking. - Asserts the site is centrally located, well-connected and offers strong potential to deliver a well-integrated mix of housing, employment, and community uses within an existing serviced area.

Sub. No.	Name	Summary of Submission
		- Requests KCC considers ongoing pre-planning engagement and WNS is committed to progressing a mixed-use scheme for subject lands. - States WNS have engaged with the planning system in recent years to bring forward residential and mix-up proposals on both plots outlined in excerpt above. Proposals to deliver mixed-use development on the canal site have also been developed and discussed with the Planning Authority. The submission states that there are key considerations that should be considered: - Ongoing pre-planning, - They support the zoning, - Building height – and that the Plan states adopting taller buildings 'not necessary', this is a pre-requisite to reducing site coverage. - Distribution of residential units across the Plan area does not align with compact growth. - Underutilisation of central lands - 52 units inefficient. - Adjust the density - yield of 125+ units (at a density of 70 dph) - Future-Proofing Population Growth **Residential Densities** - Submission asserts under Section 28 Guidelines (Compact Growth) it is a specific policy objective that net residential densities within the range of 40 to 100 dph must be applied to the central areas of 'Large Towns' such as Sallins. **Net Site Area Methodology** - The Plan fails to provide a clear methodology, justification, or technical explanation for reducing the gross area owned by WNS (2.19 hectares) down to a net site area of 1.22 hectares. - There is no objective planning or methodological basis for excluding a substantial portion of the subject site from the net developable area calculation. States the lands

Sub. No.	Name	Summary of Submission
		will accommodate commercial use at ground floor and residential on upper floors and the vertical integration should not reduce the net developable residential footprint. - Asserts the verified net developable site area is 1.8 hectares (excluding only the existing Lidl access road and Home Farm House as intended for community use). - Submission includes a Net Developable Area Study as Appendix 1 illustrating the 2.19 ha and the 1.8 ha with the Home Farm House footprint and the 6metre offset. **Inconsistent Density Allocation and Core Strategy Distribution** - Submission contends the is a lack of policy rationale in Table 2.4 which allocates a higher density (60 dph) to a peripheral Tier 2 site compared to a Tier 1 town centre site (50 dph) and allocates 162 units (24% of core strategy allocation) to a Tier 2 greenfield site located outside Built-up Footprint. - States this undermines the Plan's ability to achieve its own compact growth objectives and sustainable development targets and requests the core strategy allocation of 674 unts should be allocated entirely to Tier 1 lands which were zoned for residential/mixed-use development in 2016 LAP. - Asserts the proposed quantum and distribution of residential units does not fully align with national policy objectives (compact growth and consolidation of built-up areas) and the allocation of 52 units on the lands is an inefficient and unsustainable use of the land. - Contends the subject's lands long-term potential should be recognised in the short-term duration of the Plan and the Plan should support population growth in central locations. - Requests increasing yield of 125+ units (70 dph). The submission requests Table 2.4 and Section 10.1.1 be amended as follows:

<table>
<tr><th>Sub. No.</th><th>Name</th><th>Summary of Submission</th></tr>
<tr><td></td><td></td><td>
<table>
<tr><th>Development Parameter</th><th>Draft Plan Target</th><th>Proposed Amended Target</th></tr>
<tr><td>Net Site Area</td><td>1.22 hectares</td><td>1.8 hectares</td></tr>
<tr><td>Target Density</td><td>Sub-optimal</td><td>70 dph (Net)</td></tr>
<tr><td>Estimated Residential Yield</td><td>52 units</td><td>125 units</td></tr>
</table>
Home Farm House KDA
- Submission notes the Plan's acknowledgement that taller buildings would integrate in the site context but challenges the assertation that they are 'not necessary'. An increase in residential density inherently requires an increase in building height. Adopting a taller, more compact building typology is a prerequisite to reducing site coverage.
- Requests the Plan is reviewed and amended for an increased residential yield of 125+ units (70 dph), paired with an appropriate building height framework.
</td></tr>
<tr><td>221</td><td>Kelley Yeates</td><td>The submission welcomes the overall vision for the development of Sallins but raises concerns in relation to the Sallins Dramatic Society, Sallins Celtic and Sallins Youth Theatre following issues:

Sallins Dramatic Society

• States that membership to 40 persons ranging in age from 18-80 from all walks of life, with wide-ranging artistic skills. Members participate in a wide variety of roles including acting, directing, stage management, set design, costume creation, technical support, front-of-house co-ordination and administration and the Society needs a diverse space to accommodate all artists.
• Society fully supports the development of universally accessible community centres/halls that support a wide range of uses for groups and clubs on appropriately zoned land, as</td></tr>
</table>

Sub. No.	Name	Summary of Submission
		accessible, well-designed community infrastructure is essential to support volunteer-led organisations such as the Sallins Dramatic Society. • Refers to the lack of arts and cultural facilities in Sallins and states that the Society shares the Sallins Community Centre with 10 other groups. • A key challenge for the Society is the lack of dedicated on-site storage and all of the Society's equipment, props, and a significant proportion of staging is currently stored off-site, as due to the size and shared nature of the Community Centre, the stage cannot remain permanently assembled and must be constructed and dismantled twice yearly, requiring considerable volunteer time and effort. • States that due to lack of storage, stage curtains have to be rented for each production, creating an ongoing financial burden for the society. • Submits that a multi-purpose arts centre in Sallins will be an invaluable addition to the community and states that amateur dramatic societies play an important role in enriching local life, strengthening social cohesion and encouraging lifelong learning. • States that with appropriate support and infrastructure, groups such as the Society can continue to expand their activities and contribute meaningfully to the cultural vitality of Sallins. **Sallins Youth Theatre** • Submission states that a Sallins Youth Theatre is in the process of being set up for Sallins and Naas, which is affiliated with Youth Theatre Ireland. • States that they are struggling to find a space where the group can meet and as there is no permanent stage space, the group has nowhere for performance. • States that the group require a permanent stage setting, a rehearsal space and storage space for props and equipment as the group grows. • Submits that the arts is important for young people for their growth and integration into community and urge Kildare County Council to take this into account when they are planning for the future of Sallins.

Sub. No.	Name	Summary of Submission
		Sallins Celtic Football Club • Submission states that Sallins Celtic FC has been part of the community for almost 30 years that provides organised football for children, teenagers and adults in the area and is an important local organisation that supports physical activity, social connection and inclusion, and community wellbeing. States that currently Sallins Celtic has two five-a-side pitches, one seven-a-side pitch and two full-size pitches. • States that the Plan does not: – Identify Sallins Celtic FC or its existing pitches; – Provide any clear commitment to replacement football facilities; – Set out when new sports pitches will be delivered; – Guarantee that existing facilities will not be lost before replacements are available. • Recognises the proposed Amenity lands as a positive inclusion but there is a lack of clarity on how many pitches will be provided, whether Sallins Celtic FC will be accommodated and guaranteed access and when these facilities will be delivered. • States that a situation where the Sallins Amenity Lands could evolve into a Kerdiffstown-type facility would not meet the needs of the Sallins community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability, creating a risk that existing pitches could be lost before new ones are in place. • Submits that Sallins is continuing to grow and participation sport is growing and it is essential that sports infrastructure is delivered in parallel with development to support a healthy and active community. • Submission requests that the Plan be amended to include a clear commitment that no development shall take place on lands currently used by Sallins Celtic FC until suitable replacement football pitches and associated facilities are fully provided and available to use.

Sub. No.	Name	Summary of Submission
		• States that replacement facilities should include: properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities and security of tenure for the club.
222	**Elaine Tarres**	This submission is concerned with the current performance and storage accommodation available to the Sallins Dramatic Society, which it states is a community-based adult amateur dramatic society established in 2019 and based in the Sallins Community Centre. The submission raises the following issues: • States that membership to 40 persons ranging in age from 18-80 from all walks of life, with wide-ranging artistic skills. Members participate in a wide variety of roles including acting, directing, stage management, set design, costume creation, technical support, front-of-house co-ordination and administration and the Society needs a diverse space to accommodate all artists. • Society fully supports the development of universally accessible community centres/halls that support a wide range of uses for groups and clubs on appropriately zoned land, as accessible, well-designed community infrastructure is essential to support volunteer-led organisations such as the Sallins Dramatic Society. • Refers to the lack of arts and cultural facilities in Sallins and states that the Society shares the Sallins Community Centre with 10 other groups. • A key challenge for the Society is the lack of dedicated on-site storage and all of the Society's equipment, props, and a significant proportion of staging is currently stored off-site, as due to the size and shared nature of the Community Centre, the stage cannot remain permanently assembled and must be constructed and dismantled twice yearly, requiring considerable volunteer time and effort. • States that due to lack of storage, stage curtains have to be rented for each production, creating an ongoing financial burden for the society.

Sub. No.	Name	Summary of Submission
		• Submits that a multi-purpose arts centre in Sallins will be an invaluable addition to the community and states that amateur dramatic societies play an important role in enriching local life, strengthening social cohesion and encouraging lifelong learning. • States that with appropriate support and infrastructure, groups such as the Society can continue to expand their activities and contribute meaningfully to the cultural vitality of Sallins.
223	**Paul Kiernan**	This submission is concerned with the current performance and storage accommodation available to the Sallins Dramatic Society, which it states is a community-based adult amateur dramatic society established in 2019 and based in the Sallins Community Centre. The submission raises the following issues: • States that membership to 40 persons ranging in age from 18-80 from all walks of life, with wide-ranging artistic skills. Members participate in a wide variety of roles including acting, directing, stage management, set design, costume creation, technical support, front-of-house co-ordination and administration and the Society needs a diverse space to accommodate all artists. • Society fully supports the development of universally accessible community centres/halls that support a wide range of uses for groups and clubs on appropriately zoned land, as accessible, well-designed community infrastructure is essential to support volunteer-led organisations such as the Sallins Dramatic Society. • Refers to the lack of arts and cultural facilities in Sallins and states that the Society shares the Sallins Community Centre with 10 other groups. • A key challenge for the Society is the lack of dedicated on-site storage and all of the Society's equipment, props, and a significant proportion of staging is currently stored off-site, as due to the size and shared nature of the Community Centre, the stage cannot remain permanently assembled and must be constructed and dismantled twice yearly, requiring considerable volunteer time and effort.

Sub. No.	Name	Summary of Submission
		• States that due to lack of storage, stage curtains have to be rented for each production, creating an ongoing financial burden for the society. • Submits that a multi-purpose arts centre in Sallins will be an invaluable addition to the community and states that amateur dramatic societies play an important role in enriching local life, strengthening social cohesion and encouraging lifelong learning. • States that with appropriate support and infrastructure, groups such as the Society can continue to expand their activities and contribute meaningfully to the cultural vitality of Sallins.
224	**Bernie Johnston**	The submission raises the following: • Concerns related to infrastructure delivery and no social infrastructure has been provided apart from a playground despite the population increase. • The proposed housing in the Draft Plan will be developed, however, there is no confidence that the social infrastructure will be delivered. • Planning permission for additional housing should not be granted until essential services and improvements are delivered such as community infrastructure, traffic management and public transport. **Social Infrastructure & Community Facilities** • Inaccuracies in the Draft Plan regarding the number of social and community facilities in Table 3.1. There is one parish hall and one Scout den and no dedicated arts or cultural facilities. The two facilities that do exist are owned by national organisations, not by local community groups or the local authority. Furthermore, there are no arts and cultural activities. This raises questions about the adequacy of the consultation and fact-finding process that informed the Social Infrastructure Audit. • The absence of permanent facilities for existing community groups. • The Willows KDA phased housing demonstrates that social infrastructure must be delivered in parallel to housing, the same principle needs to be applied to the overall town.

Sub. No.	Name	Summary of Submission
		• Requests the council to correct the inaccuracies in the Draft Plan and to include binding conditions requiring that specific, deliverable community facility thresholds be met before planning applications for new residential developments are approved. • Essential facilities before further residential development proceeds are the completion all three phases of the community park, the transfer of Home farm or known locally as Braithwaite House into community or Council ownership for community use, the provision of a new community centre as provided for in SIO 3.10. **Community Park & Amenity Lands** • Requests Council to commit in the Draft Plan to the phased development of the community park as follows: Phase 1: Basic pitches, car park, perimeter path and entrances (fundable from current committed resources), Phase 2: Further amenities to make it a park for all, including allotments, basketball court, walkways and similar facilities - in line with the site plan already approved and for which planning permission is in place, Phase 3: Buildings, including dressing rooms, indoor sports facilities, and a community centre - potentially incorporating a cultúrlann. • Requests the Council to commit in SIO 3.7 and 3.8 to actively pursuing future LSSIF grant applications to fund Phases 1 through 3. • The biodiversity-rich green area at the corner of the Clane Road and Link Road is only partially recognised in the Draft Plan. Figure 10.2 of the Draft Plan identifies only approximately one-third of the site as "Existing community gardens", omitting the remainder of the green space which has been maintained by the Sallins Tidy Towns. The green space should be retained in full as it would enhance the public realm for the town centre. **Sallins Celtic – Safeguarding its Future** • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development and no alternative replacement location for the club was identified.

Sub. No.	Name	Summary of Submission
		• The community park is welcomed, however, the lands cannot provide dedicated facilities and operational control for the club. • The loss of the club would have a negative effect on the community. • Requests the Council to include, in an amended Draft Plan, clear provision for a permanent home for Sallins Celtic, with dedicated pitches and facilities, before any residential development is permitted on the existing grounds. **Town Centre** • Health Check process was conducted years ago by consultants engaged by Kildare County Council and residents and community representatives engaged with that process and the findings have never been published. • Requests the Council to publish the existing Health Check findings. **Traffic, Road Safety & Parking** • Severe traffic congestion and the road network was not designed to serve the current population. • Requests the Council to ensure any new residential planning approval is contingent on delivery of a comprehensive Traffic and Transportation Impact Assessment (TTIA) and prior implementation of identified mitigation measures, including junction upgrades, traffic calming, and safe active travel infrastructure. • Previous temporary traffic calming measures and cycle lanes must now be properly evaluated, and permanent provision made for road safety throughout the town. • Shortage of parking at Sallins Train Station, demand far exceeds supply, resulting in unsafe parking on local roads, footpaths, and residential streets. Draft Plan must include a comprehensive parking strategy, including a clearly costed and timetabled expansion of commuter parking at Sallins Train Station. **Active Travel**

Sub. No.	Name	Summary of Submission
		• W3 and W4 are both welcomed and planning should commence immediately, to avoid the near-misses every day that occur at the station entrance and to give wheelchair users, buggy users and people with impaired vision, a safe and dignified way of entering the station. • Concerned that the pedestrian and cyclist footbridge over the canal (W2) has been designated as a Long Term objective (6–10 years). The Public Relam study commission in 2016 previously recommended this measure. • With further houses be completed on the Odlums site, the need for this crossing is urgent. • Requests that W2 to be reclassified as a Short to Medium Term objective, with a clear timeline and funding commitment included in the Draft Plan. **Rail Services** • Rail service frequency and capacity have not kept pace with population growth, and peak-hour trains are overcrowded. • Requests the Council to engage with Irish Rail and the National Transport Authority (NTA) to secure binding service improvement commitments, including increased frequency, improved capacity, and additional peak-hour services, as a condition precedent to approving further large-scale residential development. The Draft Plan should reflect the necessary relationship between public transport capacity and housing in line with the National Planning Framework's objectives for compact, connected growth. **History, Heritage & Sense of Place** • Any new development must honour the heritage of the area and new buildings, public spaces, street furniture, signage, and landscaping should be designed with explicit reference to the town's canal and railway heritage.

Sub. No.	Name	Summary of Submission
		• The Draft Plan should include design guidelines requiring that new development responds sympathetically to the historic built environment and reinforces the town's sense of place, not generic suburban housing. • Requests the Council to ensure that the protection and celebration of Sallins historic character is treated as a planning priority. **Cultural & Heritage Tourism** • The town is positioned to develop as a destination for cultural and heritage tourism, and the Draft Plan should reflect this. • A cultúrlann or cultural centre could provide a home for Irish language activities, traditional music sessions, and cultural events that celebrate the town's identity and attract visitors. • The Draft Plan should include objectives that actively support the development of the tourism potential, through investment in the public realm along the canal, interpretation of the town's canal and railway heritage, promotion of Irish language and traditional culture. **A Phased, Conditional Approach to Future Development** • Infrastructure should be developed first prior to housing developments, and a Garda Station should be a high priority.
225	**Eric O'Flynn**	This submission is concerned with the current performance and storage accommodation available to the Sallins Dramatic Society, which it states is a community-based adult amateur dramatic society established in 2019 and based in the Sallins Community Centre. The submission raises the following issues: • States that membership to 40 persons ranging in age from 18-80 from all walks of life, with wide-ranging artistic skills. Members participate in a wide variety of roles including acting, directing, stage management, set design, costume creation, technical support,

Sub. No.	Name	Summary of Submission
		front-of-house co-ordination and administration and the Society needs a diverse space to accommodate all artists. • Society fully supports the development of universally accessible community centres/halls that support a wide range of uses for groups and clubs on appropriately zoned land, as accessible, well-designed community infrastructure is essential to support volunteer-led organisations such as the Sallins Dramatic Society. • Refers to the lack of arts and cultural facilities in Sallins and states that the Society shares the Sallins Community Centre with 10 other groups. • A key challenge for the Society is the lack of dedicated on-site storage and all of the Society's equipment, props, and a significant proportion of staging is currently stored off-site, as due to the size and shared nature of the Community Centre, the stage cannot remain permanently assembled and must be constructed and dismantled twice yearly, requiring considerable volunteer time and effort. • States that due to lack of storage, stage curtains have to be rented for each production, creating an ongoing financial burden for the society. • Submits that a multi-purpose arts centre in Sallins will be an invaluable addition to the community and states that amateur dramatic societies play an important role in enriching local life, strengthening social cohesion and encouraging lifelong learning. • States that with appropriate support and infrastructure, groups such as the Society can continue to expand their activities and contribute meaningfully to the cultural vitality of Sallins.
226 **227**	**Joanna Drab** **Connie Finnerty**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development.

Sub. No.	Name	Summary of Submission
		• The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered. • Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating, a risk that existing pitches could be lost before new ones are in place. • Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches. • Sallins is growing and sports infrastructure needs to be delivered in parallel with development. • It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that: • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use. • Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.
228	**Patrick McCarry**	The submission welcomes the overall vision for the development of Sallins but raises concerns in relation to the Sallins Dramatic Society, Sallins Celtic and Sallins Youth Theatre following issues: **Sallins Dramatic Society**

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		• States that membership to 40 persons ranging in age from 18-80 from all walks of life, with wide-ranging artistic skills. Members participate in a wide variety of roles including acting, directing, stage management, set design, costume creation, technical support, front-of-house co-ordination and administration and the Society needs a diverse space to accommodate all artists. • Society fully supports the development of universally accessible community centres/halls that support a wide range of uses for groups and clubs on appropriately zoned land, as accessible, well-designed community infrastructure is essential to support volunteer-led organisations such as the Sallins Dramatic Society. • Refers to the lack of arts and cultural facilities in Sallins and states that the Society shares the Sallins Community Centre with 10 other groups. • A key challenge for the Society is the lack of dedicated on-site storage and all of the Society's equipment, props, and a significant proportion of staging is currently stored off-site, as due to the size and shared nature of the Community Centre, the stage cannot remain permanently assembled and must be constructed and dismantled twice yearly, requiring considerable volunteer time and effort. • States that due to lack of storage, stage curtains have to be rented for each production, creating an ongoing financial burden for the society. • Submits that a multi-purpose arts centre in Sallins will be an invaluable addition to the community and states that amateur dramatic societies play an important role in enriching local life, strengthening social cohesion and encouraging lifelong learning. • States that with appropriate support and infrastructure, groups such as the Society can continue to expand their activities and contribute meaningfully to the cultural vitality of Sallins. **Movement and Active Travel** • The submission welcomes the improvements that have taken place in Sallins such as the canal walk, playground and Bypass but urges all involved in development and

Sub. No.	Name	Summary of Submission
		planning for Sallins to take a serious look at traffic issues at peak hours and on-street parking in the village. • Requests that traffic-easing initiatives be introduced due to the development of large housing developments along with ways to divert heavy flow of traffic through the village. **Sallins Celtic FC** • Submission supports Sallins Celtic FC being provided with their own lands for a club that has done great things for young people in the area.
229	**Niamh O'Brien Vaughan**	This submission is concerned with the current performance and storage accommodation available to the Sallins Dramatic Society, which it states is a community-based adult amateur dramatic society established in 2019 and based in the Sallins Community Centre. The submission raises the following issues: • States that membership to 40 persons ranging in age from 18-80 from all walks of life, with wide-ranging artistic skills. Members participate in a wide variety of roles including acting, directing, stage management, set design, costume creation, technical support, front-of-house co-ordination and administration and the Society needs a diverse space to accommodate all artists. • Society fully supports the development of universally accessible community centres/halls that support a wide range of uses for groups and clubs on appropriately zoned land, as accessible, well-designed community infrastructure is essential to support volunteer-led organisations such as the Sallins Dramatic Society. • Refers to the lack of arts and cultural facilities in Sallins and states that the Society shares the Sallins Community Centre with 10 other groups. • A key challenge for the Society is the lack of dedicated on-site storage and all of the Society's equipment, props, and a significant proportion of staging is currently stored off-site, as due to the size and shared nature of the Community Centre, the stage cannot

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		remain permanently assembled and must be constructed and dismantled twice yearly, requiring considerable volunteer time and effort. • States that due to lack of storage, stage curtains have to be rented for each production, creating an ongoing financial burden for the society. • Submits that a multi-purpose arts centre in Sallins will be an invaluable addition to the community and states that amateur dramatic societies play an important role in enriching local life, strengthening social cohesion and encouraging lifelong learning. • States that with appropriate support and infrastructure, groups such as the Society can continue to expand their activities and contribute meaningfully to the cultural vitality of Sallins.
230	**John Weldon**	The issues raised in the submission are as follows: • States current community infrastructure is severely under pressure and is required in advance or alongside future growth. • Asserts additional school capacity (primary and secondary level) is required and further housing will increase pressure. • Further asserts public transport needs urgent attention and rail commuter services are already overcrowded and increased population growth without improvements to train frequency will reduce quality of life for commuters. • Requests the Plan places a stronger emphasis on recreational and community amenities as the long-promised amenity park has yet to materialise and a growing community needs accessible green spaces. • Further requests local sports clubs such as Sallins Celtic have a permanent home and proper facilities. Sporting and community organisations are central to the social fabric of the town. • Supports the principle of sustainable growth in Sallins but must be matched by investment in schools, transport, parks, sports facilities and wider community infrastructure.

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231	**Natasha Reid**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development. • The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered. • Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating, a risk that existing pitches could be lost before new ones are in place. • Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches. • Sallins is growing and sports infrastructure needs to be delivered in parallel with development. • It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that: • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use. • Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.

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232 **233**	**Adelita Graf** **Barry Madden**	This submission is concerned with the current performance and storage accommodation available to the Sallins Dramatic Society, which it states is a community-based adult amateur dramatic society established in 2019 and based in the Sallins Community Centre. The submission raises the following issues: • States that membership to 40 persons ranging in age from 18-80 from all walks of life, with wide-ranging artistic skills. Members participate in a wide variety of roles including acting, directing, stage management, set design, costume creation, technical support, front-of-house co-ordination and administration and the Society needs a diverse space to accommodate all artists. • Society fully supports the development of universally accessible community centres/halls that support a wide range of uses for groups and clubs on appropriately zoned land, as accessible, well-designed community infrastructure is essential to support volunteer-led organisations such as the Sallins Dramatic Society. • Refers to the lack of arts and cultural facilities in Sallins and states that the Society shares the Sallins Community Centre with 10 other groups. • A key challenge for the Society is the lack of dedicated on-site storage and all of the Society's equipment, props, and a significant proportion of staging is currently stored off-site, as due to the size and shared nature of the Community Centre, the stage cannot remain permanently assembled and must be constructed and dismantled twice yearly, requiring considerable volunteer time and effort. • States that due to lack of storage, stage curtains have to be rented for each production, creating an ongoing financial burden for the society. • Submits that a multi-purpose arts centre in Sallins will be an invaluable addition to the community and states that amateur dramatic societies play an important role in enriching local life, strengthening social cohesion and encouraging lifelong learning.

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		• States that with appropriate support and infrastructure, groups such as the Society can continue to expand their activities and contribute meaningfully to the cultural vitality of Sallins.
234	**Ricky Keane**	The issues raised in the submission are outlined as follows: • States significant construction in the area has noticeable placed extra strain on existing infrastructure. • Asserts the housing development plans are significant but the necessary infrastructure needs to be put in place to allow residents already living in the town maintain current standard of living and not diminished. • Further asserts there is a sense of vagueness around the plans and the only concrete timelines seem to be the number of houses to be built in each phase of the development sites. **Education** • Submission requests increasing the size of the existing school or building a new primary school. Waiting lists already exist each year and class sizes are large. • States pre/after school care is very limited in area. • Requests provision of a secondary school as the submission process for an existing secondary school is not clearly defined and luck based if you are accepted into the school. **Transport** • Submission requests an improved timetable or at least larger trains during peak hours; increased parking for train station or park and ride facility; a safer entrance to station near Railway cottages.

Sub. No.	Name	Summary of Submission
		• Further requests a review of the T junction at the Railway Inn to improve safety for pedestrians using the crossing as cars turning regularly fail to see pedestrian lights are active. • Asserts the reclassification of the main road through Sallins from a regional to a local road to force traffic onto the bypass and reduce speed limit to deter through-traffic. **Medical** • Submission requests increased GP access as Sallins Medical is no longer accepting new patients. **Recreation** • Submission requests general use areas and facilities for young people/teenagers that aren't necessarily sports focused. • Requests multi use venues for different age groups at different times of day. • Requests areas for allotments. • Asserts it is staggering that the community lands are 10 years in the pipeline and nothing done. No house should be given permission until funding has been received, a tender process completed and development has started. • Further asserts the plan highlights provision of sport facilities but Sallins Celtic FC is already established and there is no provision for dedicated facilities for them. Planning permission cannot be allowed for their existing pitches until a viable relocation plan is in place. **Town Centre** • Submission states a plan needs to be put in place for the area sitting idle and derelict (near the entrance to the GAA pitch).
235	**Duane Kearney**	This submission is concerned with the current performance and storage accommodation available to the Sallins Dramatic Society, which it states is a community-based adult

Sub. No.	Name	Summary of Submission
236	**Siobhan Dineen**	amateur dramatic society established in 2019 and comprises a membership of 40 persons ranging in age from 18-80 from all walks of life. The Society is based in the Sallins Community Centre. The submission raises following issues: • Society fully supports the development of universally accessible community centres/halls that support a wide range of uses for groups and clubs on appropriately zoned land, as accessible, well-designed community infrastructure is essential to support volunteer-led organisations such as the Sallins Dramatic Society. • The Society needs a diverse space to accommodate the various roles and artists. • Refers to the lack of arts and cultural facilities in Sallins and states that the Society shares the Sallins Community Centre with 10 other groups. • Notes that a key challenge for the Society is the lack of dedicated on-site storage and all of the Society's equipment and a significant proportion of staging is currently stored off-site, as due to the size and shared nature of the Community Centre, the stage cannot remain permanently assembled and must be constructed and dismantled twice yearly, requiring considerable volunteer time and effort. • States that due to lack of storage, stage curtains have to be rented for each production, creating an ongoing financial burden for the society. • Submits that a multi-purpose arts centre in Sallins will be an invaluable addition to the community and states that amateur dramatic societies play an important role in enriching local life, strengthening social cohesion and encouraging lifelong learning. • States that with appropriate support and infrastructure, groups such as the Society can continue to expand their activities and contribute meaningfully to the cultural vitality of Sallins.
237	**Daithí de Faoite**	See Section 'Themed Issues Raised from Submissions in Irish' of the Chief Executive's Report.

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238	**Laura Magalhaes**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development. • The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered. • Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating, a risk that existing pitches could be lost before new ones are in place. • Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches. • Sallins is growing and sports infrastructure needs to be delivered in parallel with development. • It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that: • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use. • Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.

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239	**Amanda Diver**	See Section 'Themed Issues Raised from Submissions in Irish' of the Chief Executive's Report.
240	**Dara De Faoite**	See Section 'Themed Issues Raised from Submissions in Irish' of the Chief Executive's Report.
241	**Aoife de Faoite**	See Section 'Themed Issues Raised from Submissions in Irish' of the Chief Executive's Report.
242	**Louise Donnelly**	This submission is concerned with the current performance and storage accommodation available to the Sallins Dramatic Society, which it states is a community-based adult amateur dramatic society comprising a membership of 40 persons from all walks of life. The Society was established in 2019 and is based in the Sallins Community Centre. Attaches a photograph of a community centre in Kerry that serves a community of less than 1,000. The submission raises the following issues: **Sallins Dramatic Society**

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		• Society fully supports the development of universally accessible community centres/halls that support a wide range of uses for groups and clubs on appropriately zoned land, as accessible, well-designed community infrastructure is essential to support volunteer-led organisations such as the Sallins Dramatic Society. • The Society needs a diverse space to accommodate the various roles and artists. • Refers to the lack of arts and cultural facilities in Sallins and states that the Society shares the Sallins Community Centre with 10 other groups. • Notes that a key challenge for the Society is the lack of dedicated on-site storage and all of the Society's equipment and a significant proportion of staging is currently stored off-site, as due to the size and shared nature of the Community Centre, the stage cannot remain permanently assembled and must be constructed and dismantled twice yearly, requiring considerable volunteer time and effort. • States that due to lack of storage, stage curtains have to be rented for each production, creating an ongoing financial burden for the society. • Submits that a multi-purpose arts centre in Sallins will be an invaluable addition to the community and states that amateur dramatic societies play an important role in enriching local life, strengthening social cohesion and encouraging lifelong learning. • States that with appropriate support and infrastructure, groups such as the Society can continue to expand their activities and contribute meaningfully to the cultural vitality of Sallins.
243	**Cllr Carmel Kelly**	The issues raised in the submission are as follows: • Supports the appropriate and sustainable development of Sallins and welcomes the Plan. • States it is essential that infrastructure is developed in tandem or ahead of housing as Sallins has fallen significantly behind over the past 25 years; including schools, sports facilities, community spaces, healthcare, road capacity, public transport.

Sub. No.	Name	Summary of Submission
		• Asserts concern in the delay delivering the promised community lands in Sallins which were intended to include GAA and soccer pitches along with other needed sports and recreational facilities. This is a significant shortfall for a growing community. • States the SIA correctly recognises that social infrastructure must be delivered in tandem with housing growth. • Requests that educational infrastructure be explicitly referenced as a priority in phasing and implementation sections of the plan.
244	**Cill Dara le Gaeilge**	See Section 'Themed Issues Raised from Submissions in Irish' of the Chief Executive's Report.
245 **246**	**Maria Delaney** **Ian Redican**	This submission is concerned with the current performance and storage accommodation available to the Sallins Dramatic Society, which it states is a community-based adult amateur dramatic society established in 2019 and comprises a membership of 40 persons ranging in age from 18-80 from all walks of life. The Society is based in the Sallins Community Centre. The submission raises following issues: • Society fully supports the development of universally accessible community centres/halls that support a wide range of uses for groups and clubs on appropriately zoned land, as accessible, well-designed community infrastructure is essential to support volunteer-led organisations such as the Sallins Dramatic Society. • The Society needs a diverse space to accommodate the various roles and artists. • Refers to the lack of arts and cultural facilities in Sallins and states that the Society shares the Sallins Community Centre with 10 other groups. • Notes that a key challenge for the Society is the lack of dedicated on-site storage and all of the Society's equipment and a significant proportion of staging is currently stored off-site, as due to the size and shared nature of the Community Centre, the stage cannot remain permanently assembled and must be constructed and dismantled twice yearly, requiring considerable volunteer time and effort.

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		• States that due to lack of storage, stage curtains have to be rented for each production, creating an ongoing financial burden for the society. • Submits that a multi-purpose arts centre in Sallins will be an invaluable addition to the community and states that amateur dramatic societies play an important role in enriching local life, strengthening social cohesion and encouraging lifelong learning. • States that with appropriate support and infrastructure, groups such as the Society can continue to expand their activities and contribute meaningfully to the cultural vitality of Sallins.
247 **248** **249**	**Rebecca Devine** **Heather Devine** **Ina Mulrooney**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games. • Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.
250	**Joey Conlon**	This submission is concerned with the current performance and storage accommodation available to the Sallins Dramatic Society, which it states is a community-based adult amateur dramatic society established in 2019 and comprises a membership of 40 persons ranging in age from 18-80 from all walks of life. The Society is based in the Sallins Community Centre. The submission raises following issues: • Society fully supports the development of universally accessible community centres/halls that support a wide range of uses for groups and clubs on appropriately zoned land, as accessible, well-designed community infrastructure is essential to support volunteer-led organisations such as the Sallins Dramatic Society. • The Society needs a diverse space to accommodate the various roles and artists.

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		• Refers to the lack of arts and cultural facilities in Sallins and states that the Society shares the Sallins Community Centre with 10 other groups. • Notes that a key challenge for the Society is the lack of dedicated on-site storage and all of the Society's equipment and a significant proportion of staging is currently stored off-site, as due to the size and shared nature of the Community Centre, the stage cannot remain permanently assembled and must be constructed and dismantled twice yearly, requiring considerable volunteer time and effort. • States that due to lack of storage, stage curtains have to be rented for each production, creating an ongoing financial burden for the society. • Submits that a multi-purpose arts centre in Sallins will be an invaluable addition to the community and states that amateur dramatic societies play an important role in enriching local life, strengthening social cohesion and encouraging lifelong learning. States that with appropriate support and infrastructure, groups such as the Society can continue to expand their activities and contribute meaningfully to the cultural vitality of Sallins.
251	**Joey Conlon**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games. • Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.
252	**Anna Byrne**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need.

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		• Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games. • Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan. • Submission includes a repeat of the submission associated with the name Daniel Byrne.
253	**Siobhan Cunniffe**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, c. 1,000 members a nursery and an inclusive "all star team supporting members of the community with additional challenges) and existing facilities are struggling to meet the need of the current numbers. • Requests support for KCC to support to meet the requirements of all codes for boys and girls across all ages. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games. • Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.
254	**Graham Dowler**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games. • Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.

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255	**Patrick McDonnell**	The issues raised in the submission are outlined as follows: • References the proposed rezoning of lands between the town centre and the M7 motorway and the Plan suggests significant residential development within 91 metres of the motorway which would appear to be in contravention with KCC's own stated policy which does not allow this.
256 **257** **258**	**Adrian Devine** **Gavin Cooke** **Stephanie Kinahan**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games. • Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.
259	**Vincent Harris**	The issues raised in the submission are outlined below: • States it is important that future development is planned in a coordinated, sustainable and community-focused way. Is concerned that Sallins has grown without adequate supporting infrastructure. • Asserts further residential development should not be permitted unless the necessary schools, childcare, healthcare, public transport, active travel, public open space, drainage, parking and community facilities are delivered in tandem and states the Council's own supporting documents identify these shortfalls. • Notes the SIA identifies the need for 385 to 460 additional primary school places, 996 post-primary school places, 314 additional childcare places, up to 9 additional GPs, additional public open space, additional public parks, additional play space and additional outdoor sports provision.

Sub. No.	Name	Summary of Submission
		Childcare, primary school places, secondary school places and wraparound care • Submission asserts the shortage of childcare and school places is one of the most pressing issues and should be treated as a critical infrastructure issue and the Plan recognises significant additional provision is required as the town grows. • Further asserts the Plan should make clear that large-scale residential development should not proceed unless childcare, school capacity and wraparound care needs are addressed. • States there is daily pressure on families and increases car dependency because parents have to drive children to school, childcare and after-school activities. • Requests the Plan should include stronger wording including: - Childcare provision delivered in tandem with new housing, not after housing is occupied - Active engagement with Department of Education and Youth to secure delivery of additional primary and post-primary sites - Dedicated planning for wraparound care – including before and after school care and school holiday provision - Safe school transport options for children - Safe walking/cycling routes to existing and proposed education and childcare sites. **Parking, train station, greenway and pressure on residential estates** • Submission states the train station and greenway (amenity) are major assets but also attract people into the town by car (commuters to Dublin by train / Greenway amenity) • Asserts available parking is inadequate and paid parking is insufficient and places pressure on residential estates where visitors/commuters park to avoid paid parking or because formal parking spaces are unavailable. • Further asserts the Plan should address the issue directly as a town cannot become pedestrian friendly unless it has a strategy for managing cars and reducing short car journeys within the town.

Sub. No.	Name	Summary of Submission
		• Requests the Plan includes a specific objective to examine and deliver a secure, well-designed multi-storey car park at an appropriate edge-of-centre location, such as the existing car park area on Church Avenue or another suitable site and the facility should include: - EV charging and secure bicycle parking - Provision for cargo bikes and family bikes and accessible parking - Free or subsidised permits for residents who will lose parking as part of public realm works - Clear pedestrian/cycle connections to the train station, canal, greenway and town centre. **A Sallins and Naas loop bus or light rail system** • Submission states the Plan should be more ambitious about public transport between Sallins and Naas as the current level of car dependency is not sustainable. • Further states the SEA Screening Report notes Sallins is well connected by road, rail and bus routes but also states residents are highly car-dependent (with 63% of work trips taken by car) and there is a lack of connectivity across the canal and within residential estates. • Requests the Plan include a specific objective to work with the NTA and relevant agencies to examine a frequent bus loop, shuttle bus or future light-rail system connecting Sallins and Naas which should operate continuously through major areas of interest including residential areas, schools, the town centre, train station, the greenway, community facilities, Naas town centre, employment areas and health services. • Asserts a reliable loop service would reduce unnecessary car journeys, support older and young people, improve access to services, and make active travel realistic for households. **Amenity land between the canal and Oldbridge Estate**

Sub. No.	Name	Summary of Submission
		• Submission states the land designated as amenity land between the canal and Oldbridge Estate should be retained and used as amenity land. It is not appropriate that land identified for amenity is fenced off, locked and unavailable to the community while repeated efforts are made to have it rezoned for apartment development. • Requests the land remains protected for public amenity, biodiversity, recreation and community use especially given the shortage of public open and play space. **Sallins Celtic football pitches** • Submission states Sallins Celtic is an important local sports facility, and the SIA notes the club currently uses a temporary private site and Sallins already falls short in outdoor sports provision with the Sallins Amenity Park expected to address the shortfall. • Further states the existing Celtic pitches should be preserved until a fully suitable is provided and any relocation should be confirmed, funded, secured and operational before the club loses access to current location. The alternative land should be at least equal in size, quality, accessibility and include parking, changing facilities, drainage, lighting and safe routes. **Salley's Garden opposite Lidl** • Submission states Salley's Garden (public garden opposite Lidl) should be retained – it has been created and maintained by the community and is a valued local green space. • Asserts it would be poor planning to allow development here and requests the Plan recognises and protects community-created green spaces including Salley's Garden and require any development proposal affecting such spaces to retain or replace them. **Sallins Amenity Park** • Submission states the delivery of the amenity park must be treated as a priority as promises have been made but there is still no completed park for the community. The Council's own documents identify the importance of the amenity lands and identifies need for additional play space and outdoor sports provision.

Sub. No.	Name	Summary of Submission
		• Requests the Plan includes a clear delivery timeline and not relay on vague long-term aspirations. States the park should include: - Accessible walking/cycling routes and universal access - Children's play areas and teen Space - Sports pitches and biodiversity areas - Seating, public toilets, lighting - Links to canal, greenway, schools and residential areas. **Public toilets** • Submission states there are no public toilets in Sallins and is a basic infrastructure gap and the absence undermines the use inclusivity of public spaces. • Requests public toilets are provided in the town centre and near major public amenities such as the greenway, canal and Amenity Park and should be well-maintained and available for everyone. **Primary care, GPs and services for sick and elderly residents** • Submission states the lack of healthcare is a major concern and the Plan identifies additional GPs are required and there is no residential care setting for older people with a requirement over the lifetime of the Plan and beyond. • Further states the Plan should include a stronger objective to secure a primary care centre or healthcare hub with space for GPs, nursing, community health, older persons' support and related services. Healthcare provision should be planned as essential infrastructure alongside housing, schools and transport. **Active travel, permeability and safe movement** • Submission asserts active travel has not been adequately considered in past development in Sallins and needs to change urgently. New development should not repeat mistakes with disconnected estates, poor pedestrian links, limited cycle infrastructure and car-dependent layouts.

Sub. No.	Name	Summary of Submission
		• Requests the Plan requires: - Segregated cycle lanes and safe cycle links through the full town - High-quality pedestrian routes to school, childcare, train station, canal, town centre and Amenity Park - Improved permeability between residential estates and universal access - Secure bicycle parking at the train station, town centre, schools, greenway and public amenities. **Sallins Bridge and public realm** • Submission states Sallins Bridge is a key pinch point and requests the Plan include a specific objective to improve the bridge: - Reduce vehicle lane widths - Widen footpaths on both sides, including Odlums side - Remove unnecessary lane markings where this would slow traffic and reduce driver dominance - Change road surface materials to signalise a pedestrian-priority town centre environment - Design the bridge and approach roads to reduce traffic speed and improve safety. **Bicycle parking** • Submission states there should be a clear bicycle parking strategy for Sallins and the Plan should require high-quality, secure covered bicycle parking at the train station, town centre, greenway, schools, childcare facilities, Amenity Park, local shops and community facilities. **Street clutter, signage and footpath space**

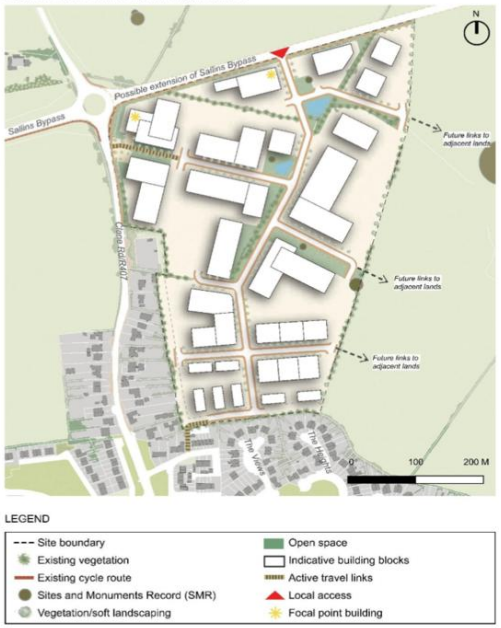
Sub. No.	Name	Summary of Submission
		• Submission states footpath space is limited and requests the Plan include stronger public realm standards requiring unnecessary signs, poles and street clutter be removed, consolidated or relocated so not obstruct pedestrian movement. **Church Avenue** • Submission asserts the proposed closure of the ramp at Church Avenue should be designed as a pedestrian-priority space and not rely on signage. • States public realm works should support local businesses while also creating a safer and more attractive environment for residents, pedestrians and greenway users. **Rainwater management, SuDS and nature-based solutions** • Submission states Sallins needs a strong rainwater management plan as climate change will increase the importance of managing rainfall, surface water and flood risk. • Requests the Plan requires high-quality SuDS and nature-based rainwater management in all new housing, retail, commercial and industrial developments and should include; swales, rain gardens, tree pits, wetlands, permeable paving, attenuation ponds, green roofs, downpipe rain gardens, rainwater harvesting, rain fences and other storage systems, native planting and pollinator-friendly landscaping. • Asserts these features should be mandatory (unless demonstrated unfeasible by developer) and long-term maintenance arrangements should be agreed before permission is granted. **Sustainable energy in new and existing development** • Submission states the Plan should include stronger requirements for sustainable energy and all new housing, retail, community, educational and industrial development should be required to incorporate renewable energy and low-carbon heating where feasible. • Requests this includes solar panels, heat pumps, district heating where viable, battery storage, EV charging, high-quality insulation, passive design, energy-efficient public lighting, exploration of small-scale wind or other innovative local energy solutions.

Sub. No.	Name	Summary of Submission
		• Further requests the Council should support retrofitting existing buildings in Sallins including homes, schools, community building, sports facilities and commercial premises.
260	**Manpreet Bawa**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games. • Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.
261	**Harry Murphy**	This submission is concerned with the current performance and storage accommodation available to the Sallins Dramatic Society, which it states is a community-based adult amateur dramatic society established in 2019 and comprises a membership of 40 persons ranging in age from 18-80 from all walks of life. The Society is based in the Sallins Community Centre. The submission raises following issues: • Society fully supports the development of universally accessible community centres/halls that support a wide range of uses for groups and clubs on appropriately zoned land, as accessible, well-designed community infrastructure is essential to support volunteer-led organisations such as the Sallins Dramatic Society. • The Society needs a diverse space to accommodate the various roles and artists. • Refers to the lack of arts and cultural facilities in Sallins and states that the Society shares the Sallins Community Centre with 10 other groups. • Notes that a key challenge for the Society is the lack of dedicated on-site storage and all of the Society's equipment and a significant proportion of staging is currently stored off-

Sub. No.	Name	Summary of Submission
		site, as due to the size and shared nature of the Community Centre, the stage cannot remain permanently assembled and must be constructed and dismantled twice yearly, requiring considerable volunteer time and effort. • States that due to lack of storage, stage curtains have to be rented for each production, creating an ongoing financial burden for the society. • Submits that a multi-purpose arts centre in Sallins will be an invaluable addition to the community and states that amateur dramatic societies play an important role in enriching local life, strengthening social cohesion and encouraging lifelong learning. • States that with appropriate support and infrastructure, groups such as the Society can continue to expand their activities and contribute meaningfully to the cultural vitality of Sallins.
262	**Pauric Dunne**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games. • Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.
263	**Ronan McMahon**	The issues raised in the submission are as follows: The submission asserts that planning permission for additional housing should be conditional on the delivery of essential community infrastructure, traffic and public transport improvements. It notes the town has rapidly expanded since the 1990's with social infrastructure failing to keep pace and align with housing growth.

Sub. No.	Name	Summary of Submission
		Social Infrastructure and Community Facilities The submission notes that the Sallins playground has been the only community facility delivered by the council in decades. It asserts that existing community facilities are overstated in the Draft Plan as there is only one parish hall and one scouts den which are both privately owned. It further states that reference to arts and cultural facilities are inaccurate with numerous community groups operating without dedicated spaces. It also states there is growing pressure on existing school infrastructure which has insufficient capacity. It requests that the development of the Sallins Amenity Lands, the transfer of Home Farm House for community use and the delivery of a new community centre are prioritised before any further development is progressed. **Sallins Celtic FC.** The submission notes the residential zoning of Sallins Celtic pitches and requests that an alternative more permanent site is identified for the club which has been in existence for over 28 years. **Movement and Active Travel** It states the town is severely congested due to outdated road infrastructure. The submission recommends that mandatory traffic and transport impact assessments are provided before development is permitted. It notes a requirement for junction upgrades, traffic calming measures and safer walking/cycling routes, including additional parking at Sallins Train Station.

Sub. No.	Name	Summary of Submission
		The submission states existing rail services are overcrowded and insufficient with limited peak time services and issues with frequency and capacity. It states that an emphasis should be placed on linking housing permissions to public transport improvements. **Built Heritage and Archaeology** The submission states the Draft Plan needs to consider the importance of preserving the towns character and the development of tourism, highlighting the canal and greenway access, Irish language and traditional music, including the potential for a cultural centre. The submission recommends a phased and conditional approach to development, supported by the release of land incrementally and the delivery of infrastructure prior to housing approval. The submission requests a fundamental shift in planning priorities for the town, stating further housing delivery will lead to greater unbalance.
264	**Carol Cashman**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games. • Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.
265	**Kirsty McMuldroch**	The issues raised in the submission are as follows: **Bodenstown Employment Area**

Sub. No.	Name	Summary of Submission
		• The submission objects to the scale, location and timing of the proposed development outlined in the Draft Plan and image included below. It states this proposal is premature and fails to address existing infrastructure and amenity deficits in the area. **Figure 10.5:** Bodenstown Employment Area  • The proposed development is located beside a residential area which will result in noise and light pollution, including a lack of privacy and visual intrusion which can disturb quality of life. • It states the proposed landscape buffers are inadequate in terms of protecting residents from the scale of the development. The proposal would also alter the existing landscape and biodiversity value from a greenfield location.

Sub. No.	Name	Summary of Submission
		• Traffic congestion is a daily problem with major delays experienced exiting estates and accessing main routes. It states the proposed development at the Bodenstown Employment Area will increase traffic congestion with additional heavy goods vehicles servicing the site and immediate location. • The current road network is not capable of facilitating the proposed development and states there is insufficient evidence to show that the identified road upgrades and traffic measures will manage the traffic generated. **Sallins Amenity Lands** • The submission refers to the Sallins Amenity Lands which is part of the long-term development of the area and has not yet been delivered. It states it is unacceptable for further large-scale development of warehousing and additional housing to be proposed before community infrastructure commitments are fulfilled. • It further states the council should prioritise the delivery of this public park and amenities, including the delivery of proper community infrastructure for existing and future residents. **Town Centre Regeneration and Delivering Place Quality** • Refers to the number of vacant buildings in the town and states the council should prioritise the reuse of vacant buildings/premises and the regeneration of underutilised sites prior to the zoning of additional greenfield lands for employment purposes and residential housing. The submission requests that this proposal is reconsidered until the delivery of community infrastructure and recreational amenities such as the Sallins Amenity Lands is delivered. It also states that the re-use of vacant buildings/brownfield sites should also be prioritised prior to the expansion of the town and activation of new greenfield locations.
266	**Harman Murtagh**	The issues raised in the submission are as follows:

Sub. No.	Name	Summary of Submission
		• States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games. • Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.
267	**Jesse McLoughlin**	This submission is concerned with the current performance and storage accommodation available to the Sallins Dramatic Society, which it states is a community-based adult amateur dramatic society established in 2019 and comprises a membership of 40 persons ranging in age from 18-80 from all walks of life. The Society is based in the Sallins Community Centre. The submission raises following issues: • Society fully supports the development of universally accessible community centres/halls that support a wide range of uses for groups and clubs on appropriately zoned land, as accessible, well-designed community infrastructure is essential to support volunteer-led organisations such as the Sallins Dramatic Society. • The Society needs a diverse space to accommodate the various roles and artists. • Refers to the lack of arts and cultural facilities in Sallins and states that the Society shares the Sallins Community Centre with 10 other groups. • Notes that a key challenge for the Society is the lack of dedicated on-site storage and all of the Society's equipment and a significant proportion of staging is currently stored off-site, as due to the size and shared nature of the Community Centre, the stage cannot remain permanently assembled and must be constructed and dismantled twice yearly, requiring considerable volunteer time and effort. • States that due to lack of storage, stage curtains have to be rented for each production, creating an ongoing financial burden for the society.

Sub. No.	Name	Summary of Submission
		• Submits that a multi-purpose arts centre in Sallins will be an invaluable addition to the community and states that amateur dramatic societies play an important role in enriching local life, strengthening social cohesion and encouraging lifelong learning. • States that with appropriate support and infrastructure, groups such as the Society can continue to expand their activities and contribute meaningfully to the cultural vitality of Sallins.
268	**Fran Dowling**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games. • Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.
269	**Cathal Hannigan**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games. • Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.
270 **271**	**Simona Sniezkaite** **Graeme Black**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need.

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		• Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games. • Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.
272	**Dawn Whelan**	The issues raised in the submission are as follows: • States Sallins GAA club does not have sufficient facilities to provide for existing members and are regularly required to rent facilities from third parties. • Requests that a specific detail of the Plan be added to ensure extra space/pitches are identified which can support the relocation and expansion of the existing club. • Asserts this would be an important commitment which is in the interest of the local community.
273 **274**	**Sheila Peelo** **Ray McBride**	This submission is concerned with the current performance and storage accommodation available to the Sallins Dramatic Society, which it states is a community-based adult amateur dramatic society established in 2019 and comprises a membership of 40 persons ranging in age from 18-80 from all walks of life. The Society is based in the Sallins Community Centre. The submission raises following issues: • Society fully supports the development of universally accessible community centres/halls that support a wide range of uses for groups and clubs on appropriately zoned land, as accessible, well-designed community infrastructure is essential to support volunteer-led organisations such as the Sallins Dramatic Society. • The Society needs a diverse space to accommodate the various roles and artists. • Refers to the lack of arts and cultural facilities in Sallins and states that the Society shares the Sallins Community Centre with 10 other groups. • Notes that a key challenge for the Society is the lack of dedicated on-site storage and all of the Society's equipment and a significant proportion of staging is currently stored off-

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		site, as due to the size and shared nature of the Community Centre, the stage cannot remain permanently assembled and must be constructed and dismantled twice yearly, requiring considerable volunteer time and effort. • States that due to lack of storage, stage curtains have to be rented for each production, creating an ongoing financial burden for the society. • Submits that a multi-purpose arts centre in Sallins will be an invaluable addition to the community and states that amateur dramatic societies play an important role in enriching local life, strengthening social cohesion and encouraging lifelong learning. States that with appropriate support and infrastructure, groups such as the Society can continue to expand their activities and contribute meaningfully to the cultural vitality of Sallins.
275 **276** **277**	**Amy Devine** **Fintan McKeon** **Fergal Nugent**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games. • Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.
278	**Michael O'Connor**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • The submitter states that the club has been a positive experience for himself and his family. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development under the Draft Plan.

Sub. No.	Name	Summary of Submission
		• The Draft Plan does not identify Sallins Celtic Football Club operation or identify the clubs existing pitches, or provide any specific commitment to replace the pitches, outline when new sports pitches will be delivered or provide any guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many and type of pitches will be provided, whether Sallins Celtic Football Club will be accommodated with guaranteed access, and when these facilities will be provided. • The submission asserts that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. • The submission outlines that Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches. • It is asserted that sports infrastructure is delivered in tandem with residential development, rather than after existing facilities have been lost. • It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that: • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use. Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club and guaranteed access for Sallins Celtic FC.
279	**James Dalton**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the current need and will not be in

Sub. No.	Name	Summary of Submission
		a position to facilitate future growth. It states it is essential that adequate sports and recreational infrastructure is put in place to support such growth. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games. It states this would be crucial to enable Sallins GAA to continue to support the development of the community and establish itself as one of the leading clubs in the region. • Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.
280	**Mary Walsh**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development. • The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered. • Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating, a risk that existing pitches could be lost before new ones are in place. • Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches.

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		• Sallins is growing and sports infrastructure needs to be delivered in parallel with development. • It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that: • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use. Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.
281	**Noel Murray**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games. • Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.
282	**Darren McDermott**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the current need and will not be in a position to facilitate future growth. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games. • Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development in the community and requests the Council

Sub. No.	Name	Summary of Submission
		members to recognise that benefit to the community in their deliberations when finalising the Plan. **Sallins Amenity Lands** The submission refers to the Sallins Amenity Lands which has not progressed in the last 10 years which continues to leave the community without access to important amenities.
283	**Pat Kidney**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games. • Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.
284 **285**	**Darren McDermott** **Niamh Harris**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development. • The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered.

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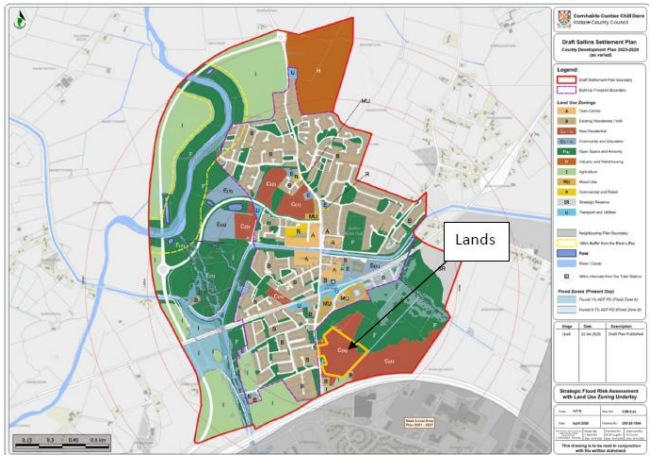
		• Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating, a risk that existing pitches could be lost before new ones are in place. • Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches. • Sallins is growing and sports infrastructure needs to be delivered in parallel with development. • It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that: • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use. Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.
286	**Darragh Brennan**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games. • Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.
287	**Thoval Properties**	The submission from Thoval Properties, the owners of lands comprised in Folio KE11949F, which comprise approximately 6.13 hectares of lands located within the settlement

Sub. No.	Name	Summary of Submission
		boundary for Sallins and are designated as C: New Residential within the C5 the Plan area, shown below.  • The submission welcomes and supports the proposed variation generally and specifically as it affects the lands in its ownership. The submission notes that Thoval Properties is an established independent housebuilding company that has engaged in the construction and delivery of high-quality homes for in excess of 50 years over two generations having delivered housing (and commercial employment generating development) in County Kildare including in Newbridge, Naas, Athgarvan and Rathangan. • The submission notes that should the Variation (Sallins Settlement Plan), as it applies to the subject lands, be adopted Thoval Properties will move quickly to begin the development process. • Notes that a design team has already been engaged, with a view to lodging an application before the end of the year to allow commencement of site in 2027.

Sub. No.	Name	Summary of Submission
		The submission notes that Thoval Properties is willing to engage with any third party landowners to ensure efficient, coherent, timely and orderly delivery of houses and other necessary social and physical infrastructure.
288	**Orla McCarthy**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games. • Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.
289	**Sally Kennedy**	The submission raises the following: • Objects to the proposed housing on the lands currently used by Sallins Celtic Football Club as the lands are the main green space in the area which are used by the club and for other recreational purposes such as walking and running. The lands are safe and accessible for children. • Further states that it would not be appropriate to build more homes in an area where there are not sufficient amenities and services. • It is not certain that Sallins Celtic Football Club will be accommodated in the Sallins Amenity Lands and strongly objects to the current Draft Plan.
290	**Audrey Gleeson**	The issues raised in the submission are as follows: • The submission highlights concern regarding the lack of firm, deliverable provision for GAA and outdoor sports facilities given the planned population growth. It states that future growth is likely to be driven by young families, with 25% of the population

Sub. No.	Name	Summary of Submission
		currently under 14 which signals increased demand for field-based sports, particularly Gaelic games. • The submission refers to the supporting Social Infrastructure Audit which identifies an additional requirement of 10.16 hectares of sports infrastructure which represents a critical deficit with no certainty provided in terms of delivery. • It states the sports facilities identified in the Sallins Amenity Lands and the Willows KDA remain aspirational with delivery tied to long term phasing. It further states this approach is inadequate and risks creating a situation where housing will continue to be delivered without essential community infrastructure. • It asserts that existing clubs will face increased pressure which will result in reduced participation in GAA and youth sport, over reliance on neighbouring town facilities and long-term damage to community cohesion. The submission recommends the following amendments to the final Plan: • Explicit identification of lands for GAA facilities including multiple full-sized pitches and associated infrastructure. • Specific policy requiring the delivery of sports infrastructure such as GAA pitches with residential development. • Commitment to deliver a dedicated GAA hub or multi-use pitch facility within the Sallins Amenity Lands or The Willows KDA. • Engagement with the local GAA club to ensure proposed facilities are appropriate and deliverable. • Pursuit of funding with defined timelines. It states the Draft Plan does not guarantee the provision of GAA and outdoor sports facilities which is a clear risk to the town continuing to be housing led without much needed supporting social infrastructure. It also requests that the Plan prioritises the delivery of GAA and sports facilities in line with projected population growth.

Sub. No.	Name	Summary of Submission
291 **292** **293** **294**	**Sharon Bradley** **Emma Reilly** **Cecilia Guerra** **Siobhan Carey**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games. • Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.
295	**Eilish McDermott**	The issues raised in the submission are as follows: • The submission highlights concern regarding the lack of firm, deliverable provision for GAA and outdoor sports facilities given the planned population growth. It states that future growth is likely to be driven by young families, with 25% of the population currently under 14 which signals increased demand for field-based sports, particularly Gaelic games. • The submission refers to the supporting Social Infrastructure Audit which identifies an additional requirement of 10.16 hectares of sports infrastructure which represents a critical deficit with no certainty provided in terms of delivery. • It states the sports facilities identified in the Sallins Amenity Lands and the Willows KDA remain aspirational with delivery tied to long term phasing. It further states this approach is inadequate and risks creating a situation where housing will continue to be delivered without essential community infrastructure. • It asserts that existing clubs will face increased pressure which will result in reduced participation in GAA and youth sport, over reliance on neighbouring town facilities and long-term damage to community cohesion. The submission recommends the following amendments to the final Plan:

Sub. No.	Name	Summary of Submission
		• Explicit identification of lands for GAA facilities including multiple full-sized pitches and associated infrastructure. • Specific policy requiring the delivery of sports infrastructure such as GAA pitches with residential development. • Commitment to deliver a dedicated GAA hub or multi-use pitch facility within the Sallins Amenity Lands or The Willows KDA. • Engagement with the local GAA club to ensure proposed facilities are appropriate and deliverable. • Pursuit of funding with defined timelines. • It states the Draft Plan does not guarantee the provision of GAA and outdoor sports facilities which is a clear risk to the town continuing to be housing led without much needed supporting social infrastructure. It also requests that the Plan prioritises the delivery of GAA and sports facilities in line with projected population growth.
296	**Elizabeth Klis**	The issues raised in the submission are as follows: • Concerned for the future of Sallins GAA and its ability create and maintain the best possible facilities for existing and future members. • Requests that this issue is addressed and considered promptly to ensure the efficiency of the club in the future.
297	**Geoff Fullam**	The submission raises the following: • Existing facilities such as schools, healthcare access, childcare provision, sports facilities, community spaces, traffic infrastructure, and recreational amenities are under pressure with the current population. • The delivery of social, sporting, educational, environmental, and medical infrastructure should be prioritised prior to large-scale residential development. Housing growth cannot continue to outpace the delivery of supporting infrastructure.

Sub. No.	Name	Summary of Submission
		• The following should be delivered in advance of, or at minimum in tandem with, future housing growth: Sallins Amenity Lands, expanded primary and post-primary school capacity, new childcare and crèche facilities, additional GP and healthcare services, community centre expansion and new community facilities, expansion of the greenway and walking and cycling infrastructure, expansion of Sallins GAA, and secure location for Sallins Celtic Football Club, expansion of rail services, traffic calming measures. • Sallins GAA, which are long established, is operating at capacity and requires additional lands and facilities to continue functioning effectively and the club provides a vital space for the community. • Lands currently used by Sallins Celtic Football Club, which are long established, are located within areas proposed for development, leaving the club without a permanent location. Alternative lands must be first delivered and secured for long term use and in ownership of Sallins Celtic Football Club prior to the development of the current lands. • The Sallins Amenity Lands needs to be treated as an urgent priority, the lack of delivery and delay is frustrating for the community. • Traffic in the area requires urgent action, the Draft Plan needs to commit to the delivery of traffic calming measures, the introduction of a ban on through-traffic by vehicles over 3.5 tonnes (except for local access), and a meaningful expansion of safe, continuous cycling infrastructure. Requests the Council to ensure infrastructure delivery is directly linked to residential phasing, community and supporting facilities are delivery first, recreational amenities are prioritised, and future growth is balanced.
298	**Aoife O'Doherty**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games.

Sub. No.	Name	Summary of Submission
		• Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.
299	**Elizabeth Klis**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development. • The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered. • Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating, a risk that existing pitches could be lost before new ones are in place. • Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches. • Sallins is growing and sports infrastructure needs to be delivered in parallel with development. • It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that: • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use.

Sub. No.	Name	Summary of Submission
		Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.
300	**Danny Byrne**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games. • Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.
301	**Aidan Farrelly TD**	The submission raises the following: **Services Alongside Housing** • Support the community's ambitions by zoning land for essential services like education, healthcare, and recreational facilities. • It is essential that lands are appropriately identified to deliver a community medical centre which would facilitate the delivery of increased GP and counselling/therapeutic services. **Sallins Community Centre** • A multi-purpose community centre should be included in the Draft Plan to support services like childcare, youth activities, and drama, along with proper performance and storage spaces. **Sallins Celtic Football Club**

Sub. No.	Name	Summary of Submission
		• Concerns regarding the location of Sallins Celtic Football Club and the rezoning of land currently used by the club for residential purposes should only happen once a suitable alternative location for the club has been identified. **Dart+ SouthWest** • High-density development depends on timely infrastructure delivery, and the government must fulfil its commitment to provide Dart+ SouthWest.
302	**Angela Dolan**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development. • The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered. • Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating, a risk that existing pitches could be lost before new ones are in place. • Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches. • Sallins is growing and sports infrastructure needs to be delivered in parallel with development.

Sub. No.	Name	Summary of Submission
		• It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that: • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use. Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.
303	**Michael Johnson**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games. • Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.
304	**Grainne Ni Bhraonain**	This submission supports the retention of the existing Open Space and Amenity zoning for the lands at Oldbridge Park estate and was made on the basis of the Submission No. 32 (Springwood Limited). Submission states that the lands, which are zoned 'F - Open Space and Amenity' in the Draft Settlement Plan, should remain this zoning for the following reasons: • The submission asserts that there has been a lot of development and expansion in Sallins and that there is a lack of supporting infrastructure, public services, and community amenities.

Sub. No.	Name	Summary of Submission
		• States the lands should remain 'F - Open Space and Amenity' for the benefit of existing and future residents, the lands contribute to environmental quality, visual character, biodiversity, and recreational value along the canal. • Submission asserts that there is concern regarding how much green space will remain when considering the large-scale development presented in Submission No. 32. Further, the submission contends that high-density development will alter the character of the area and represent unnecessary overdevelopment. • States that roads in the estate are already congested and further large-scale development would place more pressure on traffic, parking, and local services. • The submission outlines that there are insufficient GP services, schools, childcare facilities, and community amenities to cater for the growing population. Further states that residents are experiencing the effects of development occurring without the corresponding investment in services. • Asserts that public transport infrastructure is under significant pressure, train station and commuter services are overcrowded, and that estates such as Oldbridge Park estate are being used for overflow commuter parking. Further states that this has a direct impact on quality of life, traffic safety, and accessibility within established neighbourhoods. • States that the land should be preserved and enhanced as a genuine community amenity, better suited as a public park, community orchard, allotment space, or combination of these uses. Further, states that there is a significant shortage of allotments across Ireland. • Asserts that access to community growing spaces is important for food sustainability, education, wellbeing, and community resilience, as the cost of living and food prices continue to increase. • The submission notes that the land is fenced off and inaccessible to the public and that for the 'F - Open Space and Amenity' to be retained, there should be a

Sub. No.	Name	Summary of Submission
		commitment to make the land usable and accessible for the community. Open space should not remain closed off to residents. • States that enhancing the land as a public amenity would provide benefits such as, inter alia, opportunities for walking, recreation, biodiversity, community gardening, and passive enjoyment of the canal and waterways setting.
305	**Sean O Domhnaill**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games. • Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.
306	**Shay Collins**	The issues raised in the submission are as follows: • States Sallins GAA club is a growing club with over 55 teams which provides a sense of community for kids and teenagers. • States the existing club facilities are at capacity and notes the requirement for more dedicated facilities with the delivery of future housing. • The submission requests that the council recognises the work of Sallins GAA in the community and the existing requirement for additional pitches and facilities.
307 **308**	**Eoghan O'Connell** **Eoin McConnon**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games.

Sub. No.	Name	Summary of Submission
		• Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.
309	**Rory Gavin**	This submission supports the development of pitches in Sallins.
310	**Anne Killian**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games. • Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.
311	**Cian Kilbride**	The issues raised in the submission are as follows: The submission notes that the Draft Plan which has the opportunity to develop and strengthen sports facilities in the community
312	**Colm Dalton**	The issues raised in the submission are as follows: • The submission supports the Draft Plan which will be integral to the future development of Sallins GAA and the wider community.
313 **314**	**Greg Brennan** **Luke Killian**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games.

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		• Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.
315	**Department of Education and Youth (DoEY)**	See Section 4 of the Chief Executive's Report.
316	**Ian Swan**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games. • Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.
317	**Paul Farrelly**	The issues raised in the submission are as follows: The submission refers to Sallins GAA facilities and states there is not enough pitches to facilitate training requirements and meet current demands.
318 **319** **320** **321** **322** **323**	**Eddie Humphreys** **Sean Killian** **Lorcan McKenna** **Daragh Murphy** **Mark Doyle** **Anne Collins**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games. • Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.

Sub. No.	Name	Summary of Submission
324 **325** **326** **327** **328**	**Ryan Herbert** **Philip Niland** **Sean Conway** **Maria Gahan** **Alison Kavanagh Murphy**	
329	**Michelle Owens**	The submission outlines the following issues: • States that existing residential estates should be protected from adverse impacts of new development such as noise, overlooking and overdevelopment of adjoining lands. <u>Traffic</u> • Refers to the limited number of access routes serving estates such as Millbank. • Any future development should be supported by implementing clear traffic management and transport improvement measures in advance. <u>Rail Capacity</u> • Refers to the existing lack of adequate rail capacity and overcrowding on trains serving Sallins and Naas Station. • States that any increase in housing without improvements will worsen overcrowding, safety concerns and reliance on private cars. <u>Amenity Lands</u> • Refers to delays in delivering the community park and further development should be contingent on delivery of infrastructure in advance.

Sub. No.	Name	Summary of Submission
		Drainage and Flood Risk Important that robust flood risk management and drainage infrastructure are in place before additional development process.
330	**Denise Proudfoot**	This submission is concerned with the current performance and storage accommodation available to the Sallins Dramatic Society, which it states is a community-based adult amateur dramatic society established in 2019 and comprises a membership of 40 persons ranging in age from 18-80 from all walks of life. The Society is based in the Sallins Community Centre. The submission raises following issues: • Society fully supports the development of universally accessible community centres/halls that support a wide range of uses for groups and clubs on appropriately zoned land, as accessible, well-designed community infrastructure is essential to support volunteer-led organisations such as the Sallins Dramatic Society. • The Society needs a diverse space to accommodate the various roles and artists. • Refers to the lack of arts and cultural facilities in Sallins and states that the Society shares the Sallins Community Centre with 10 other groups. • Notes that a key challenge for the Society is the lack of dedicated on-site storage and all of the Society's equipment and a significant proportion of staging is currently stored off-site, as due to the size and shared nature of the Community Centre, the stage cannot remain permanently assembled and must be constructed and dismantled twice yearly, requiring considerable volunteer time and effort. • States that due to lack of storage, stage curtains have to be rented for each production, creating an ongoing financial burden for the society. • Submits that a multi-purpose arts centre in Sallins will be an invaluable addition to the community and states that amateur dramatic societies play an important role in enriching local life, strengthening social cohesion and encouraging lifelong learning.

Sub. No.	Name	Summary of Submission
		States that with appropriate support and infrastructure, groups such as the Society can continue to expand their activities and contribute meaningfully to the cultural vitality of Sallins.
331	**T.D Housing Ltd.**	See Section 6 of the Chief Executive's Report.
332	**St. Laurences NS Parents Association**	The submission on behalf of the Parents Association of St. Laurence's National School supports the planned growth of Sallins but raises the following issues in relation to infrastructure delivery: 1. <u>Schools & Families – Capacity, Delivery and Certainty</u> A. <u>Existing Primary School Capacity Pressures</u> • Notes the current significant capacity pressures in St. Laurence's NS and class sizes are operating above recommended pupil/teacher rations and this approach is not a substitute for additional educational infrastructure. B. Secondary school access challenges (Naas etc.) • Many families in Sallins already experience significant uncertainty regarding access to secondary school places, particularly in Naas and the current system is perceived by parents as increasingly competitive and uncertain, with enrolment often dependent on catchment criteria and oversubscription pressures. • Proposed population growth will further intensify pressure on post-primary education unless additional school capacity is planned and delivered in parallel with residential development. • States that concerns remain regarding lands zoned E: Community and Community that remain in private ownership. 2. <u>Special Education Needs (ASD Provision)</u> • Parents Association welcomes recognition of educational growth requirements but believes significantly greater emphasis must be placed on Special Education Needs provision. Key concerns include: Growing demand for ASD classes; Increased

Sub. No.	Name	Summary of Submission
		pressure on existing supports; need for dedicated SEN infrastructure; capacity constraints within the existing school. • Notes that the Board of Management has already formally approached the SENO (Special Educational Needs Organiser) in writing to indicate its willingness to establish 2 ASD classes when suitable accommodation becomes available which in reality will take some time. • States that the Settlement Plan must actively support expansion opportunities within the existing campus, delivery of accommodation required for ASD Classes. It must future proof school infrastructure and deliver educational provision earlier than the growth cycle. • States that children with additional needs should not be required to wait for later phases of development before appropriate education supports become available. 3. <u>Safe Routes to School</u> • States that safe access to school remains one of the most immediate urgent concerns in Sallins due to heavy congestion at school times and peak times, unsafe crossing movements, traffic conflict point at R407 and Church Avenue, inadequate segregation between vehicles and children, introduction of temporary plastic bollard are in place for six years, Canal View crossing at the pedestrian bridge, where there is no clear markings. 4. <u>Traffic, Access and Congestion</u> • The submission outlines the areas with traffic congestion in Sallins, such as near the railway station, at school drop-off and collection times, around Church Avenue and Main Street and the proposed Willows KDA is likely to cause additional pressure. • States that a balanced approach is therefore required and states that the Parents Association recently launched its Park n Stride initiative with support from KCC and the Parish car park. • Submission would welcome the development of future practical Park and Stride facilities within Sallins that would address the concerns outlined above. 5. <u>Childcare Provision</u>

Sub. No.	Name	Summary of Submission
		• Refers to significant pressure on creche, preschool and afterschool services. 6. Healthcare and GP Access • Refers to difficulty accessing GP services and community healthcare services. 7. Recreation, Teenagers and Youth Facilities • Significant gap within the Settlement Plan relates to facilities for teenagers and young people and there is insufficient emphasis on facilities for older children and teenagers. • States that the Parents Association believes the Plan should include, a skate park, basketball courts, multi-use games areas (MUGAs), informal youth recreation spaces, safe social spaces for teenagers, additional outdoor sports infrastructure and soccer facilities. • Children and young people must be placed at the centre of future planning decisions and a plan for growth must also be a plan for Children and Families. 8. Environment, Biodiversity, Greenways and Outdoor Learning. • Submission strongly supports the protection of green infrastructure in Sallins, which support outdoor activities, mental wellbeing, community interaction and nature education.
333	**Alan Moran**	The issues raised in the submission are as follows: The submission supports the Draft Plan which will allow the members of Sallins GAA to develop their future games and development plan.
334	**Alison Kavanagh Murphy**	The submission raises the following: **Childcare** • Childcare delivery should: form part of early housing development phases, not be delayed until later infrastructure delivery stages, be guaranteed alongside housing growth and include afterschool provision.

Sub. No.	Name	Summary of Submission
		Healthcare • Families in Sallins experience difficulty accessing GP services and timely appointment for children. • Population growth without parallel healthcare investment will place further strain on GP services, community healthcare, child health access and family wellbeing. • Healthcare infrastructure must form part of overall infrastructure delivery as opposed to being treated as a secondary issue after residential expansion. **Recreation, Teenagers & Youth Facilities** • Significant gap in the Draft Plan relates to teenagers and young people and while playgrounds and greenspaces are important, there is insufficient emphasis on facilities for older children and teenagers. • The Parents Association believes the Draft Plan should include: skate park, multi-use games areas (MUGAs), informal youth recreation spaces, and additional outdoor sports infrastructure. • Furthermore, the Parents Association believes the Draft Plan should include soccer facilities and a home ground for Sallins Celtic Soccer Club. **Environment, Biodiversity, Greenways and Outdoor Learning** • The Parents Association strongly supports: protection of canal corridors, biodiversity enhancement, greenways and open space provision, outdoor recreation. • The canal and green infrastructure form an important part of people's lives and these spaces support safe active mobility to school, outdoor learning and nature education, mental wellbeing, community interaction and protect natural assets. **Conclusion**

Sub. No.	Name	Summary of Submission
		• Future growth without timely and guaranteed infrastructure delivery risks placing pressure on schools, families, childcare, healthcare, traffic infrastructure, recreational amenities, and community wellbeing. • Children and young people must be placed at the centre of future planning decisions, and it must be ensured that infrastructure keeps pace with the growth of Sallins.
335	**Aibhin Moran**	The issues raised in the submission are as follows: The submission supports the Draft Plan and its proposals for Sallins GAA which is required for its future growth.
336	**Rebecca Grogan**	The submission raises the following: • The Draft Plan is to be strengthened to ensure that community infrastructure is delivered in tandem with future growth as opposed to infrastructure not keeping pace with residential development. **Immediate Delivery of Sallins Amenity Lands and Sports Facilities** • The delivery of Sallins Amenity Lands, public parks and sports facilities should be a core priority of the final plan. This is urgently required. • Sallins has experienced substantial growth without the corresponding adequate recreational and community infrastructure. Community infrastructure should be prioritised ahead of large scale residential expansion. • Request that the Council include a clearer and more explicit commitment to the early delivery of pitches and recreational facilities for local sporting organisations, particularly Sallins GAA and Sallins Celtic. • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that the Draft Plan be amended to include dedicated provision for Gaelic games pitches as a specific and defined element of the amenity lands.

Sub. No.	Name	Summary of Submission
		• Sallins Celtic Soccer Club Sallins Celtic will lose existing playing facilities, and replacement pitches must be secured. Sports infrastructure should not be allowed to fall behind population growth. • Parks, sports pitches and community facilities should be delivered in parallel with, or in advance of, major residential development. Temporary or shared arrangements are not adequate for a town of Sallins' size or projected growth. • Additional playgrounds, seating areas, and family friendly public spaces and public toilets should be incorporated within the town centre and recreational areas to ensure accessibility and usability. **Safer Walking and Pedestrian Priority Through Sallins** • The Draft Plan needs to place stronger emphasis on pedestrian safety and walkability. The area around the bridge and Marron's shop have numerous vehicle entrances and exits, creating pedestrian conflict points and reduces safety for people walking to school and local services. • Requests that the Draft Plan is amended to include a full review of vehicle arrangements around the bridge and Marron's shop, with consideration given to rationalising entrance points where feasible to prioritise pedestrian safety and enhance the public realm. • The submission also supports additional pedestrian crossings and safer walking routes, traffic calming measures, improved canal public realm with reduced vehicles, the closure of Railway Cottages to through traffic except for pedestrian and cycle access, expansion of cycling and active travel infrastructure. **Traffic Reduction and HGV Restrictions** • Excessive through traffic is experienced, which impacts quality of life, pedestrian comfort, and safety. • Proposes the reclassification of the R407 as a local road, with associated traffic calming measures to reduce through traffic along Main Street.

Sub. No.	Name	Summary of Submission
		• The Draft Plan should include stronger policy support for diverting through traffic away from Main Street and onto the bypass, discourage non-local traffic movements through the village core and reducing overall vehicle dominance, and restrict the movement of HGVs through the town centre except where local access is required. • The village core must evolve into a safe, people focused environment rather than functioning primarily as a traffic corridor. **Schools, Healthcare and Family Infrastructure** • The Draft Plan to be amended to ensure that greater emphasis on schools, parks, playgrounds, and social infrastructure are delivered in a timely and coordinated manner alongside population growth. Sallins has experienced significant growth, however, schools, healthcare and community services have not kept pace. • Supports the delivery of additional school capacity, GP and healthcare services, family-oriented public amenities and playgrounds, and sports and recreation infrastructure. **Community Facilities and Existing Amenities** Supports the retention and continued use of the Braithwaite building (Home Farm House) as a shared community facility, recognising the importance for local ground and community activity.
337	**Ignat Savkin**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) which provides recreational opportunities for a wide range of members where the existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games. • Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to

Sub. No.	Name	Summary of Submission
		recognise that benefit to the community in their deliberations when finalising the Plan.
338	**Eabha Owens**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games. • Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.
339	**Noel Moran**	The submission raises the following issues: <u>Schools</u> • The submission outlines the extent of the capacity issues in the St. Laurence's NS, which it states is oversubscribed. • States that the situation with secondary school access is even more challenging with many families in Sallins already experiencing significant uncertainty regarding access to secondary school places, particularly in Naas, and the current system is perceived by parents as increasingly competitive and uncertain, with enrolment often dependent on catchment criteria and oversubscription pressures. • Proposed population growth will further intensify pressure on post-primary education unless additional school capacity is planned and delivered in parallel with residential development. • States that concerns remain regarding lands zoned E: Community and Community that remain in private ownership. <u>Childcare Provision</u>

Sub. No.	Name	Summary of Submission
		• Significant capacity pressure exists across creche places, preschool availability and afterschool services with waiting long lists and limited availability. • States that the proposed 314 no. additional places provided in the Plan will be far from adequate in remedying existing shortages, let along the surge in demand that will occur if the Plan is implemented in the timeframe currently envisioned. <u>Healthcare GP Access</u> • Refers to difficulties in accessing GP services and the proposed population growth without parallel healthcare investment will cause further strain on GP services, community healthcare, child health access. • Healthcare infrastructure must form part of overall infrastructure delivery planning rather than being treated as a secondary issue after residential expansion. <u>Rail Services</u> • Refers to service frequency and capacity in respect of rail services. • Refers to the proposal for Park and Ride facility outside Sallins. • States that without concrete proposals for expanded services from the central government, the existing rail services will prove inadequate and the current proposal to extend the DART to Hazelhatch is not scheduled to commence until 2030 at the earliest with further slippages possible and plans to extend the DART further to Sallins are only at a very early stage of development with no projected timelines in place. <u>Traffic, Road Safety and Parking</u> • Refers to severe traffic congestion in Sallins, particularly during peak hours. • Current road network not adequate.

Sub. No.	Name	Summary of Submission
		• State that the Plan calls for the development of a new employment quarter at the opposite end of the village from the largest new residential development which will generate significant additional trips through the core of the village. • Expectations that the majority of the commutes on this route will be via bicycle are unrealistic and not borne out by current cycling statistics. • States that the impending bureaucratic change of the Main Street of Sallins from a Regional route to a Local will have no effect on this local travel behaviour as it will largely effect traffic from outside the village. • The shortage of parking in Sallins is a daily problem for residents and commuters – demand far exceeds supply, resulting in unsafe parking on local roads, footpaths, and residential streets and the Plan makes no proposal for the expansion of commuter parking at Sallins Station. <u>Social Infrastructure and Community Facilities</u> • Submission refers to significant inaccuracies in the Plan regarding the current state of social and community facilities in Sallins, with reference to the stated six 'social and community facilities'. • In that regard, submission states that there is one parish hall and a scout den built by a developer and owned by Sallins Scouts and there are no other community facilities. States that the assertion that Sallins currently has four facilities for arts and cultural activities is wholly inaccurate: there are none and this raises serious questions about the adequacy of the consultation and fact-finding process that informed the Social Infrastructure Audit. • States that the Plan provides for new facilities for the community in the Willows KDA but notes that the vast majority of them are included in the Phase 2 and 3 of the development. With regard to completions during the period up to the end of 2028, Table 2.4 does not adequately break down which zoning registrations contribute towards the 674 units to be constructed before 2029.

Sub. No.	Name	Summary of Submission
		• Requests that the Council provide the intended phasing of the developments, as currently the only indications of the planned phasing are in relation to the Willows KDA. • States that the construction of 674 houses in the timeframe currently set out in the Draft Plan, without allowing sufficient time for the provision of vital services and infrastructure will have significant negative impacts on the quality of life of the existing residents of Sallins. <u>Sallins Celtic</u> • States that the Plan zones the existing Sallins Celtic pitches for residential development without identifying any alternative permanent home for the Club and the community park, is currently not adequately funded and cannot provide a club of this size with the dedicated facilities and operational control it requires. • States that the loss of a permanent home for this club would have a very detrimental effect on the social fabric of the village for its young inhabitants. <u>Village Centre</u> • The submission welcomes the commitment to develop the Home Farm House KDA to be used for community activities but expresses concern that the remainder of the KDA would be similar to what it states is the poor quality development built further north along the Main Street across from Sallins Bridge and questions what safeguards will be in place to ensure the mixed units proposed will not suffer from similar vacancy rates and poor-quality architecture. • Seeks clarity in relation to the intentions of the Council in relation to the area in front of the butcher shop on Main Street and across from the Home Farm House KDA, which it states is in private ownership and is currently reserved for customer parking only.

Sub. No.	Name	Summary of Submission
340	**Neal Plunkett**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development. • The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered. • Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating, a risk that existing pitches could be lost before new ones are in place. • Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches. • Sallins is growing and sports infrastructure needs to be delivered in parallel with development. • It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that: • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use. Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.

Sub. No.	Name	Summary of Submission
341 **342**	**Neil O'Donnell** **Peter Rynne**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games. • Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.
343	**Deirdre Moran**	The submission raises the following issues: <u>Schools</u> • The submission outlines the extent of the capacity issues in the St. Laurence's NS, which it states is oversubscribed. • States that the situation with secondary school access is even more challenging with many families in Sallins already experiencing significant uncertainty regarding access to secondary school places, particularly in Naas, and the current system is perceived by parents as increasingly competitive and uncertain, with enrolment often dependent on catchment criteria and oversubscription pressures. • Proposed population growth will further intensify pressure on post-primary education unless additional school capacity is planned and delivered in parallel with residential development. • States that concerns remain regarding lands zoned E: Community and Community that remain in private ownership. <u>Childcare Provision</u> • Significant capacity pressure exists across creche places, preschool availability and afterschool services with waiting long lists and limited availability.

Sub. No.	Name	Summary of Submission
		• States that the proposed 314 no. additional places provided in the Plan will be far from adequate in remedying existing shortages, let along the surge in demand that will occur if the Plan is implemented in the timeframe currently envisioned. <u>Healthcare GP Access</u> • Refers to difficulties in accessing GP services and the proposed population growth without parallel healthcare investment will cause further strain on GP services, community healthcare, child health access. • Healthcare infrastructure must form part of overall infrastructure delivery planning rather than being treated as a secondary issue after residential expansion. <u>Rail Services</u> • Refers to service frequency and capacity in respect of rail services. • Refers to the proposal for Park and Ride facility outside Sallins. • States that without concrete proposals for expanded services from the central government, the existing rail services will prove inadequate and the current proposal to extend the DART to Hazelhatch is not scheduled to commence until 2030 at the earliest with further slippages possible and plans to extend the DART further to Sallins are only at a very early stage of development with no projected timelines in place. <u>Traffic, Road Safety and Parking</u> • Refers to severe traffic congestion in Sallins, particularly during peak hours. • Current road network not adequate. • State that the Plan calls for the development of a new employment quarter at the opposite end of the village from the largest new residential development which will generate significant additional trips through the core of the village.

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		• Expectations that the majority of the commutes on this route will be via bicycle are unrealistic and not borne out by current cycling statistics. • States that the impending bureaucratic change of the Main Street of Sallins from a Regional route to a Local will have no effect on this local travel behaviour as it will largely effect traffic from outside the village. • The shortage of parking in Sallins is a daily problem for residents and commuters – demand far exceeds supply, resulting in unsafe parking on local roads, footpaths, and residential streets and the Plan makes no proposal for the expansion of commuter parking at Sallins Station. <u>Social Infrastructure and Community Facilities</u> • Submission refers to significant inaccuracies in the Plan regarding the current state of social and community facilities in Sallins, with reference to the stated six 'social and community facilities'. • In that regard, submission states that there is one parish hall and a scout den built by a developer and owned by Sallins Scouts and there are no other community facilities. States that the assertion that Sallins currently has four facilities for arts and cultural activities is wholly inaccurate: there are none and this raises serious questions about the adequacy of the consultation and fact-finding process that informed the Social Infrastructure Audit. • States that the Plan provides for new facilities for the community in the Willows KDA but notes that the vast majority of them are included in the Phase 2 and 3 of the development. With regard to completions during the period up to the end of 2028, Table 2.4 does not adequately break down which zoning registrations contribute towards the 674 units to be constructed before 2029. • Requests that the Council provide the intended phasing of the developments, as currently the only indications of the planned phasing are in relation to the Willows KDA.

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		• States that the construction of 674 houses in the timeframe currently set out in the Draft Plan, without allowing sufficient time for the provision of vital services and infrastructure will have significant negative impacts on the quality of life of the existing residents of Sallins. <u>Sallins Celtic</u> • States that the Plan zones the existing Sallins Celtic pitches for residential development without identifying any alternative permanent home for the Club and the community park, is currently not adequately funded and cannot provide a club of this size with the dedicated facilities and operational control it requires. • States that the loss of a permanent home for this club would have a very detrimental effect on the social fabric of the village for its young inhabitants. <u>Village Centre</u> • The submission welcomes the commitment to develop the Home Farm House KDA to be used for community activities but expresses concern that the remainder of the KDA would be similar to what it states is the poor quality development built further north along the Main Street across from Sallins Bridge and questions what safeguards will be in place to ensure the mixed units proposed will not suffer from similar vacancy rates and poor-quality architecture. Seeks clarity in relation to the intentions of the Council in relation to the area in front of the butcher shop on Main Street and across from the Home Farm House KDA, which it states is in private ownership and is currently reserved for customer parking only.
344	**Rachel Neilan**	The issues raised in the submission are as follows: • The submission supports the Draft Plan and proposals for dedicated GAA playing facilities.

Sub. No.	Name	Summary of Submission
		• It states these additional facilities are much needed for Sallins GAA Club and the wider community.
345	**Westar Group**	See Section 6 of the Chief Executive's Report.
346	**Peter Rynne**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development. • The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered. • Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating, a risk that existing pitches could be lost before new ones are in place. • Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches. • Sallins is growing and sports infrastructure needs to be delivered in parallel with development. • It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that:

Sub. No.	Name	Summary of Submission
		• No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use. Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.
347	**Emmet Ralph**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need and are not workable on a practical level. • It states the existing facilities have not matched the growth of the town, nor the ambition of the club which restricts the ability to develop a high volume of teams. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games, noting the importance of the GAA to the local community. • Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.
348	**Ronan O'Reilly**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development. • The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available.

Sub. No.	Name	Summary of Submission
		• The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered. • Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating, a risk that existing pitches could be lost before new ones are in place. • Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches. • Sallins is growing and sports infrastructure needs to be delivered in parallel with development. • It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that: • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use. Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.
349	**Paul Burke**	The submission raises the following: • Concerns related to infrastructure delivery and no social infrastructure has been provided apart from a playground despite the population increase. • The proposed housing in the Draft Plan will be developed, however, there is no confidence that the social infrastructure will be delivered.

Sub. No.	Name	Summary of Submission
		• Planning permission for additional housing should not be granted until essential services and improvements are delivered such as community infrastructure, traffic management and public transport. **Social Infrastructure & Community Facilities** • Inaccuracies in the Draft Plan regarding the number of social and community facilities in Table 3.1. There is one parish hall and one Scout den and no dedicated arts or cultural facilities. The two facilities that do exist are owned by national organisations, not by local community groups or the local authority. Furthermore, there are no arts and cultural activities. This raises questions about the adequacy of the consultation and fact-finding process that informed the Social Infrastructure Audit. • The absence of permanent facilities for existing community groups. • The Willows KDA phased housing demonstrates that social infrastructure must be delivered in parallel to housing, the same principle needs to be applied to the overall town. • Requests the council to correct the inaccuracies in the Draft Plan and to include binding conditions requiring that specific, deliverable community facility thresholds be met before planning applications for new residential developments are approved. • Essential facilities before further residential development proceeds are the completion all three phases of the community park, the transfer of Home farm house into community or Council ownership for community use, the provision of a new community centre as provided for in SIO 3.10. **Community Park & Amenity Lands** • Requests Council to commit in the Draft Plan to the phased development of the community park as follows: Phase 1: Basic pitches, car park, perimeter path and entrances (fundable from current committed resources), Phase 2: Further amenities to make it a park for all, including allotments, basketball court, walkways and other

Sub. No.	Name	Summary of Submission
		facilities - in line with the site plan already approved and for which planning permission is in place, Phase 3: Buildings, including dressing rooms, indoor sports facilities, and a community centre - potentially incorporating a cultúrlann. • Requests the Council to commit to SIO 3.7 and 3.8 to actively pursuing future LSSIF grant applications to fund Phases 1 through 3. **Town Centre** • Health Check process was conducted years ago by consultants engaged by Kildare County Council and residents and community representatives engaged with that process and the findings have never been published. • Requests the Council to publish the existing Health Check findings. • The biodiversity-rich green area at the corner of the Clane Road and Link Road is only partially recognised in the Draft Plan. Figure 10.2 of the Draft Plan identifies only approximately one-third of the site as "Existing community gardens", omitting the remainder of the green space which has been maintained by the Sallins Tidy Towns. The green space should be retained in full as it would enhance the public realm for the town centre and would not have a cost. **Traffic, Road Safety & Parking** • Despite the bypass, severe traffic congestion is still experienced, and the road network was not designed to serve the current population. • Requests the Council to ensure any new residential planning approval is contingent on delivery of a comprehensive Traffic and Transportation Impact Assessment (TTIA) and prior implementation of identified mitigation measures, including junction upgrades, traffic calming, and safe active travel infrastructure. • Previous temporary traffic calming measures and cycle lanes must now be properly evaluated, and permanent provision made for road safety throughout the town. **Active Travel**

Sub. No.	Name	Summary of Submission
		• W3 and W4 are both welcomed and planning should commence immediately, to avoid the near-misses every day that occur at the station entrance and to give wheelchair users, buggy users and people with impaired vision, a safe and dignified way of entering the station. • Concerned that the pedestrian and cyclist footbridge over the canal (W2) has been designated as a Long Term objective (6–10 years). The Public Relam study commission in 2016 previously recommended this measure. • With further houses to be completed on the Odlums site, the need for this crossing (W2) is urgent. • Requests that W2 to be reclassified as a Short to Medium Term objective, with a clear timeline and funding commitment included in the Draft Plan. **Rail Services** • Rail service frequency and capacity have not kept pace with population growth, and peak-hour trains are overcrowded. • Requests the Council to engage with Irish Rail and the National Transport Authority (NTA) to secure binding service improvement commitments, including increased frequency, improved capacity, and additional peak-hour services, prior to approving further large-scale residential development. The Draft Plan should reflect the necessary relationship between public transport capacity and housing in line with the National Planning Framework's objectives for compact, connected growth. **Cultural & Heritage Tourism** • The town is positioned to develop as a destination for cultural and heritage tourism, and the Draft Plan should reflect this. • A cultúrlann or cultural centre could provide a home for Irish language activities, traditional music sessions, and cultural events that celebrate the town's identity and attract visitors.

Sub. No.	Name	Summary of Submission
		• The Draft Plan should include objectives that actively support the development of the tourism potential, through investment in the public realm along the canal, interpretation of the town's canal and railway heritage, promotion of Irish language and traditional culture. • Any new development must honour the heritage of the area and new buildings, public spaces, street furniture, signage, and landscaping should be designed with explicit reference to the town's canal and railway heritage. **A Phased, Conditional Approach to Future Development** • Requests the Draft Plan to adopt a phased development framework, where zoned lands are released for residential development incrementally and conditionally, subject to independent verification that required infrastructure improvements have been delivered to an agreed standard. • To present, housing has been delivered ahead of services. Infrastructure should be developed first prior to housing developments. **Sallins Celtic – Safeguarding its Future** The submission is concerned with the loss of Sallins Celtic Football Club facilities, which are based in Sallins for almost 30 years, and the wider absence of adequate sports infrastructure provision. • The absence of adequate sports infrastructure provision is in direct conflict with national sports and physical activity policy. • The club supports physical health and wellbeing, social inclusion and integration, youth development and participation in sport. • Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches, an excerpt is submitted showing an outline of the pitches. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development and the Draft Plan fails to recognise the club, provides no

Sub. No.	Name	Summary of Submission
		guaranteed replacement facilities in advance of development, offers no delivery timelines and offers no assurance of continuity. This risks the net loss of sports infrastructure in a growing town. • The loss of the club would have a negative effect on the community. • Requests the Council to include, in an amended Draft Plan, clear provision for a permanent home for Sallins Celtic, with dedicated pitches and facilities, before any residential development is permitted on the existing grounds. • Concerns regarding the credibility of the Social Infrastructure Audit (SIA). Although the SIA identified the importance of sports infrastructure, Table 15 of the SIA states Sallins Celtic Football Club has only one natural grass pitch. • The Draft Plan does not quantify the clubs existing pitches or identify future pitch requirements. The Draft Plan enables the potential removal of existing facilities without replacement. • Refers to various provisions of the National Physical Activity Plan, National Sports Policy 2018–2027, and the Sports Action Plan 2024–2027. Further states that the removal of the pitches undermines national policy and without clear replacement barriers will be created. • The amenity lands are welcomed. However, the amenity lands do not provide certainty that Sallins Celtic Football Club will be accommodated or that suitable replacement pitches will be available when needed. • The submission notes with respect to the proposed Sallins Amenity Lands no number of pitches is stated, club level suitability is not specified, no access arrangements or delivery timeline is set out. Further, the Sallins Amenity Lands cannot provide dedicated facilities and operational control for the club. • It is requested that the Draft Sallins Settlement Plan be amended to include a clear, binding policy objective that: No development shall take place on Sallins Celtic lands until replacement facilities are fully delivered and operational available for the use of Sallins Celtic Football Club. This should include, at a minimum: formal allocation to the club, properly sized pitches to similar to the existing number of pitches, provide

Sub. No.	Name	Summary of Submission
		for future demand, safe and guaranteed long term access, parking, changing facilities, and certainty of tenure for the club.
350 **351** **352**	**Cassie Collins** **John Mc Carthy** **Lia Reilly**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games. • Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.
353	**Joe Neville TD**	• State that the submission supports the appropriate and sustainable development of Sallins and the Plan set out a clear vision for development in the village and its surrounds including Housing, industry, amenities and schools. • Notes that the proposed development of up to 1,000 new houses over the span of this Plan means that the vital infrastructure must be delivered alongside the housing. • States that transport infrastructure and the DART+ Southwest projects delivery will play a vital role in this. • Supports the retention of all lands zoned F: Public Open Space and Amenity, as the retention of these spaces will ensure that local sports and community groups such as the Scouts will continue to be available for future generations to come. • Contends that overall, the Plan presents an important opportunity to guide the future growth of Sallins in a balanced and sustainable way. Continued investment in infrastructure, transport, education and community facilities will be critical to ensuring that quality of life for existing and future residents is maintained and enhanced. **Sallins Amenity Lands**

Sub. No.	Name	Summary of Submission
		• Refers to the continued lack of progress in the delivery of the promised community lands, although funding has already been secured and Kildare County Council must focus on providing this amenity before permitting more significant housing in the locality.
354	**Len O'Connell**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games. Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.
355	**Eunice Lavelle**	This submission is concerned with the current performance and storage accommodation available to the Sallins Dramatic Society, which it states is a community-based adult amateur dramatic society established in 2019 and comprises a membership of 40 persons ranging in age from 18-80 from all walks of life. The Society is based in the Sallins Community Centre. The submission raises following issues: • Society fully supports the development of universally accessible community centres/halls that support a wide range of uses for groups and clubs on appropriately zoned land, as accessible, well-designed community infrastructure is essential to support volunteer-led organisations such as the Sallins Dramatic Society. • The Society needs a diverse space to accommodate the various roles and artists. • Refers to the lack of arts and cultural facilities in Sallins and states that the Society shares the Sallins Community Centre with 10 other groups. • Notes that a key challenge for the Society is the lack of dedicated on-site storage and all of the Society's equipment and a significant proportion of staging is currently stored off-site, as due to the size and shared nature of the Community Centre, the

Sub. No.	Name	Summary of Submission
		stage cannot remain permanently assembled and must be constructed and dismantled twice yearly, requiring considerable volunteer time and effort. • States that due to lack of storage, stage curtains have to be rented for each production, creating an ongoing financial burden for the society. • Submits that a multi-purpose arts centre in Sallins will be an invaluable addition to the community and states that amateur dramatic societies play an important role in enriching local life, strengthening social cohesion and encouraging lifelong learning. States that with appropriate support and infrastructure, groups such as the Society can continue to expand their activities and contribute meaningfully to the cultural vitality of Sallins.
356 **357**	**Stephen Kelly** **Eric O'Flynn**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games. Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.
358	**Patrick Collins**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development. • The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available.

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		• The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered. • Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating, a risk that existing pitches could be lost before new ones are in place. • Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches. • Sallins is growing and sports infrastructure needs to be delivered in parallel with development. • It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that: • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use. Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.
359	**Brendan Moran**	The submission raises the following issues: <u>Schools</u> • The submission outlines the extent of the capacity issues in the St. Laurence's NS, which it states is oversubscribed. • States that the situation with secondary school access is even more challenging with many families in Sallins already experiencing significant uncertainty regarding access to secondary school places, particularly in Naas, and the current system is

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		perceived by parents as increasingly competitive and uncertain, with enrolment often dependent on catchment criteria and oversubscription pressures. • Proposed population growth will further intensify pressure on post-primary education unless additional school capacity is planned and delivered in parallel with residential development. • States that concerns remain regarding lands zoned E: Community and Community that remain in private ownership. <u>Childcare Provision</u> • Significant capacity pressure exists across creche places, preschool availability and afterschool services with waiting long lists and limited availability. • States that the proposed 314 no. additional places provided in the Plan will be far from adequate in remedying existing shortages, let along the surge in demand that will occur if the Plan is implemented in the timeframe currently envisioned. <u>Healthcare GP Access</u> • Refers to difficulties in accessing GP services and the proposed population growth without parallel healthcare investment will cause further strain on GP services, community healthcare, child health access. • Healthcare infrastructure must form part of overall infrastructure delivery planning rather than being treated as a secondary issue after residential expansion. <u>Rail Services</u> • Refers to service frequency and capacity in respect of rail services. • Refers to the proposal for Park and Ride facility outside Sallins. • States that without concrete proposals for expanded services from the central government, the existing rail services will prove inadequate and the current proposal to extend the DART to Hazelhatch is not scheduled to commence until 2030 at the

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		questions about the adequacy of the consultation and fact-finding process that informed the Social Infrastructure Audit. • States that the Plan provides for new facilities for the community in the Willows KDA but notes that the vast majority of them are included in the Phase 2 and 3 of the development. With regard to completions during the period up to the end of 2028, Table 2.4 does not adequately break down which zoning registrations contribute towards the 674 units to be constructed before 2029. • Requests that the Council provide the intended phasing of the developments, as currently the only indications of the planned phasing are in relation to the Willows KDA. • States that the construction of 674 houses in the timeframe currently set out in the Draft Plan, without allowing sufficient time for the provision of vital services and infrastructure will have significant negative impacts on the quality of life of the existing residents of Sallins. <u>Sallins Celtic</u> • States that the Plan zones the existing Sallins Celtic pitches for residential development without identifying any alternative permanent home for the Club and the community park, is currently not adequately funded and cannot provide a club of this size with the dedicated facilities and operational control it requires. • States that the loss of a permanent home for this club would have a very detrimental effect on the social fabric of the village for its young inhabitants. <u>Village Centre</u> • The submission welcomes the commitment to develop the Home Farm House KDA to be used for community activities but expresses concern that the remainder of the KDA would be similar to what it states is the poor quality development built further north along the Main Street across from Sallins Bridge and questions what

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		safeguards will be in place to ensure the mixed units proposed will not suffer from similar vacancy rates and poor-quality architecture. Seeks clarity in relation to the intentions of the Council in relation to the area in front of the butcher shop on Main Street and across from the Home Farm House KDA, which it states is in private ownership and is currently reserved for customer parking only.
360	**Ronan Brazil**	The submission raises the following: • Supports the retention of the 'F: Open Space and Amenity' zoning of the existing greenspaces within and adjoining Sallins Pier and Sallins Wharf. • The residents of the estates have actively managed and maintained the greenspaces, demonstrating community stewardship and a local investment for upkeep. • The greenspace provides amenity space for recreational activities such as football, hurling, and other informal games. • The greenspace supports biodiversity and ecological value. The canal-side corridor has been sensitively enhanced through rewilding initiatives, including the planting of native trees. • The retention of the current 'F: Open Space and Amenity' zoning is essential to safeguard established community and environmental benefits, and to ensure the long-term protection and appropriate use of these spaces for both existing and future residents. • The submission refers to the 'C (4)' zoning of the segment of land between Sallins Pier and Sallins Wharf. Table 2.2 lists the extant Sallins Wharf and Sallins Pier as 22 units whilst the planning permission is for 18 units (ACP 314749-22). This discrepancy should be clarified to ensure alignment between the Draft Plan and the permission. • Further to this, the submission highlights that the planning permission has not progressed, the site has been placed on the market for sale, and that the lands

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		remain largely undeveloped since the rezoning from 'F: Open Space and Amenity'. Therefore, the lands have not delivered any residential or community benefit. Consideration should be given to including a provision within the plan whereby, if the existing planning permission lapses without development being undertaken, the zoning of this site would revert to 'F: Open Space and Amenity'. This would ensure that in the absence of active development, the lands could be reintegrated into the wider green infrastructure network, preserving the lands amenity and biodiversity value.
361	**Oisin Reilly**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development. • The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered. • Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating, a risk that existing pitches could be lost before new ones are in place. • Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches. • Sallins is growing and sports infrastructure needs to be delivered in parallel with development.

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		• It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that: • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use. Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.
362	**Laura Buckley**	The submission raises the following: • Resides near the proposed Bodenstown Employment Area and objects to the scale and location of the employment area. • The submission understands the need for balanced development and employment opportunities, however, there is still infrastructure and amenity issues existing in the area. **Promised Amenities Have Still Not Been Delivered** • The lands for the community park have been purchased since 2016, and the facilities have still not been delivered. Resulting in residents waiting for recreational infrastructure and green space. • It is unacceptable that large scale development, warehouses, or housing is being proposed prior to the existing commitments to the community being fulfilled. • The Council should prioritize delivery of public parks and amenities, recreational facilities, community infrastructure, and address shop frontages that are unsightly and do not compliment the area. No large-scale development should proceed until the long-promised amenities are delivered. **Traffic Congestion and Road Safety**

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		• Severe traffic congestion and the road network can't take additional traffic. Road widening measures would result in natural hedgerows / biodiversity and heritage structures like Alexandra Bridge impacted. • Numerous road traffic accidents and increasing traffic, especially with HGV's is only going to worsen this problem. • The Bodenstown Employment Area would: increase commuter traffic, additional HGV's, increase pressure on the existing congested junctions and roads. • At peak times it is already difficult and dangerous to exit the road coming from Bodenstown safely due to traffic volumes. • Insufficient evidence that the required road upgrades and traffic management measures can adequately deal with the increase in traffic generated by this proposal. **Vacant Buildings Should Be Prioritised Before New Development** • A significant number of vacant commercial units, business premises and residential properties. • Prior to the rezoning additional greenfield land for warehouses, employment units or housing, the Council should prioritise: reuse of vacant buildings, regeneration of underutilised sites, occupation of existing empty commercial premises **Impact on Residential Amenity** • The proposed 'H: Industry and Warehousing' introduce industrial style development directly beside established housing estates. Residents will experience: air pollution, noise and light pollution, loss of privacy and green / rural space, visual intrusion, increased pressure on water and electricity supply, and a reduced quality of life. • The landscaping buffers are inadequate to protect existing residents from the scale and intensity of the development proposed. **Environmental and Character Concerns**

Sub. No.	Name	Summary of Submission
		• The Bodenstown Employment Area would remove greenfield land and alter the character of the area. The current lands provide visual relief, biodiversity value and a buffer between residential areas and larger-scale development. The proposal for the lands represents over-development of the area without the necessary infrastructure and community needs delivered first.
363	**Jenny O'Connor-Madsen**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development. • The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered. • Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating, a risk that existing pitches could be lost before new ones are in place. • Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches. • Sallins is growing and sports infrastructure needs to be delivered in parallel with development. • It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that:

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364 **365**	**Colm Ó Mongáin** **Luke Kiernan**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games. Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.
366	**Osberstown Park Residents Association**	The issues raised in the submission are as follows: • Submission requests: - The Amenity Park be completed before any development is permitted and that this park becomes the new home for Sallins Celtic FC ensuring it is not excluded should other sports or clubs require the pitches too. - Assisted-living accommodation (like McAuley Place) be included for elderly residents. - The Sallins Parish Community Centre be upgraded to modern 'inclusivity' building standards before any development takes place and it be taken over by KCC from the Church. - A safe pedestrian/cycleway is created to the rear of the school (Measure W4) and allows safe access to train station and school facilities. - A new cúlturlan (cultural centre) be consider in Phase 3 of the Sallins Amenity Park or in another suitable site.

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		- All approved housing developments include some affordable and social housing included for lower income residents can stay living in the area they have grown up in. • Submission further states the Amenity Park should be opened in the coming year rather than the long term so sports will be catered for. • Assisted-living accommodated with safe, inclusive and secure housing would assist old residents to downsize and free up houses. • The Church owns the Parish Centre and is unable to make investments required to make this a warm, safe, inclusive, secure environment. • States it is essential that sports, social, educational and community infrastructure is delivered in parallel with development.
367	**Anne Moran**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games. Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.
368	**Michelle McPadden**	This submission is concerned with the current performance and storage accommodation available to the Sallins Dramatic Society, which it states is a community-based adult amateur dramatic society established in 2019 and comprises a membership of 40 persons ranging in age from 18-80 from all walks of life. The Society is based in the Sallins Community Centre. The submission raises following issues: • Society fully supports the development of universally accessible community centres/halls that support a wide range of uses for groups and clubs on appropriately

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		zoned land, as accessible, well-designed community infrastructure is essential to support volunteer-led organisations such as the Sallins Dramatic Society. • The Society needs a diverse space to accommodate the various roles and artists. • Refers to the lack of arts and cultural facilities in Sallins and states that the Society shares the Sallins Community Centre with 10 other groups. • Notes that a key challenge for the Society is the lack of dedicated on-site storage and all of the Society's equipment and a significant proportion of staging is currently stored off-site, as due to the size and shared nature of the Community Centre, the stage cannot remain permanently assembled and must be constructed and dismantled twice yearly, requiring considerable volunteer time and effort. • States that due to lack of storage, stage curtains have to be rented for each production, creating an ongoing financial burden for the society. • Submits that a multi-purpose arts centre in Sallins will be an invaluable addition to the community and states that amateur dramatic societies play an important role in enriching local life, strengthening social cohesion and encouraging lifelong learning. States that with appropriate support and infrastructure, groups such as the Society can continue to expand their activities and contribute meaningfully to the cultural vitality of Sallins.
369	**Caitriona Moran**	The submission raises the following issues: <u>Schools</u> • The submission outlines the extent of the capacity issues in the St. Laurence's NS, which it states is oversubscribed. • States that the situation with secondary school access is even more challenging with many families in Sallins already experiencing significant uncertainty regarding access to secondary school places, particularly in Naas, and the current system is

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370	**Riona Tate**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development. • The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered. • Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating, a risk that existing pitches could be lost before new ones are in place. • Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches. • Sallins is growing and sports infrastructure needs to be delivered in parallel with development. • It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that:

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371	**Ronan Brazil**	The submission raises the following: • There is no clear commitment of how the sports and recreation infrastructure in the Sallins Amenity Lands will be delivered, phased, or funded, which is concerning regarding a timely and effective implementation. • The Draft Plan doesn't show that the Sallins Amenity Lands will be enough to support existing clubs like Sallins GAA and Sallins Celtic, highlighting a gap in ensuring sports facilities keep up with residential development and population growth. • The development proposals for the Millbank area (Link Road Key Development Area) will lead to the loss of existing sports pitches without identifying equivalent replacements, increasing the risk of reduced sports facilities in the short to medium term. • Recommends that the Draft Plan include specific provisions requiring developers in the Link Road Key Development Area and The Willows Key Development Area to provide dedicated pitches specifically for existing sporting organisations such as Sallins GAA and Sallins Celtic, independent from the Sallins Amenity Lands, to ensure facilities are delivered and protect against over-reliance on shared facilities. • Development phases should be required to contribute to funding and delivering the planned Sallins Amenity Lands, including the mixed-use pitches. • The Sallins Amenity Land and mixed-use pitches should add to overall sports provision, not replace the need for dedicated club pitches.

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372	**Barry Kelly**	This submission supports the Draft Plan as it will provide the necessary services and recreational facilities in the medium to long term.
373	**Karen Byrne**	The issues raised in the submission are as follows: • Welcomes overall vision for future development and putting framework in place to guide growth but has concerns regarding transport capacity and adequacy of proposed sports infrastructure, particularly in relation to Gaelic games, soccer, and how these align with population growth anticipated. • Asserts Sallins is a commuter town, and the rail service is critical infrastructure but at present trains are overcrowded at peak times and services are not operating with frequency to meet demand particularly those travelling to Dublin. • States this issue is established and has been raised at national level. Increasing population without improvements to rail capacity risks further strain on an already overburdened system. • Requests the Plan should more clearly recognise this constraint and support increased frequency and capacity for the town's growth. • Highlights the significant role Sallins GAA plays within the community and is the largest sports club in the area (55 teams, almost 1,000 members) and provides a nursery and opportunities for a range of participants. • Asserts this level of engagement demonstrates the strength of the club but places pressure on existing facilities struggling to meet current needs. • States it is essential the final plan provides pitches dedicated to Gaelic games and should not be left open for interpretation and a clear commitment is needed to ensure the club can continue to support Sallins. • Submission outlines concerns regarding the future of Sallins Celtic FC and the lands used by the club are proposed for development yet there is no clear commitment to deliver replacement facilities, nor clarity on the type, timing or accessibility of any new provision within the Amenity Lands.

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		• Asserts this create a risk that existing pitches would be lost before suitable alternatives are in place. • Requests the Plan be amended to provide a clear commitment that no land will take place on lands used by Celtic FC until replacement facilities have been fully delivered and are operational (including adequate number of suitable pitches with safe access, parking, changing facilities, and security of tenure for club). • Further requests the club is formally recognised within the plan as a valued community organisation.
374	**Paul Sheehan**	This submission is concerned with the current performance and storage accommodation available to the Sallins Dramatic Society, which it states is a community-based adult amateur dramatic society established in 2019 and comprises a membership of 40 persons ranging in age from 18-80 from all walks of life. The Society is based in the Sallins Community Centre. The submission raises following issues: • Society fully supports the development of universally accessible community centres/halls that support a wide range of uses for groups and clubs on appropriately zoned land, as accessible, well-designed community infrastructure is essential to support volunteer-led organisations such as the Sallins Dramatic Society. • The Society needs a diverse space to accommodate the various roles and artists. • Refers to the lack of arts and cultural facilities in Sallins and states that the Society shares the Sallins Community Centre with 10 other groups. • Notes that a key challenge for the Society is the lack of dedicated on-site storage and all of the Society's equipment and a significant proportion of staging is currently stored off-site, as due to the size and shared nature of the Community Centre, the stage cannot remain permanently assembled and must be constructed and dismantled twice yearly, requiring considerable volunteer time and effort. • States that due to lack of storage, stage curtains have to be rented for each production, creating an ongoing financial burden for the society.

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		• Submits that a multi-purpose arts centre in Sallins will be an invaluable addition to the community and states that amateur dramatic societies play an important role in enriching local life, strengthening social cohesion and encouraging lifelong learning. • States that with appropriate support and infrastructure, groups such as the Society can continue to expand their activities and contribute meaningfully to the cultural vitality of Sallins.
375	**Ronan Brazil**	The issues raised in the submission are as follows: • Relates to the proposed linkage of the Grand Canal Greenway (Naas Branch) to Sallins and the Plan notes the greenway is currently extended only as far as Osberstown Bridge while also indicating that the provision of a pedestrian/cycle bridge from Salins Pier to the amenity lands is a long-term objective. • Asserts this is already a well-established and heavily used informal pathway connecting Sallins Pier to Osberstown Bridge and regularly used by pedestrians, cyclists, dog walkers and schoolchildren accessing the greenway for travel to schools in Naas and surrounding area. • Further asserts due to its undeveloped condition it is only reliable during drier months otherwise conditions significantly limit accessibility and safe use, • Requests the Plan include a specific provision to prioritise the enhancement of this existing route (such as surfacing and drainage for year-round use) as a short-term deliverable.
376 **377**	**Brendan Owens** **Muireann Scully**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games.

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		Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.
378	**Peter Finnan**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development. • The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered. • Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating, a risk that existing pitches could be lost before new ones are in place. • Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches. • Sallins is growing and sports infrastructure needs to be delivered in parallel with development. • It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that: • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use.

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		Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.
379 **380**	**Paul Hodson** **Niamh Kinahan**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games. Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.
381	**Office of the Planning Regulator (OPR)**	See Section 3 of the Chief Executive's Report.
382	**Patrick Keane**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games. Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.
383	**Sallins GAA**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need.

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		• It states the club is regularly required to go outside the town to avail of alternative facilities in order to play games and fulfil fixtures. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games which will be essential to supporting a rapidly growing community. • Refers to recent engagement with the council and developers interested in the area and requests that the delivery of pitches for Gaelic games become a specific detail of the final Plan. • Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.
384	**Ella Tobin**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games. Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.
385	**Réada Cronin**	The submission states that The Willows present a great development opportunity for Sallins, particularly with the much-needed accompanying local infrastructure. The submission outlines the following issues: <u>Housing</u> • States that affordable housing is not mentioned in the Plan and this has to be central to the development and the option to purchase an apartment unit in any of the

Sub. No.	Name	Summary of Submission
		proposed developments should be provided for so as not to allocate whole blocks and/or housing units to institutional landlords e.g. REITs. <u>Education</u> • The proposed extension to St. Lawrence's primary school should proceed without delay and the proposed post primary school on zoned lands should also proceed to design at the earliest opportunity. • States that consideration needs to given about the age of the population and whether extra places, school buildings, or a potential new school to support the population. • States that the opening of a Gaelscoil in the area should also be strongly considered. <u>Childcare</u> • States that with new schools comes the need for afterschool facilities and care, of which there is a chronic shortage. <u>Healthcare</u> • Refers to the existing and future demand for 9 additional GPs in the town and states that it is essential that this is recognised by the Plan. • A community primary care centre is also required. <u>Transport/Active Travel</u> • States that the only vehicular access to the Willows is from the R407, which needs to incorporate cycle lanes and safer pedestrian crossings, which is referenced in the Plan. • Consideration should be given to a HGV ban and the introduction of a 30kph speed limit. • A Road Safety Audit should be completed in advance of any planning applications along with a Transport and Mobility Risk Assessment.

Sub. No.	Name	Summary of Submission
		• Further emphasis on transport and active travel should be emphasised due to traffic in the town. • Refers to capacity issues on train services and states that the train station does not have lift access and the proposed DART+ to Hazelhatch with an extension to Sallins has been stalled. <u>Amenities</u> • States that it is vital that any increase in the population of the Sallins area is accompanied with relevant sporting facilities such as pitches, playground, public parks, etc.
386	**Anna Carpenter**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games. • Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.
387 **388**	**Noeleen Brennan** **Saoirse Collins**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games.

Sub. No.	Name	Summary of Submission
		Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.
389	**Mary McConnon**	The submission raises the following: • Accuracy of the Social Infrastructure Audit. The Draf Plan and Social Infrastructure Audit needs to accurately describe the existing social/community infrastructure to enable accurate identification of the gaps. • Prioritisation of the delivery of the social infrastructure to support the growing population. • Sallins has experienced significant development in terms of, inter alia, residential development, road network, retail development, however, the social and community facilities in Sallins have not developed. • Previously there was a pitch and putt course and horse-riding stables but have disappeared due to residential development. **Social Infrastructure Audit (SIA)** • Table 15 of the SIA lists Existing Sports and Recreational Facilities, such as Sallins GAA and Sallins Celtic Soccer Club. Sallins Celtic Soccer Club does not have a permanent facility and is on leased ground. It is inaccurate to include the 3.12 hectares in the computation of the land available for outdoor sport given that the club has no long-term security of tenure. The land the club operates is proposed for development on Page 66 of the Draft Plan, there is no consistency in that regard. • Finesse Movement Sallins (SR3) is a privately outdoor gym, it is not an an outdoor recreational facility and shouldn't be under the outdoor sports heading. • Sallins Running Club (SR4) does not have an outdoor base. This is a meeting point, not an outdoor sports facility.

Sub. No.	Name	Summary of Submission
		• Sports Facilities of Educational Facilities, St. Laurence's NS (SR5), is noted as for school use only but is included for the purpose of computing the overall figure of Open Space. • Contend that the area of the soccer club (3.12ha) should be omitted from the calculation of open space provision, and that the accurate figure of open space is 14.25 ha as opposed to the 17.37ha. Dividing 14.25ha by 6,361 people gives a figure of 2.24ha per 1,000 population. Sallins falls below the minimum quantitative standard. • Green space (with public seating) is located on the corner in the town centre opposite Home Farm House and it is not included in the open space figure. **Social and Community Services** • The description for Sallins Community Centre (SC1) on page 41 needs to be updated to reflect the following: Sallins Community Council, Sallins Sunshine Club, Sallins Dramatic Society, Sallins Tidy Towns, Cill Dara Tuesday Bridge Club, Parish events, Ballet classes, Harmony Singing Club, Sewing Club, Zumba classes, Sult na Solláin traditional Irish music group, Purple Door (Kildare Down Syndrome Ireland). • An Garraí Beag (SC3) is a training centre set up by Kildare Down Syndrome Ireland to provide training to adult members in the area of horticulture. It is not a "garden". • Sallins Men's Shed (SC4) does not have a permanent location. It should be acknowledged that It is currently accommodated in this building on a temporary basis and has no security of tenure. • The objective on Page 43 of the SIA relating to the refurbishment of the Sallins Community Centre is welcomed. However, it is contended that the extension of Sallins Community Centre would be difficult to facilities due to the historic nature of the building and sites limitations in terms of site size. • Sallins lacks a large multi-purpose, accessible indoor sports and community hall to support activities like indoor sports, community events, and drama performances.

Sub. No.	Name	Summary of Submission
		• The solution to providing the much needed social and community infrastructure is the development of the Sallins Amenity Lands that could provide pitches for the soccer club and the GAA club which is undersupplied with pitches. The Sallins Amenity Lands could be used to provide a large purpose-built community hall. • The amenities provided in The Willows KDA are necessary, however, the pressing community infrastructure needs is the Sallins Amenity Lands and Kildare County Council are central to the delivery of the Sallins Amenity Lands. • The submission urges Kildare County Council to take leadership in delivering the Sallins Amenity Lands initially and to consider what the community really needs and that there could be potential to engage with the landowner of The Willows KDA in relation to the matter. **Health Facilities – SIA** • On page 25 of the SIA the facility referenced "O2" the spelling should be corrected to the "Cuisle Cancer Support Centre", not Kusile Centre. **Arts and Culture– SIA** • The SIA documents states that there are 4 facilities for arts and cultural activities, this in inaccurate as there are none in Sallins. Frame it Productions (AC1) and Ceola Academy of Music (AC4) are private enterprises and Sult Na Sollán (AC2) and Sallins Dramatic Society (AC3) are community groups which operate from the Community Centre. The inaccuracies should be corrected. **Education and Training** • Regarding the lands zoned as 'E1', St. Laurence's National School is already a 3-stream school and is at maximum enrolment capacity and that the school is already big enough from a teacher and pupil perspective. It would be beneficial to provide another primary school rather than increase the size of the school.

Sub. No.	Name	Summary of Submission
		Town Centre • Health Check process was conducted years ago by consultants engaged by Kildare County Council and residents engaged with that process and the findings have never been published. • Requests the Council to publish the existing Health Check findings. **Community Park & Amenity Lands** • Requests Council to commit in the Draft Plan to the phased development of the community park as follows: Phase 1: Basic pitches, car park, perimeter path and entrances (fundable from current committed resources), Phase 2: Further amenities to make it a park for all, including allotments, basketball court, walkways and similar facilities - in line with the site plan already approved and for which planning permission is in place, Phase 3: Buildings, including dressing rooms, indoor sports facilities, and a community centre - potentially incorporating a cultúrlann. • Requests the Council to commit to SIO 3.7 and 3.8 to actively pursuing future LSSIF grant applications to fund Phases 1 through 3. • The biodiversity-rich green area at the corner of the Clane Road and Link Road is only partially recognised in the Draft Plan. Figure 10.2 of the Draft Plan identifies only approximately one-third of the site as "Existing community gardens", omitting the remainder of the green space which has been maintained by the Sallins Tidy Towns. The green space should be retained in full as it would enhance the public realm for the town centre. **A Phased, Conditional Approach to Future Development** • Requests the Draft Plan to adopt a phased development framework, where zoned lands are released for residential development incrementally and conditionally, subject to independent verification that required infrastructure improvements have been delivered to an agreed standard.

Sub. No.	Name	Summary of Submission
		• To present, housing has been delivered ahead of services. Community and social infrastructure should be developed first prior to housing developments.
390	**Sean Coyle**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games. Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.
391	**Steven Connolly**	The issues raised in the submission are as follows: • Objects to elements of the proposed zoning framework, residential expansion strategy and spatial distribution of social infrastructure. The proposed scale of growth is not match by existing infrastructure, service capacity or coherent town-centre-led development. **Excessive Population Growth Without Supporting Infrastructure** • Submission asserts the level population expansion is substantial and appears disproportionate when measured against existing infrastructure deficits identified in the Council's own support documents. The Plan acknowledges deficits in education provision, healthcare services, childcare capacity, public services, recreation/amenity infrastructure. • Further asserts the proposed zoning front-loads residential expansion in advance of infrastructure delivery, contrary to sustainable planning principles. **Failure to Deliver a Genuine Town Centre First Strategy**

Sub. No.	Name	Summary of Submission
		• The Plan references the Town Centre First Policy however the proposed land-use strategy conflicts with this objective as the Plan's own survey identifies the town centre contains only two convenience retail premises, no health or medical services, and limited day-to-day commercial support services. • Submission states this confirms Sallins lacks the service base expected to grow toward a population of 10,000 and the current pattern continues to function as a commuter settlement dependant on Naas rather than be an independent town with a resilient local core. • Asserts expanding residential lands beyond the existing centre before consolidating a commercial, civic and retail core undermines the Town Centre First Policy. **Displacement of Public Amenity Lands From the Urban Core** • Asserts concern over location of Amenity Park and associated public facilities and the proposed strategy shifts open space, recreation and sports infrastructure to peripheral lands. • This is inappropriate for a growing town and this infrastructure should strengthen the established urban core and existing communities, not be relocated to fringe lands to facilitate new residential expansion. • States it weakens accessibility, walkability, social cohesion, civic integration, sustainable settlement structure and public infrastructure should be central and universally accessible. **Peripheral Relocation of Civic Infrastructure** • States the proposed location of community and educational facilities pushed services toward outer boundary lands and risks creating a fragmented settlement. • Lists Irish towns of comparable size with stronger centre-led planning – Kilcullen, Oranmore, Moycullen – and retain central schools, integrated retail, civic clustering, accessible recreation and coherent main street identity.

Sub. No.	Name	Summary of Submission
		• States Sallins lacks this and should not expand before such provision. **Developer Land Banking and Failure of Existing Zoned Lands** • Outlines a key issue has been the persistence of undeveloped or delayed lands across successive plan periods and has resulted in land banking, artificial land scarcity, phased speculation, delayed infrastructure delivery, poor design outcomes in some schemes. • States the continuation of zoning should not be treated as automatic where lands have failed to deliver strategic development over previous plan cycles. Zoning is not an entitlement; it is a public planning mechanism that should respond to delivery performance. • Asserts where landowners have withheld strategic lands or failed to bring them forward, the planning authority should review the appropriateness of retaining such lands in active development status. **Specific Concern Regarding Zone C2** • Asserts concern regarding continuation of zoning under C2 having regard not only to its development status but its long-established active community use for Sallins Celtic FC (supporting over 400 players). • Additionally, the lands provide an informal amenity for local residents and their value to the community is immediate, proven an active, in contrast to the speculative future residential use proposed under continued zoning. • The removal of these lands would represent the loss of one of the few substantial accessible green spaces within the town particularly given the Plan's own acknowledgement in the existing deficits in sports facilities, open space and recreational infrastructure. • KCC should require, before continuation of zoning at C2 is considered: - Robust assessment of the social value of the existing recreational use

Sub. No.	Name	Summary of Submission
		- Evidence that equivalent, centrally accessible amenity and sports facilities are delivered in advance of any loss - Proven infrastructure readiness - Demonstrated development deliverability - High-quality urban design proposals - Clear and measurable public benefit. **Utility Capacity and Delivery Uncertainty** • States the proposed population increase must be considered in the context of utility infrastructure and the Plan does not provide sufficient evidence regarding: - Wastewater treatment capacity - Water supply resilience - Drainage upgrades - Public transport capacity - School delivery certainty • Asserts where core service systems are contingent rather than confirmed a settlement should not be zoned to double residential output.
392	**Glenveagh Homes**	See Section 6 of the Chief Executive's Report.
393	**Patrick Murphy**	See Section 6 of the Chief Executive's Report.
394 **395** **396**	**Elaine Lee** **Ronan Flanagan** **Páraic Walsh**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games.

Sub. No.	Name	Summary of Submission
		Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.
397	**National Transport Authority (NTA)**	See Section 3 of the Chief Executive's Report.
398	**Amy Maher**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games. Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.
399	**Brian Healy**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet current need and will experience challenges in accommodating future growth. • The submission commends the inclusion of the dedicated sports and recreational facilities and requests that a specific detail of the final Plan be added to ensure these facilities will be dedicated to Gaelic games which will be essential to support a growing community. • Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.

Sub. No.	Name	Summary of Submission
400	**Karen McDonnell**	The submission raises the following: • Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games. • Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan. **Social Infrastructure & Community Facilities** • Inaccuracies in the Draft Plan regarding the number of social and community facilities in Table 3.1. There is one parish hall and one Scout den and no dedicated arts or cultural facilities. The two facilities that do exist are owned by national organisations, not by local community groups or the local authority. Furthermore, there are no arts and cultural activities. This raises questions about the adequacy of the consultation and fact-finding process that informed the Social Infrastructure Audit. • The absence of permanent facilities for existing community groups. • The Willows KDA phased housing demonstrates that social infrastructure must be delivered in parallel to housing, the same principle needs to be applied to the overall town. • Requests the council to correct the inaccuracies in the Draft Plan and to include binding conditions requiring that specific, deliverable community facility thresholds be met before planning applications for new residential developments are approved. • Essential facilities before further residential development proceeds are the completion all three phases of the community park, the transfer of Home farm or

Sub. No.	Name	Summary of Submission
		known locally as Braithwaite House into community or Council ownership for community use, the provision of a new community centre as provided for in SIO 3.10. **Community Park & Amenity Lands** • Requests Council to commit in the Draft Plan to the phased development of the community park as follows: Phase 1: Basic pitches, car park, perimeter path and entrances (fundable from current committed resources), Phase 2: Further amenities to make it a park for all, including allotments, basketball court, walkways and similar facilities - in line with the site plan already approved and for which planning permission is in place, Phase 3: Buildings, including dressing rooms, indoor sports facilities, and a community centre - potentially incorporating a cultúrlann. • Requests the Council to commit to SIO 3.7 and 3.8 to actively pursuing future LSSIF grant applications to fund Phases 1 through 3. • The biodiversity-rich green area at the corner of the Clane Road and Link Road is only partially recognised in the Draft Plan. Figure 10.2 of the Draft Plan identifies only approximately one-third of the site as "Existing community gardens", omitting the remainder of the green space which has been maintained by the Sallins Tidy Towns. The green space should be retained in full as it would enhance the public realm for the town centre. **Sallins Celtic – Safeguarding its Future** • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development and no alternative replacement location for the club was identified. • The community park is welcomed, however, the lands cannot provide dedicated facilities and operational control for the club. • The loss of the club would have a negative effect on the community.

Sub. No.	Name	Summary of Submission
		• Requests the Council to include, in an amended Draft Plan, clear provision for a permanent home for Sallins Celtic, with dedicated pitches and facilities, before any residential development is permitted on the existing grounds. **Town Centre** • Health Check process was conducted years ago by consultants engaged by Kildare County Council and residents and community representatives engaged with that process and the findings have never been published. • Requests the Council to publish the existing Health Check findings. **Traffic, Road Safety & Parking** • Severe traffic congestion and the road network was not designed to serve the current population. • Requests the Council to ensure any new residential planning approval is contingent on delivery of a comprehensive Traffic and Transportation Impact Assessment (TTIA) and prior implementation of identified mitigation measures, including junction upgrades, traffic calming, and safe active travel infrastructure. • Previous temporary traffic calming measures and cycle lanes must now be properly evaluated, and permanent provision made for road safety throughout the town. • Shortage of parking at Sallins Train Station, demand far exceeds supply, resulting in unsafe parking on local roads, footpaths, and residential streets. Draft Plan must include a comprehensive parking strategy, including a clearly costed and timetabled expansion of commuter parking at Sallins Train Station. **Active Travel** • W3 and W4 are both welcomed and planning should commence immediately, to avoid the near-misses every day that occur at the station entrance and to give wheelchair users, buggy users and people with impaired vision, a safe and dignified way of entering the station.

Sub. No.	Name	Summary of Submission
		• Concerned that the pedestrian and cyclist footbridge over the canal (W2) has been designated as a Long Term objective (6–10 years). The Public Relam study commission in 2016 previously recommended this measure. • With further houses be completed on the Odlums site, the need for this crossing is urgent. • Requests that W2 to be reclassified as a Short to Medium Term objective, with a clear timeline and funding commitment included in the Draft Plan. **Rail Services** • Rail service frequency and capacity have not kept pace with population growth, and peak-hour trains are overcrowded. • Requests the Council to engage with Irish Rail and the National Transport Authority (NTA) to secure binding service improvement commitments, including increased frequency, improved capacity, and additional peak-hour services, as a condition precedent to approving further large-scale residential development. The Draft Plan should reflect the necessary relationship between public transport capacity and housing in line with the National Planning Framework's objectives for compact, connected growth. **History, Heritage & Sense of Place** • Any new development must honour the heritage of the area and new buildings, public spaces, street furniture, signage, and landscaping should be designed with explicit reference to the town's canal and railway heritage. • The Draft Plan should include design guidelines requiring that new development responds sympathetically to the historic built environment and reinforces the town's sense of place, not generic suburban housing. • Requests the Council to ensure that the protection and celebration of Sallins historic character is treated as a planning priority.

Sub. No.	Name	Summary of Submission
		Cultural & Heritage Tourism • The town is positioned to develop as a destination for cultural and heritage tourism, and the Draft Plan should reflect this. • A cultúrlann or cultural centre could provide a home for Irish language activities, traditional music sessions, and cultural events that celebrate the town's identity and attract visitors. • The Draft Plan should include objectives that actively support the development of the tourism potential, through investment in the public realm along the canal, interpretation of the town's canal and railway heritage, promotion of Irish language and traditional culture. **A Phased, Conditional Approach to Future Development** • Requests the Draft Plan to adopt a phased development framework, where zoned lands are released for residential development incrementally and conditionally, subject to independent verification that required infrastructure improvements have been delivered to an agreed standard. • To present, housing has been delivered ahead of services. Infrastructure should be developed first prior to housing developments.
401	**Monique Malherbe**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games. Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.

Sub. No.	Name	Summary of Submission
402	**Stephen Molloy**	The submission raises the following: • Provide a new vehicular access between the zoned C(5) lands, The Willows Key Development Area (KDA), and the Waterways development ('Mixed Use' zoned land). • It is proposed in the Draft Plan to have one access point from the R407 into the zoned C(5) lands, The Willows KDA. Creating a secondary connection through the Waterways would improve permeability. Improved permeability would help merge the new future community into the wider community, encouraging integration, connectivity, and safer movement away from the R407. • An excerpt from Figure 10.4 of the Draft Plan is submitted showing a new access point, outlined in yellow, indicated where the Eastern Spine meets the Waterways. • This additional access would allow residents from the zoned C(5) lands, The Willows KDA, to have additional access to amenities, including the Train Station, convenient / retail stores, schools, the church, playgrounds, the canal, and GAA fields. • A connected layout between the zoned C(5) lands, The Willows KDA, and the Waterways would support a stronger sense of community and promote accessibility, walkability, and sustainable transport within residential developments. • An excerpt of Map V2B-8.1(Transportation Measures) is submitted showing the movement and active travel measures, specifically related to zoned C(5) lands, The Willows KDA.
403	**Helen Cooley**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development.

Sub. No.	Name	Summary of Submission
		• The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered. • Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating, a risk that existing pitches could be lost before new ones are in place. • Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches. • Sallins is growing and sports infrastructure needs to be delivered in parallel with development. • It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that: • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use. Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.
404	**Donna Gahan**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games.

Sub. No.	Name	Summary of Submission
		Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.
405	**Holly O'Connell**	The issues raised in the submission are as follows: • It states Sallins GAA does not have enough facilities to support current membership and are regularly required to use alternative facilities from third parties to cater current demands. • It notes the importance of the final Plan making provision for extra facilities for the club. • The submission states the final Plan should provide scope for new pitches and asserts this would be an important commitment to support the development of Sallins GAA.
406	**Gavin Brangan**	The issues raised in the submission are as follows: • Submission asserts it cannot understand why the Council would propose to extend the settlement boundary when there are still available, undeveloped and underutilised lands within the existing boundary. • Further asserts such an approach is contrary to the NDP and particularly NSO 1 which sets a clear policy direction away from suburban sprawl and towards sustainable consolidation of settlements. • States any settlement plan should therefore give explicit and meaningful effect to its three core pillars: - Prioritise brownfield and infill development (by bringing vacant, underutilised and derelict sites back into use before zoning additional land on the edge of the settlement) - Align new residential density with high-quality, high-frequency public and active travel options so that growth reduces, rather than reinforces, car dependency

Sub. No.	Name	Summary of Submission
		- Embed a Town Centre First approach that channels public and private investment into the heart of the town. **Sallins GAA** • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games. • Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan. **Schools and Families – Capacity, Delivery and Certainty** • Submission outlines existing primary school capacity pressures and provides admissions data from 2025/2026 intake list and states it demonstrates demand for school places exceeding capacity before delivery of additional housing proposed in the Plan. • Further outlines secondary school access challenges and uncertainty regarding school places which will intensify unless additional school capacity is planned. • Asserts concerns regarding private ownership of school lands zoned in Plan and the dependency of the Department of Education regarding timelines and guarantees. • Further asserts greater emphasis must be placed on Special Education Needs provision as there is a growing demand for ASD classes, pressure on existing supports, need for dedicated SEN infrastructure and capacity constraints in existing school. **Safe Routes to School, Traffic, Access and Congestion**

Sub. No.	Name	Summary of Submission
		• Submission states this is one of the most immediate concerns for parents and families and includes; congestion at school/peak times, unsafe crossing, traffic conflict points, inadequate segregation between vehicles and children (plastic bollards intended as temporary but are there for almost 6 years). • Asserts particular concern with crossing near Church Ave and R407 onto the Kerdiffstown road and traffic/congestion is a safety risk for children. • Further asserts concern at Canal View, crossing at new pedestrian bridge where there are no clear markings and is a safe route to school. • Submission requests segregated walking/cycling routes, traffic calming measures, zebra and/or toucan crossings, reduced through traffic near schools, safe active travel infrastructure designed around school movement patterns, a well-designed School Street would support active travel objectives, rear school access via newly acquired lands between railway and school. • States traffic congestion along R407, railway station, Kerdiffstown road during school times, Church Ave and Main Street and the proposed residential development, particularly the Willows KDA, will put more pressure on already constrained roads. • Concerns include increased traffic, longer journey, safety for children, reduced accessibility for emergency services, rat running through residential areas, school traffic and parent access. • Supports active travel but requests the Plan recognise not all children can walk/cycle, families rely on cars due to work outside Sallins, some children have additional needs/disabilities, weather and distance impacts travel choices. • Submission welcomes the development of future practical Park and Stride facilities and requests locations should be identified as early part of transport planning. States

Sub. No.	Name	Summary of Submission
		these which would reduce congestion, encourage walking, improve safety, support working families. **Childcare Provision** • Submission states pressures already exist with creche places, preschool availability, afterschool services and the Parents Association faces pressure to address afterschool care gaps, despite falling outside its intended role. • Requests childcare forms part of early housing development phases, guaranteed alongside housing growth, include afterschool provision. **Healthcare/GP access** • Submission contends difficulty accessing GPs and timely appointments for children and without parallel healthcare with population growth there will be further strain. • Requests healthcare infrastructure must form part of overall infrastructure planning rather than secondary issue after residential expansion. **Recreation, Teenagers and Youth Facilities** • Submission asserts a significant gap in the Plan relates to facilities for teenagers and young people. • Requests the Plan include a skate park, basketball courts, MUGAs, informal youth recreation/safe social spaces, additional sports infrastructure, soccer facilities and a home ground for Sallins Celtic FC. **Environment, Biodiversity, Greenways and Outdoor Learning** • Submission states green infrastructure and canal form important part of life and supports walking/cycling, outdoor learning, mental wellbeing, community interaction, nature education.

Sub. No.	Name	Summary of Submission
		• Supports protection of canal, biodiversity enhancement, greenways, open space, outdoor recreation and outlines and importance of the canal and greenways.
407	**Jamie Swan**	The issues raised in the submission are as follows: • States Sallins GAA Club has experienced significant growth over the last 25 years, however the facilities available to the club are constrained by the existing location and the zoning of surrounding lands. It states the club is unable to accommodate training for all teams and has had to use funding to secure lands from third parties. The submission requests the inclusion of the following amendments and objectives into the final Plan: • The protection of the existing club grounds in the heart of the village from inappropriate development or rezoning. • The identification of lands that can facilitate the development of playing pitches and clubhouse facilities that include a bar, gym and indoor hall that can support the expansion of the club. • The delivery of community infrastructure and facilities to support Sallins GAA Club should be developed in tandem with future housing development ensuring a condition of planning permission is applied. • Ensure developers are required to make a financial contribution towards the development of sporting facilities for both Sallins GAA and Sallins Celtic FC
408	**Orlagh Kelly**	The issues raised in the submission are as follows: • Expresses serious concern regarding the lack of firm, deliverable provision for GAA and outdoor sports facilities which is a critical omission given the scale of planned population growth. • States population growth is driven by young families with 25% of population aged under 14 signalling a sustained and increasing demand for field-based sports

Sub. No.	Name	Summary of Submission
		particularly GAA and the Plan's own evidence base confirms a significant shortfall with an additional requirement of 10.16 hectares. • Further states this represents a critical deficit requiring near doubling of provision and despite this the Plan does not provide certainty as to where, when or how these facilities (particularly GAA pitches) will be delivered. • Asserts that while the Amenity Lands and Willows KDA reference sport uses, these remain aspirational rather than guarantee and tied to long-term phasing. Further asserts this approach is inadequate and risks creating a situation where housing is delivered without the essential infrastructure. • Submission states the issue is immediate and failure to act for the existing clubs and facilities under pressure will result in: - Reduced participation in GAA and youth sport - Overreliance on neighbouring towns - Long-term damage to communities • Requests amendments to the plan as follows: - Identify and protect lands for GAA facilities (including multiple full-sized pitches and infrastructure) - Clear policy requiring delivery of sports infrastructure (including GAA) in tandem with residential development - Commitment to deliver a dedicated GAA hub or multi-pitch facility within the Amenity Lands and /or the Willows KDA - Formal engagement with local GAA stakeholders to ensure facilities are appropriate and deliverable - Active pursuit of funding (including LSSIF) with defined timelines. • Urges KCC to revise the Plan with clear and enforceable commitments and ensure that GAA and sports facilities are prioritised, properly planned, and delivered in line with population growth.
409	**Fergus Carpenter**	The submission raises the following:

Sub. No.	Name	Summary of Submission
		• The proposed housing in the Draft Plan will be developed, however, there is no confidence that the social infrastructure and other infrastructure will be delivered. **Social Infrastructure & Community Facilities** • Inaccuracies in the Draft Plan regarding the number of social and community facilities in Table 3.1. There is one parish hall and one Scout den and no dedicated arts or cultural facilities. The two facilities that do exist are owned by national organisations, not by local community groups or the local authority. Furthermore, there are no arts and cultural activities. This raises questions about the adequacy of the consultation and fact-finding process that informed the Social Infrastructure Audit. • The absence of permanent facilities for existing community groups. • The Willows KDA phased housing demonstrates that social infrastructure must be delivered in parallel to housing, the same principle needs to be applied to the overall town. • Requests the council to correct the inaccuracies in the Draft Plan and to include binding conditions requiring that specific, deliverable community facility thresholds be met before planning applications for new residential developments are approved. • Essential facilities before further residential development proceeds are the completion all three phases of the community park, the transfer of Home Farm House into community or Council ownership for community use, the provision of a new community and arts centre as provided for in SIO 3.10. **Community Park & Amenity Lands** • Requests Council to commit in the Draft Plan to the phased development of the community park as follows: Phase 1: Basic pitches, car park, perimeter path and entrances, fundable from current committed resources (including the €3 million announced by the Government in November 2024 and not yet transferred to the Council), Phase 2: Further amenities to make it a park for all, including allotments,

Sub. No.	Name	Summary of Submission
		basketball court, walkways and similar facilities - in line with the site plan already approved and for which planning permission is in place for several years, Phase 3: Buildings, including dressing rooms, indoor sports facilities, and a community centre - potentially incorporating a cultúrlann. • Requests the Council to commit to SIO 3.7 and 3.8 to actively pursuing future LSSIF grant applications to fund Phases 1, 2 and 3. **Sallins Celtic – Safeguarding its Future** • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development and no alternative replacement location for the club was identified. • The community park is welcomed, however, the lands cannot provide dedicated facilities and operational control for the club. • The loss of the club would have a negative effect on the community. • Requests the Council to include, in an amended Draft Plan, clear provision for a permanent home for Sallins Celtic, with dedicated pitches and facilities, before any residential development is permitted on the existing grounds. • Given the very significant profits that will be made from the housing being developed, it would not be unreasonable to expect the developer to ensure such pitch facilities are provided; the developer of Oldbridge Estate received community support when he agreed to develop a new Den for Sallins Scouts. **Town Centre** • Health Check process was conducted years ago by consultants engaged by Kildare County Council and residents engaged with that process and the findings have never been published. • Requests the Council to publish the existing Health Check findings, explain the delay, and the failure to publish the findings will undermine any future requests from

Sub. No.	Name	Summary of Submission
		the Council for residents to engage in future consultations. This a serious concern and deserves attention of the Council's Audit Committee. • The biodiversity-rich green area at the corner of the Clane Road and Link Road is only partially recognised in the Draft Plan. Figure 10.2 of the Draft Plan identifies only approximately one-third of the site as "Existing community gardens", omitting the remainder of the green space which has been maintained by the Sallins Tidy Towns. The green space should be retained in full as it would enhance the public realm for the town centre and pose any costs to the Council. **Traffic, Road Safety & Parking** • Despite the implementation of the bypass, there is still severe traffic congestion and the road network was not designed to serve the current population. • Requests the Council to ensure any new residential planning approval is contingent on delivery of a comprehensive Traffic and Transportation Impact Assessment (TTIA) and prior implementation of identified mitigation measures, including junction upgrades, traffic calming, and safe active travel infrastructure. • Previous temporary traffic calming measures and cycle lanes must now be properly evaluated, and permanent provision made for road safety throughout the town. **Active Travel** • W3 and W4 are both welcomed and planning should commence immediately, to avoid the near-misses every day that occur at the station entrance and to give wheelchair users, buggy users and people with impaired vision, a safe and dignified way of entering the station. • Concerned that the pedestrian and cyclist footbridge over the canal (W2) has been designated as a Long Term objective (6–10 years). The Public Relam study commission in 2016 previously recommended this measure. • With further houses be completed on the Odlums site, the need for this crossing (W2) is urgent.

Sub. No.	Name	Summary of Submission
		• Requests that W2 to be reclassified as a Short to Medium Term objective, with a clear timeline and funding commitment included in the Draft Plan. **Rail Services** • Rail service frequency and capacity have not kept pace with population growth, and peak-hour trains are overcrowded. • Requests the Council to engage with Irish Rail and the National Transport Authority (NTA) to secure binding service improvement commitments, including increased frequency, improved capacity, and additional peak-hour services, prior to approving further large-scale residential development. The Draft Plan should reflect the necessary relationship between public transport capacity and housing in line with the National Planning Framework's objectives for compact, connected growth. Proposing housing development in The Willows KDA is not realistic unless the public transport needs of potential new residents is first delivered, residents in Adamstown and Kishogue have benefitted from such pre-planning. **Cultural & Heritage Tourism** • The town is positioned to develop as a destination for cultural and heritage tourism, and the Draft Plan should reflect this. • A cultúrlann or cultural centre could provide a home for Irish language activities, traditional music sessions, and cultural events that celebrate the town's identity and attract visitors. • The Draft Plan should include objectives that actively support the development of the tourism potential, through investment in the public realm along the canal, interpretation of the town's canal and railway heritage, promotion of Irish language and traditional culture.

Sub. No.	Name	Summary of Submission
		• Any new development must honour the heritage of the area and new buildings, public spaces, street furniture, signage, and landscaping should be designed with explicit reference to the town's canal and railway heritage. **A Phased, Conditional Approach to Future Development** • Requests the Draft Plan to adopt a phased development framework, where zoned lands are released for residential development incrementally and conditionally, subject to named measurable targets on the infrastructure improvements identified being delivered. • To present, housing has been delivered ahead of services. Infrastructure should be developed first prior to housing developments.
410	**Sienna Jones**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games. Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.
411	**Kenneth Nunn**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development.

Sub. No.	Name	Summary of Submission
		• The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered. • Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating, a risk that existing pitches could be lost before new ones are in place. • Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches. • Sallins is growing and sports infrastructure needs to be delivered in parallel with development. • It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that: • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use. Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.
412	**Hugh Byrne**	The issues raised in the submission are as follows: **Social Infrastructure** The submission refers to the significant population growth experienced in Sallins which has evolved from a small village into a town of over 6,000 residents. It states this growth has not

Sub. No.	Name	Summary of Submission
		been matched with the delivery of essential community infrastructure, highlighting the following points in respect of existing provision; • Local school is operating at full capacity. • One GAA pitch • One playground • A soccer pitch located on private land subject to potential development • Existing community centre requiring upgrades to facilitate local groups, events and indoor activities • Traffic management It asserts this level of provision is inadequate for a growing town and recommends that the development of community infrastructure is prioritised ahead of, or in conjunction with any future housing development. It states the community urgently require the following: • Healthcare facilities • Educational facilities • Additional playing pitches (GAA, soccer and multi-use) • Public playgrounds and recreational spaces • A fully serviced community centre • Facilities for minority sports (basketball, volleyball, badminton and cricket crease) • Youth facilities (ie. skate park) • Public parking and charging points • Sufficient parking at new residential developments The submission states the delivery of these amenities align with the objectives of the Healthy Ireland Framework 2013-2025 which promotes physical activity, wellbeing and community development. The submission urges the council to prioritise the delivery of community infrastructure before permitting any further large scale residential development, ensuring no further strain on existing limited resources.

Sub. No.	Name	Summary of Submission
		Open Space and Amenity The submission supports the land use zoning objective (F: Open Space and Amenity) identified for lands at Oldbridge Park, stating these lands should be protected as they contribute significantly to the environmental quality, visual character, biodiversity and recreational value of the area along the canal. It further states that the development of these lands will adversely affect the quality of life for current and future residents.
413	**Jennifer Greene**	The issues raised in the submission are as follows: • States Sallins GAA club is the largest club in the area (55 teams, almost 1,000 members) and existing facilities are struggling to meet the need. • Requests that a specific detail of the Plan be added - that the proposed dedicated sports and recreational amenities will include pitches dedicated to Gaelic games. Asserts this would be an important commitment that will underpin the capacity of Sallins GAA to support continued development and requests the Council members to recognise that benefit to the community in their deliberations when finalising the Plan.
414	**Emer Conway**	The issues raised in the submission are as follows: **Climate Action Plan and Sustainable Energy Policy** The submission welcomes the Draft Plan and emphasises the importance of ensuring that future development is fully aligned with national sustainable energy and climate policy frameworks. It refers to Ireland's Climate Action Plan 2025 and its commitment to reducing greenhouse gas emissions by 51% by 2030 and achieving climate neutrality by 2050. The submission also refers to the National Energy and Climate Plan 2021-2030 and the Nearly Zero Energy Building standard (NZEB), stating that the built environment is critical to achieving these targets, ensuring all new developments meet robust energy performance standards set out.

Sub. No.	Name	Summary of Submission
		The submission refers to the Climate Action and Low Carbon Development (Amendment) Act 2021 which requires the council to ensure plans are consistent with national climate objectives and carbon targets. The submission also refers to Kildare's Local Authority Climate Action Plan 2024-2029 and requests clarification on how the Draft Plan addresses the following measures: • Energy performance – how will the Draft Plan ensure all new residential/commercial developments exceed minimum NZEB requirements? • Renewable energy integration – what requirements or incentives are proposed for on-site renewable energy (ie. Solar PV, heat pumps)? • Settlement design – how does the Draft Plan support passive design principles to minimise energy demand? • Transport and energy linkages – how are land use and transport planning integrated to reduce reliance on fossil fuel-based transport, consistent with national emissions targets? • Future proofing – does the Draft Plan support district heating, smart grids or community energy systems in line with evolving national energy infrastructure? • Monitoring and accountability – how will compliance with climate and energy objectives be monitored over the lifetime of the Draft Plan? The submission states it is essential that the Draft Plan actively contributes to a low carbon, energy efficient future and urges the council to clearly demonstrate how all proposed development aligns with and supports the delivery of national sustainable energy and climate action policy objectives.
415	**Colette Hancock**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development.

Sub. No.	Name	Summary of Submission
		• The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered. • Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating, a risk that existing pitches could be lost before new ones are in place. • Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches. • Sallins is growing and sports infrastructure needs to be delivered in parallel with development. • It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that: • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use. Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.
416	**Electricity Supply Board (ESB)**	See Section 4 of the Chief Executive's Report.
417	**Gerald Kehoe**	The submission contains three documents, and the documents raise the following:

Sub. No.	Name	Summary of Submission
		• Concerns with the interpretation and application of the concept of compact growth in the Settlement Capacity Audit (SCA), and the consequent zoning outcomes that have flowed from it. The submission refers in in particular to Site 10 (the subject site) and the contrasting treatment of Sites 7, 8 and 9. **Summary of Concern** • Compact growth is one of the National Planning Frameworks central pillars and it is a multidimension policy concept. In the SCA, the Council has reduced this multidimensional concept to a single metric, which is walking distance from the centre of Sallins. No other dimension of compact growth is assessed. This is inconsistent with national policy, materially distorts the scoring of the sites, and has produced an outcome in which boundary expanding greenfield sites are ranked higher on compact growth than an enclosed consolidated site within the existing settlement boundary. • The results of the SCA cannot be relied upon. **The Council's Methodology** • A cross-reference of the compact growth scores in Table 3.2 of the SCA against the site location map at Figure 2.1 confirms that the scores track almost perfectly with only walking distance from the red dot marking the centre of Sallins. The closer a site is to the centre, the higher its score. • The illogical outcome of this approach is evident when comparing the scores of the subject site (Site 10) with Sites 7, 8, and 9. Sites 7, 8, and 9 are located outside the existing LAP boundary on greenfield land that is not serviced and requires outward extension of the settlement boundary. Sites 7, 8, and 9 are not withing the existing built-up footprint and are not bounded by permanent physical features. Sites 7, 8 and 9 are contingent on the provision of new infrastructure, including two new bridges (over the M7 Motorway and the railway), which will require consent of adjoining

Sub. No.	Name	Summary of Submission
		owners resulting in deliverability risks. Site 7, 8, and 9 scores are as follows in this order: 185, 175, and 145. • In contrast, Site 10 is located within the existing LAP boundary, is contiguous with established residential development, and is enclosed by the M7 Motorway and the Grand Canal, which are permanent physical boundaries. The site is partially developed with an operational childcare facility. Site 10 scored 115. • Site 10 scored identically to Site 5, which is a large greenfield site to the north of the settlement, for no reason other than the Sites 5 and 10 happen to be approximately equal distance from the town centre by walking distance. • A scoring outcome that ranks boundary-expanding greenfield sites higher than a fully enclosed consolidation site on the compact growth criterion is the opposite of what compact growth policy under the National Planning Framework First Revision (2025) and the 2024 Compact Settlements Guidelines requires. • Independent reviewers such as An Coimisiún Pleanála would identify issues in the methodology of the SCA, concerning its reliability, defensibility, and compliance with planning policy. **The Correct Definition of Compact Growth** • Refers to the definition of compact growth as defined in Section 1.3 of the Revised National Planning Framework (2025). Further refers to the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) and states that the Council is legally obliged to apply: consolidation rather than sprawl, sequential development, integration with existing communities and access to amenities, efficient use of existing infrastructure, proximity to public transport, sustainable mobility, and reduce car dependency, defensible and logical settlement boundaries, and appropriate density. • Distance from a single centre point is not a complete or policy-compliant measure of compact growth.

Sub. No.	Name	Summary of Submission
		Application of the Correct Definition to the Subject Site • Sequential position: Site 10 is within the existing LAP boundary. Under the sequential approach mandated by NPO 3a of the NPF First Revision, by the Section 28 Guidelines and by the Kildare County Development Plan 2023–2029, it is sequentially prior to any site that requires boundary extension. • Consolidation: Site 10 is contiguous with established residential and is enclosed by the M7 Motorway and the Grand Canal. Its development would complete the urban fabric rather than extend it. • Defensible boundary: Development of the Site 10 cannot generate any future pressure for outward expansion as it is enclosed. • Integration with the existing community: Site 10 is integrated with the established residential network on its boundaries and accommodates an operational childcare facility, demonstrating the sites functional connection to the surrounding community. • Efficient use of infrastructure: water and electricity are on site and is served by an existing road and footpath. The submission is accompanied by a Confirmation of Feasibility by Uisce Éireann. The pre-connection enquiry relates to a housing development of 60 units for Site 10. Water connection is feasible without infrastructure upgrades and wastewater connection is feasible subject to upgrades. Four permeability access points can connect the site directly to the existing active travel network at low cost and without the need for any new road infrastructure, bridge construction or third-party land acquisition. An excerpt of the sites permeability access points is submitted showing the different options for access to the site, inter alia, along the R407 Road and via the disused railway bridge. Access point 1 requires no new structure, access point 2 utilises a structure that already exists and requires only surface and safety works. Access point 3 is a residential permeability gap through a boundary wall or hedge. Access Point 4 requires an opening in the existing boundary directly onto the greenway.

Sub. No.	Name	Summary of Submission
		• Proximity to public transport: train station is approximately 500m from the corner of the site and the nearest bus corridor is approximately 300m from the site. The site is exceptionally well located and reflects sustainable mobility. • Reduction of car dependency: Site 10 is directly adjacent the Naas–Sallins Grand Canal Greenway. Site 10 offers immediate, on-site, traffic-free active travel access to the town centre, to schools and to the wider greenway network. Given the existing permeability and proximity to amenities by walking and cycling, trip generations will be materially lower at Site 10. • Mixed-use and access to services: Sallins Community College and Naas Community School are both accessible from the site via the existing greenway and cycle path network. Community spaces such as the Scout Den are accessible from the site via the greenway. • Intensification of underutilised land: the site is partially developed and capable of appropriate intensification. • Site 10 should have scored the highest on the compact growth criteria. **The Resulting Zoning Outcome** • A planning authority that zones boundary-expanding greenfield sites instead of a consolidated site within the existing boundary must demonstrate, through a transparent and policy-compliant sequential assessment, that the site was considered and found unsuitable or insufficient. No assessment appears in the documentation accompanying the Draft Plan. **Formal Requests** • Requests the Council to revise the compact growth methodology applied in the SCA to reflect the full multi-dimensional definition of compact growth set out in national policy rather than a single walking-distance metric. It is further requested to revisit the zoning decisions.

Sub. No.	Name	Summary of Submission
		• Requests the Council to re-score all residential sites against the revised methodology and publish the revised scores with detailed rationale for each criterion applied to each site • Requests the Council to demonstrate, through a transparent and published sequential assessment, the planning justification, if any, for prioritising Sites 7, 8, and 9 which require boundary extension over Site 10. • Requests the Council to confirm in the Chief Executive's Report on submissions how the compact growth criterion as applied in the SCA satisfies the Council's statutory obligation under Section 28 of the Planning and Development Act 2000 (as amended) to apply the 2024 Compact Settlements Guidelines. **<u>Accompanying Document: The Movement & Transport Score in the SCA is Materially Incorrect</u>** • Site 10 scored 35 in the SCA Movement & Transport section while sites 7,8 and 9 scored 90, 83, and 70. Site 10 scored the lowest, the score is materially incorrect, and the SCA requires a review and revision. • The score does not account for the presence of the existing Naas–Sallins Grand Canal Greenway and that the site can be connected into the existing active travel network via four identified permeability access points. • The Willows Key Development Area (KDA) will be served by a single access road, this could increase vehicle movements to 10,000 per day through that single point of access, which is an increase that the existing road network will not be able to cater for. In contrast, there is multi-access connectivity available present at Site 10. **The Audit Applies an Inconsistent Assessment Baseline Across Sites** • The SCA appears to have assessed Site 10 against its existing, undeveloped conditions, while assessing Sites 7, 8 and 9 against their anticipated post-development conditions.

Sub. No.	Name	Summary of Submission
		Summary of Key Measurable Advantages Not Reflected in the Score • Site 10 can provide various connections to various amenities, such as, inter alia, Tesco Extra, Millennium Park, by existing infrastructure and this was not accounted in the score. **Supporting Infrastructure for Sites 7, 8 and 9 is Undefined** • The Draft Plan states that the movement and transportation measures are indicative and will need to be determined by future study and detailed design. No feasibility study has been completed for the proposed railway footbridge, no feasibility study has been completed for the proposed M7 Motorway bridge, no routes have been determined, no designs exist, no costs have been established or third-party consent. These are not minor or technical gaps, they are the foundational deliverability questions on which the development potential of Sites 7, 8, and 9 entirely depends. **Access Point 1 - Eastern Boundary (Millennium Roundabout Road Frontage)** • Provides direct pedestrian and cycle access onto the road network adjacent to the Millennium Roundabout, connecting to an existing network of footpaths and cycle lanes to various amenities on foot or by bicycle, without crossing the M7 or using any unlit or unsafe route. The connections to amenities appear to have been overlooked or underweighted in the SCA. **Access Point 2 - Northern Boundary (Disused Railway Bridge)** • Provides a physical crossing point that and with minimal intervention can be repurposed as a pedestrian and cycle link connecting the site the wider environs. The bridge is an existing asset requiring no new land acquisition or structural works beyond surface treatment and safety railing. Its potential appears not to have been factored into the SCA scoring.

Sub. No.	Name	Summary of Submission
		• The railway bridge represents a structure of local historical and architectural interest, a piece of Kildare's railway heritage that is inaccessible to the public for decades. The activation of Site 10 through residential development would provide the funding mechanism to bring this bridge back into meaningful public use as a pedestrian and cycle crossing, transforming a neglected historical structure into a community asset enjoyed by the population of Sallins. • Planning authorities are required under the NPF and the Historic Environment Policy for Ireland to have regard to the potential for heritage assets to be sensitively brought back into beneficial use. The activation of the railway bridge would achieve this outcome, and this factor alone should permit a reassessment of how Site 10 scores. • Rather than constructing a new pedestrian and cyclist bridge as a precondition of development, the delivery of a ground-level shared pedestrian and cycle pathway running along the northern boundary of the site passing beneath the railway bridge is proposed, providing connections and immediate access to the wider area and services. The solution is cost and time effective and inclusive for all user including mobility impaired. • Requests that the requirement for a "new pedestrian cyclist bridge" as stated in the audit should be removed and replaced with a requirement for a ground-level shared pedestrian and cycle pathway along the northern boundary of the site, passing beneath the existing bridge structure and connecting to the Naas–Sallins Road to the west and the Oldbridge estate road network to the east. **Access Point 3 - Northern/Western Boundary** • Provides a connection into the adjoining residential areas, improving permeability and reducing walking distances to the town centre and train station via the established street network. **Access Point 4 - Western Boundary (Direct Greenway Access)**

Sub. No.	Name	Summary of Submission
		• A significant permeability point, which is a traffic-free active travel corridor, was absent from the scoring in the SCA. This access point provides a safe car free access to various amenities, such as inter alia, the train station, public transport, town centre, and the wider national cycling network. This greenway connection is not present in any of the other sites assessed in the SCA and it is a material advantage. **Public Transport Accessibility** • The site represents a transit-oriented development. **Permeability and Connectivity** • The Sallins Local Area Plan 2016 – 2022 Movement Objectives Map identifies Site 10 within the zone of movement objectives. **Road Access, Sightlines, and Road Safety** • Site 10 does not require access onto a national road, removing the most significant barrier that the Spatial Planning and National Roads Guidelines (2012) typically imposes on edge-of-settlement sites. Further, it is stated that there are no road safety concerns. **Summary and Requested Actions** • Site 10, across all factors of movement and transport, performs at or above the standard expected for residential rezoning. • A new cycle bridge, determined by the SCA, for the site will not be necessary. • Requests the Council to revise the Movement and Transport score for Site 10 in the SCA. • Requests the Council to reassess walking and cycling distance using all four of the permeability access points, not solely the existing road frontage.

Sub. No.	Name	Summary of Submission
		• Requests the Council to fully acknowledge the greenway connection by Access Point 4, as this is unique compared to other sites assessed, and that Site 10 is the closest site to an existing secondary school. • Requests the Council to confirm that the SCA methodology applied to Site 10 assessed deliverable permeability and realistic connectivity rather than current conditions only. **Separate Submission: Alternative to Pedestrian/Cyclist Bridge Requirement** Focused on: • The requirement for a *"new pedestrian cyclist bridge"* as stated in the audit should be removed and replaced with a requirement for a The Proposed Alternative — A Ground-Level Pathway Under the Existing Bridge.
418	**Tasneem Ismail**	The issues raised in the submission are as follows: **Social Infrastructure - Sports Facilities** The submission highlights the need for more pitches in the town for clubs to keep operating.
419	**Lydon**	See Section 6 of the Chief Executive's Report.
420	**Edel Dempsey**	The issues raised in the submission are as follows: • States the existing facilities at Sallins GAA Club require serious investment in order to meet the growing needs of existing members and the projected population growth as a result of future residential zoning. • Requests that future sports and recreation facilities include pitches dedicated to Gaelic games and that this is a specific detail of the final Plan.

Sub. No.	Name	Summary of Submission
		• The submission requests the Council members to recognise the benefits of Sallins GAA to the community and consider the current facility provision in their deliberations when finalising the Plan.
421	**Sallins Tidy Towns**	The issues raised in the submission are as follows: **Public Toilet Facilities – Public Realm** The submission states there are currently no public toilet facilities available in the town to cater the expanding tourism traffic generated from the new Greenway. It notes that the provision of such facilities which are open and accessible 24/7 will be very important going forward. **Sallins Amenity Lands** The submission refers to Sallins Amenity Lands and states the proposed park needs to be developed alongside future housing development. The submission recommends that the development of this amenity should be funded by developers seeking to deliver new housing in the town. **Sallins Celtic Soccer Club** It refers to Sallins Celtic Soccer club who need to secure a pitch and are at risk of losing the existing facility. It highlights the importance of soccer and the club to the town, stating it is an unacceptable position for them to be in. **Social Infrastructure** The submission supports the objectives for a second primary and post primary school in the town, noting the necessary traffic calming infrastructure will be important. It also states that if the town grows to 10,000 residents, a primary care facility will be required considering the lack of General Practitioners (GPs) currently available. The submission also states there is currently no community centre in the town. It notes that the parish hall is in need of total

Sub. No.	Name	Summary of Submission
		renovation which has been met with resistance. The submission states that a new community centre which is multi-purpose and accessible to all will be essential to facilitating local community groups. The submission supports the development and refurbishment of Home Farm House for community use, supported by a small courtyard which could serve as a community garden. **Amenity Space – Salley Garden** The submission refers to a small amenity space which comprises perennial variety flower beds, benches, willow tunnel and sculpture of St. Bridgid which is currently managed by Sallins Tidy Towns. It states this amenity and biodiversity space in the town is known locally as the Salley Garden which is now at risk of being developed as part of an adjoining development proposal. The submission objects to the proposed development and urges the council to protect this biodiversity space. The submission refers to the Open Space and Outdoor Recreation Strategy (Appendix 3: Kildare County Development Plan 2023-2029 (as varied), including the national Climate Action Plan 2025 which states the accessibility to useable outdoor amenity/urban space close to our homes and in our communities is fundamental to healthy placemaking and a healthy lifestyle. The submission also refers to the Environmental Health Service (EHS) submission under the Healthy Ireland plan which highlights the importance of preserving urban green space, particularly in Kildare which is becoming even more urbanised. **Movement and Active Travel** The submission supports all traffic calming measures relating to the R407 including the reclassification of the road as a local route. It states these measures have the potential to reduce traffic congestion by re-routing HGVs travelling from Naas to Clane over the Sallins bypass. The submission also highlights the requirement for specific policy relating to additional bus stops and sheltered bike parking facilities in the town. **W3/W4 – Active Travel Measures**

Sub. No.	Name	Summary of Submission
		The submission supports the proposed new access to Sallins Train Station through the Parish Field, removing vehicular access at Railway Cottages Lane. It states this approach is supported by the residents of Railway Cottages, including a willingness from Ianród Éireann to work with the council on delivering such a measure. **MATO 8.6** The submission supports the 'Park and Stride' initiative which can provide a safer route for pedestrians and scooter/bicycle users travelling to St. Laurence's School. It states that the proposed measure can greatly reduce traffic congestion on Kerdiffstown Road and help create a safe pedestrianised space along the canal area for residents and visitors. **Infrastructure and Environmental Services** The submission asserts that further housing development will reduce surface water drainage and queries what measures are being proposed for new development to ensure the canal/river is protected from pollutant run off. The submission queries if solar panels will be a requirement for all future housing, and if solar powered street lighting can be implemented across future developments? The submission notes the requirement for a community energy back up system for vulnerable community members if the grid fails from overload. The submission refers to the Herbata Data Centre proposal in Naas which is in close proximity to Sallins. It states that Sallins needs secure green energy and back up systems for future development and queries why such proposals are not part of the Draft Plan? The submission concludes that amenities need to be delivered before or alongside future housing proposals in the town, noting the planned population growth for the town and the limited amenity provision currently available.

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422	**Fergus R**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development. • The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered. • Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating a risk that existing pitches could be lost before new ones are in place. • Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches. • Sallins is growing and sports infrastructure needs to be delivered in parallel with development. • It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that: • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use. Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.

Sub. No.	Name	Summary of Submission
		• The club supports young people by offering a safe, structured environment where people can stay active, build teamwork, discipline, and positive social connections. • Without facilities, local sport would suffer, and many young people and adults would lose an important source of structure, motivation, and a sense of belonging. • From a business perspective, the club supports local enterprise, strengthening community engagement, and generating positive benefits for nearby businesses.
423	**Zoe Borie**	The submission states - save Sallins Celtic Football Club pitches and a drawing is submitted showing a pitch.
424	**Kate Walker**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development. • The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered. • Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating a risk that existing pitches could be lost before new ones are in place. • Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches.

Sub. No.	Name	Summary of Submission
		• Sallins is growing and sports infrastructure needs to be delivered in parallel with development. • It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that: • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use. Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club. • Asserts that the club is important for children's growth, happiness, and development into confident, social adults.
425	**Shannon Maher**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • Local clubs are vital for young people, providing a safe and positive space to stay active, build friendships, and develop life skills like discipline, teamwork, and confidence. • Clubs offer structure, motivation, and a sense of belonging and strengthen the community by bringing people together and supporting local businesses. • Losing the club would have a negative impact on the community. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development. • The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic

Sub. No.	Name	Summary of Submission
		Football Club will be accommodated and guaranteed access, and when these facilities will be delivered. • Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating a risk that existing pitches could be lost before new ones are in place. • Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches. • Sallins is growing and sports infrastructure needs to be delivered in parallel with development. • It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that: • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use. Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.
426	**Jamie Swan**	The submission raises the same issues as Submission No. 214 in relation to the Willows KDA as follows: <u>Projected population growth</u> • States that the development of the Willows KDA seems designed to decrease the quality of life for those living in the Waterways at present. • States that the projected population growth seems like an underestimation, given the scale of building envisaged, as the 794 units provided for in the Willows KDA is likely to create a population increase of around 2,358 persons.

Sub. No.	Name	Summary of Submission
		• States the Plan doesn't take into account building which is already underway or has taken place since the last census. <u>Social Infrastructure</u> • Refers to strain on social services in recent years especially GP services. • Refers to Table 3.1, which sets out social infrastructure requirements and proposed delivery mechanisms and states that in relation to the Willows KDA the commitment to ensure that residential units are delivered in tandem with commensurate social infrastructure is not backed up with a rationale for how it will be met. • States that prior to any large-scale home building, the criteria of the following submissions should be satisfied: <u>Submission 1 -</u> That no planning permission for housing in the Willows KDA be granted until the adequate school facilities are built to accommodate both the existing and proposed new population. • States that the delivery mechanism for school places is the Department of Education and Youth but there is no statement on this from the Department, no planning permission seems to have been sought for new schools or an extension to the existing primary school, there is no date given for when ground is expected to be broken on new schools and no funds have been ringfenced. <u>Submission 2</u> – that no planning permission for housing in the Willows KDA be granted until adequate GP provision is made for the proposed new population. • States Table 3.1 identifies a need for an additional 9 GPs and the delivery mechanism listed is 'Private developer led', which it submits is very concerning given that GP services are insufficient to serve the existing population as it stands. • States that leaving the provision of healthcare to private property developers does not seem likely to deliver good outcomes.

Sub. No.	Name	Summary of Submission
		Submission 3 – that no planning permission for housing in the Willows KDA be granted until DART+ Southwest be completed. • Refers to inadequate rail service and states that the provision of adequate rail services is an essential consideration in allow the development to go ahead. • Refers to the draft Railway Order submitted to ABP for DART+ Southwest in November 2024 which proposes to revolutionise capacity arriving into Heuston along the Limerick line. States that this increased rail capacity should be in place before an additional 2,358 people are added to what is now a greenfield site. Submission 4 – That no planning permission be granted for housing in the Willows KDA until the upgrade of the R407 is complete. • Refers to traffic issues associated with the R407, the train station and businesses in the Waterways. States that the Plan sets out an intention to upgrade the R407 (Table 10.1) but provides no detail on the proposal and questions the adequacy of the road, footpaths, cycle paths and the motorway bridge to deal with the increase in traffic associated with the increase in population. Submission 5 – That no planning permission be given for routes through the Waterways, particularly public transport routes. • Submission refers to Phase 2 of the Willows KDA area, which purports to create a bridge across the railway to encourage active travel by the new residents of the area with an onward connection across the new East Spine Bridge for people moving north to south, which it states will change the estate from a quiet cul-de-sac into a thoroughfare. • States that the roads in the Waterways are privately owned roads and residents pay management fees for the upkeep of the common areas. • The submission objects to Objective MATO 8.8, which it claims seeks to ensure that the vehicular access for any future development of the MU: Mixed Use lands are

Sub. No.	Name	Summary of Submission
		accessed from the Waterways development, which it claims amounts to a deliberate effort to attract increased vehicular traffic into the Waterways, when the development already struggles to accommodate vehicles accessing the train station. • Refers to PT5 and Map Ref. V2B-8.1 of the Plan which indicates a bus route through the Waterways which the submission claims will cause buses to circle the small green area at the back of the estate or the route looping in front of existing dwellings, which it states would be inappropriate due to insufficient space, the use of the cul-de-sac by children to play and the large amount of private vehicles along the roads. • States that the introduction of bus stops would seriously impact on privacy, safety and quality of life of residents, which it states is not addressed in the Plan.
427 **428** **429** **430** **431** **432** **433** **434** **435** **436** **437**	**Rebecca Francis** **Deborah Francis** **Sophie Francis** **Jack Francis** **Lucy Lawlor** **Roisín Callaghan** **Aine Callaghan** **Ashley Burger** **Shane Callaghan** **David Monaghan** **John Roberts**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. The submission asserts that the club will be left without a home, cease to exist, and children will lose access to a local soccer team. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development. • The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available. • The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered. • Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating a risk that existing pitches could be lost before new ones are in place.

Sub. No.	Name	Summary of Submission
438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455	**Amy Monaghan** **Brian Callaghan** **Conor Farrell** **Siobhán Hannafin** **Caroline Farrell** **Carol Lawlor** **Eric Farrell** **Luca Mangan** **Kate Farrell** **Finn Mangan** **Pádraig Wall** **Ethan Mangan** **Lorraine McGuinness** **Katie Kelleghan** **Graham Synnott** **Steven Mangan** **Aaron Byrne** **Emily Synnott**	• Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches. • Sallins is growing and sports infrastructure needs to be delivered in parallel with development. • It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that: No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use. Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.

Sub. No.	Name	Summary of Submission
456	Connor Synnott	
457	Grace Kelleghan	
458	Séan Kelleghan	
459	Brenda McC	
460	Dáire Kelleghan	
461	Frank Mooney	
462	RoseAnne Byrne	
463	Dan Kelleher	
464	Tara McHugh	
465	Vishnu Doodipala	
466	Anne Flangan	
467	Catherine Kelleher	
468	Aoife Kelleher	
469	Thiego de Ponte	
470	George Guing	
471	Oxana .	
472	Edy Farias	
473	Jennifer Greene	

Sub. No.	Name	Summary of Submission
474	George Francis	
475	Stephen Murphy	
476	Oleskii .	
477	David Mac Munn	
478	Shane Murtagh Colleen Murtagh	
479	Gareth Jepson	
480	Donal Kelleher	
481	Ife Alabi	
482	David Nolan	
483	Michelle Ellis	
484	Paulina Jaworell	
485	Jennifer Senior	
486	Eimear Phelan	
487	Pat Culhane	
488	Declan Spellman	
489	Kamil Jaworek	
490	Sarah Dalton	
491	Ethan Cleary	

Sub. No.	Name	Summary of Submission
492	Neale Dalton	
493	Scott Timmons	
494	Confidence C	
495	Josephine Coyle	
496	Harry Coyle	
497	Abhishek Sobbana	
498	Ryan Nolan	
499	J Keegan	
500	Sophie Niland	
501	T O'Reilly	
502	Brian Lynch	
503	Sam O'Shea	
504	Aoife Gavin	
505	Marian Greene	
506	Sean Ryan	
507	Nicola Withey	
508	Denis Dalton	
509	D. McDonnell	

Sub. No.	Name	Summary of Submission
510	**Michael Mealy**	
511	**Valerie Ryan**	
512	**Margaret Duane**	
513	**John Sullivan**	
514	**Robin O'Neill**	
515	**Brian O'Draighneain**	
516	**Elaine and Ger O'Neill**	
517	**Sebastian Bedx**	
518	**Deirdre Roberts**	
519	**Mark Hannon**	
520	**Brian .**	
521	**Rachael Roberts**	
522	**Micheal Niland**	
523	**Ella Tobin**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development. • The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available.
524	**Julia Dongiovanni**	
525	**Sue Tobin**	
526	**Mark Mulhern**	
527	**Paula Piris**	

Sub. No.	Name	Summary of Submission
528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545	**Simon Greaves** **Maurice Curran** **Alan Seery** **Dara Cokorilo** **Valencia Craucamp** **Ireiveusz .** **Louise Butler** **Marie Quin** **Hannah Rynne** **Krzysztot Barsdike** **Monika Knet** **Pawel Dziabor** **Alice Goodwin** **Zaneta Dziabor** **David Gasirabo** **Keith Nolan** **Liz Maguire** **Dr Evans Salada**	• The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered. • Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating a risk that existing pitches could be lost before new ones are in place. • Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches. • Sallins is growing and sports infrastructure needs to be delivered in parallel with development. • It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that: No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use. Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.

Sub. No.	Name	Summary of Submission
546	Martins Cvetkoos	
547	Vilnis Neza	
548	Mary Higgins	
549	Maria Quinn	
550	Nadea Vacarciue	
551	John Boylan	
552	Henrietta Cameron	
553	Brendan Walsh	
554	Rory Whelan	
555	Mario Mirkovic	
556	David Mooney	
557	Rachel O'Connor	
558	Aislinn Morris	
559	Nigel Morris	
560	Ruairi Byrne	
561	Greg Glynn	
562	David Dowling	
563	Liam Hannefin	

Sub. No.	Name	Summary of Submission
564	Claire Morris	
565	Michel Lorickn	
566	John Paul Hannefin	
567	Stephen McCarthy	
568	Aine Hannafin	
569	Anthony Atkinso	
570	Gisele Constantinoo Menezes	
571	Ronan McMahon	
572	Leo Timmons	
573	Adam Smith	
574	Fiona Meehan	
575	Sinead Mulhere	
576	Susan Grimes	
577	Daniel Neary	
578	Shauna Neary	
579	Kathleen Ashby	
580	Helen Doyle	
581	Krysztof Spym	

Sub. No.	Name	Summary of Submission
582	J Coffey	
583	Siobhan Johnson	
584	Carlos Coctho	
585	Gloria .	
586	Paula Burke	
587	Aoife Rynne	
588	Vanessa Brannigan	
589	Cathal Rynne	
590	Ciara Rynne	
591	Deborah Umera	
592	Graeme Locke	
593	Karol Rynne	
594	Peter Rynne	
595	Anna Mankuwska	
596	Eddie Butler	
597	Deirdre Flanagan	
598	John Robinson	
599	Paul Doyle	

Sub. No.	Name	Summary of Submission
600	Michael Kenny	
601	Tracy Jenning	
602	Aleksander Kavanagh	
603	Christine McClune	
604	Mick Eccles	
605	Vicky Nelson	
606	Neil O'Donnell	
607	Miki Nakagome	
608	Angela Conway	
609	Helen Seery	
610	Aisling Doar	
611	Sophie fagan	
612	Morgan Owen	
613	Darren Balzondki	
614	Laura Doran	
615	Sandra O'Neill	
616	Colm Mitchell	
617	Phyllis Byrne	

Sub. No.	Name	Summary of Submission
618	Colm Dalton	
619	Gareth Enright	
620	M. Uusut Musood	
621	Brendan Skelton	
622	Francie Connolly	
623	John Byrne	
624	Jenny Herbert	
625	Paddy Donovan	
626	Stacey Rose	
627	Carol Abbey	
628	Deborah MacNamee	
629	Tomasz Wojciuch	
630	Patrick Teehan	
631	Audrey McDonnell	
632	Andy McDonnell	
633	Declan Corcoran	
634	John Ryan	
635	Loretto Mhelesi	

Sub. No.	Name	Summary of Submission
636	Killian Yiadom	
637	Illdrem Xhydo	
638	John Lynn	
639	Rashnu Das	
640	Conor Kilduff	
641	J McWeeney	
642	Mary Rice	
643	L O'Connell	
644	Kay Whelan	
645	Edel Nugent	
646	Kieran Counsel	
647	Derek Murphy	
648	Leanne Delaney	
649	Michael Nugent	
650	Tony Champ	
651	Seamus breslin	
652	Bernie Kinahan	
653	Andrew Gillespie	

Sub. No.	Name	Summary of Submission
654	Fiona Farrell	
655	Clodagh Bone Kehoe	
656	Stefan Coor	
657	Rachel Neilan	
658	Jody Senior	
659	Niall Butler	
660	Joseph O'Loughlin	
661	Mark Sullivan	
662	Brian Callaghan	
663	Marie Synnett	
664	Brooke Spence	
665	Brian Lucy	
666	Victor Pop	
667	Stephen Connolley	
668	Martin Dempsey	
669	Hugh Byrne	
670	J O'Sullivan	
671	Stephen Leonard	

Sub. No.	Name	Summary of Submission
672	John Duggan	
673	Anne Lawler	
674	Jamie Kelly	
675	Robert Lynch	
676	Lynda Turley	
677	Rachel Murray	
678	Christine Sweeney	
679	Gráinne Ni Dhaonait	
680	Gary Oakes	
681	Martin Somers	
682	Agata Jahorlea	
683	Robert Fadden	
684	Mick Dagg	
685	John Carr	
686	Jamie Murphy	
687	Luke Hayden	
688	Jordi Garcia	
689	Caroline McGuerl	

Sub. No.	Name	Summary of Submission
690	Con Cotter	
691	David Barrett	
692	Pawel Truszczyosk	
693	Ciaran Lenehan	
694	Ross Murphy	
695	Robert Flynn	
696	Brendan Moriarity	
697	Jamie Byrne	
698	Tony O'Regan	
699	Cian Conway	
700	Jamie Coyle	
701	Ciaran McCabe	
702	Adam Gannon	
703	Stephen Hayes	
704	Bina Islam	
705	Ben Hogan	
706	Stephen Wilson	
707	James Norris	

Sub. No.	Name	Summary of Submission
708	Ross Connolly	
709	Louis Doyle	
710	Filip Potianio	
711	Harry Kennedy	
712	Glenn Sibawda	
713	Ruaidhi Keating	
714	Sarah Kennedy	
715	Bernie Johnston	
716	Craig Johnston	
717	Wojciech Witkowski	
718	Rob Johnston	
719	Sean Power	
720	Sonu Cherien	
721	Reiltin Power	
722	Jamie Bessent	
723	Niamh McNamara	
724	Jo-Anne Butler	
725	Paul Kiernan	

Sub. No.	Name	Summary of Submission
726 **727** **728** **729** **730** **731** **732** **733** **734** **735** **736** **737** **738**	**Therese Lowry** **Amy Fogarty** **Sylvia Meade** **Leigh Corrigan** **Margaret O'Brien** **Beatrice Shally** **William Doherty** **Jamie Carey** **Kevin Stenson** **Marie McGowan** **Paul Jackson** **Kristina Pareigyte** **Sam Tange**	
739 **740** **741** **742** **743**	**Irena Pareigiene** **Tadhg Condron** **Elaine O'Neill** **Peter Monahan** **Steve Harris**	The submission is concerned with the future of Sallins Celtic Football Club, which are a long-established community sports provider, and the lack of certainty regarding replacement football pitches. • Lands currently used by Sallins Celtic Football Club are located within areas proposed for development. • The Draft Plan does not identify Sallins Celtic Football Club, identify the existing pitches, no specific commitment to replace the pitches, or guarantee that existing facilities will not be lost before replacements are available.

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744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761	Robert Andrew Maura Doyle Christina Keating Mick Magill Edward Donnelly Lara Merron Conor Bolger Ryan McGinley Deborah Readman Rolandas Krukarkas Ciarán Errity Leah Cooper Gary Corcoran Garan Denniehm R McNamara Sharon Mooney Anthony Quinn Bernerd McDonnell	• The submission welcomes the Sallins Amenity Lands and requests clarity on what sports will be catered for, how many pitches will be provided, whether Sallins Celtic Football Club will be accommodated and guaranteed access, and when these facilities will be delivered. • Concerns that if the Sallins Amenity Lands evolve into a Kerdiffstown-type facility, this would not meet the needs of the community, particularly if local clubs are effectively excluded due to prohibitive costs and limited availability. Creating, a risk that existing pitches could be lost before new ones are in place. • Sallins Celtic Football Club has two five-a-side pitches, one seven-a-side pitch and two full-size pitches. • Sallins is growing and sports infrastructure needs to be delivered in parallel with development. • It is requested that the Draft Sallins Settlement Plan be amended to include a clear commitment that: • No development shall take place on lands currently used by Sallins Celtic Football Club until suitable replacement pitches and associated facilities are fully provided and available for use. • Replacement facilities should include; properly sized and an adequate number of football pitches (grass and/or all-weather), safe access, parking and changing facilities, and certainty of tenure for the club.

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762	Dean Bailey	
763	John O'Brien	
764	Des Mulherne	
765	Patrick McCorry	
766	Lesley Sutten	
767	Paddy Jones	
768	John Angland	
769	Patricia Doyle	
770	Marie Jay	
771	Kathleen Robinson	
772	Phil Walsh	
773	Caroline Doyle	
774	Oswabb Rojas	
775	Catriona Norris	
776	Chris Hughes	
777	Shebin Mathew	
778	Ben Hogan	
779	Sharon Kelly	

Sub. No.	Name	Summary of Submission
780	Sarah Jane Tracey	
781	Diego Dongiovanni	
782	Thomas Hogan	
783	Andrew Ge	
784	Mary Cahill	
785	Fintan McKeon	
786	David Connolly	
787	Lorcan Murphy	
788	Eilish Reddan	
789	Jacqui Doyle	
790	Kate Holmes	
791	Grainne O'Halloran	
792	Annette Hammond	
793	Caroline Brogan	
794	Eimear Lenehan	
795	James McGovern	
796	Catherine Jeffers	
797	Anne Flanagan	

Sub. No.	Name	Summary of Submission
798	Adam Kenny	
799	Marie Cullen	
800	Maura Dillon	
801	Ciaran Davenport	
802	Olwyn Delaney	
803	Martin Molloy	
804	Jon Couch	
805	Lara O'Neill	
806	Caroline Murray	
807	Shane Kirwan	
808	Lia Mooney	
809	Sean Claffey	
810	Kris Wanga	
811	Amy Maher	
812	Ian Arnold	
813	Anna Higgins	
814	Daniel O'Sullivan & Aisling Geraghty	
815	Ann Kelly	

Sub. No.	Name	Summary of Submission
816	Stephen Kearney	
817	Charley Loakman	
818	Paul McGuinness	
819	Cathriona Murray	
820	Ryan Tierney	
821	Brian Elliott	
822	Matthew Shirran	
823	Nathan Pierry	
824	Afrin Zahad	
825	Maria Shirran	
826	Ethan Reilly	
827	Brian Gallagher	
828	Brian Lawler	
829	Mindaugan Grybe	
830	Siobhan Noctor	
831	Brian Tracey	
832	Annette Hogan	
833	Valare Grybyte	

Sub. No.	Name	Summary of Submission
834	Ethan Bolger	
835	Peter Anderson	
836	Sandra Grybiene	
837	Jennifer Anderson	
838	Chris Ryan	
839	Edel Atkinson	
840	Beth Kinyau	
841	Evan Aspinell	
842	Christopher Artkinson	
843	Cillian Davy	
844	Philip Daly	
845	Luke Donegan	
846	Jason Dunne	
847	Malik Ade	
848	Paul Kiernan	
849	Michelle Conway	
850	Kate McGrath	
851	Barbara Daly	

Sub. No.	Name	Summary of Submission
852	Emmanuel A	
853	Jack McGrath	
854	Noel McGrath	
855	Conor Grimes	
856	Julie Foley	
857	Jane Healy	
858	Andy Byrne	
859	Sofia Di Steffano	
860	Rosemary Byrne	
861	Katie O'Connor	
862	Sony Kavanagh	
863	Eabha Farrell	
864	M Jenkins	
865	Stephanie Brazil	
866	Katelynn Allison Curtis	
867	Bernadette Buchanan	
868	Stella Cook	
869	Hannah Plummar	

Sub. No.	Name	Summary of Submission
870	Sean Conboy	
871	Adam Burke	
872	Breda Kilgellon	
873	C Grimes	
874	Annette McWilliam	
875	Cara Conboy	
876	Ciara Tate	
877	Joe Donnelly	
878	R Kavanagh	
879	Cian McGrath	
880	Alan Dunne	
881	S Cully	
882	Gráinne Begley	
883	Mary Donnelly	
884	Jonathan Waters	
885	Sinéad Egan	
886	Sean McDonnell	
887	Amy Donegan	

Sub. No.	Name	Summary of Submission
888	Mahesh .	
889	Anna Mae Keane	
890	Adam Donnelly	
891	Cillian O'connor	
892	Lyla Cusack	
893	Aurilio Costa Quela	
894	Emilia Harrington	
895	Damian Dio	
896	Miya Poynton Cree	
897	Julia .	
898	David Donnelly	
899	Jea Cervantes	
900	Khadija Ismail	
901	Declan Byrne	
902	Layla Rajon	
903	Maggie Winders	
904	Hailee Garcia	
905	Cheryl Zeta	

Sub. No.	Name	Summary of Submission
906	Robert Delves	
907	Bea Rajon	
908	Alex Murphy	
909	Eileen O'Connor	
910	Elaine McEvoy	
911	Anthony Atkinson	
912	Jim Culleton	
913	Declan Lackey	
914	Seamus Culleton	
915	Ellena Kenny	
916	Veronica Cooke	
917	Alan P	
918	Joaquin Mingrone	
919	Dian Ivanov	
920	Snehe Ann John	
921	Evija Cuetkova	
922	Patricia Foley	
923	Sam Whelan	

Sub. No.	Name	Summary of Submission
924	Iocob Cuperce	
925	Aaron McDermott	
926	Eoin F	
927	Gareth O'Brien	
928	Vincent Harris	
929	Fiona Greenlaw	
930	Shane McCarthy	
931	Rachel O'Connor	
932	Kathleen Commons	
933	Ktisztian Busosa	
934	Bridget Purcell	
935	Suzanne & Darragh O'Toole	
936	Melinda Novak	
937	Tsuzsanna Banu	
938	Cindy Jane Harvath	
939	Jeff Halid	
940	Gabor Horvath	
941	Steven Connolly	

Sub. No.	Name	Summary of Submission
942	Pauline Husin Lawler	
943	Gráinne Daly	
944	Orlagh Healy	
945	Christine Slator Fox	
946	Ben Buckley	
947	Stephen Fox	
948	James Walsh	
949	David Bowen	
950	Conor Fox	
951	Kelly Mooney	
952	Emmett Fox	
953	Ella Mooney	
954	Magdalena Mulhall	
955	Elizabeth De Forge	
956	John Mulhall	
957	Anne Murphy	
958	Emma Edmonds	
959	James McCabe	

Sub. No.	Name	Summary of Submission
960	Celene Cross	
961	Eoghan MacNamee	
962	Ali Amhiar	
963	Josey Keane	
964	June Murphy	
965	Catherine Fox	
966	Mollie Murphy	
967	Declan Corcoran	
968	Dylan O'Neill	
969	Patrick Hogan	
970	Conor Mac Namee	
971	Sarah Reidy	
972	Brian Mac Namee	
973	Carmel Doyle	
974	Louise Maher	
975	Graínne McGovern	
976	Liam Cusack	
977	Gabriela Filanova	

Sub. No.	Name	Summary of Submission
978	Mary Reilly	
979	Mag Cross	
980	Valerie Smyth	
981	Oisin Reilly	
982	Damian Daly	
983	Anthony Daly	
984	Andrew Glennon	
985	Rachel Kelly	
986	Ger Kennelly	
987	Amain Ibrahim	
988	Mark Beatty	
989	Geraldine Beatty	
990	Niall G	
991	Rox Barry	
992	Kevin Connolly	
993	Kalvin Coyle	
994	Jonathan Barry	
995	Joe O'Brien	

Sub. No.	Name	Summary of Submission
996	Kieran Lindsey	
997	Noel Condan	
998	Rodrigo Barbosa	
999	Bailey	
1000	Peter Kelly	
1001	Julie Dalton	
1002	Michael Smyth	
1003	Peter Nolan	
1004	Bahle Fynn	
1005	Paulie Buggle	
1006	Aoife Rogers	
1007	Eddie Corr	
1008	Anya O'Connor	
1009	David Horgan	
1010	Jazmin Wallington	
1011	Kelly Maher	
1012	Mark Doyle	
1013	Shane McCaul	

Sub. No.	Name	Summary of Submission
1014	Caitriona Doyle	
1015	Dale Hynan	
1016	Eoghan O'Connell	
1017	Chris O	
1018	Jack Grassick	
1019	Peter Herbert	
1020	Derek Walsh	
1021	Shauna Hayes	
1022	Stephen Bradley	
1023	L Carollina	
1024	Jocelyn Yap	
1025	Andrew Clare	
1026	Neville O'Brien	
1027	Jessica Hamill	
1028	Stephen Dunne	
1029	Adrian Burke	
1030	Olga Hannon	
1031	Aoife Rogers	

Sub. No.	Name	Summary of Submission
1032	Melissa Quirke	
1033	Maurice Dunne	
1034	Tara Kenna	
1035	Kate McDonnell	
1036	Maureen Maher	
1037	Abbie Kenna	
1038	Sean McDonnell	
1039	Luke Byrne Kenny	
1040	Fintan Kenny	
1041	Darren Conlon	
1042	Martina F	
1043	Padhraig Jones	
1044	Gina Gillick	
1045	Fiona Burke	
1046	Amanda Doyle	
1047	Tunde Ahmed	
1048	Paul Reville	
1049	Dara Ahmed	

Sub. No.	Name	Summary of Submission
1050	Maria Conlon	
1051	J Hannon	
1052	Eileen Kilgallon	
1053	Philip Byrne	
1054	John McGarr	
1055	Elaine McGowan	
1056	Michael Keane	
1057	Mary Hayes	
1058	John Greely	
1059	Mihaiela Aflot	
1060	Donal McFadden	
1061	Marie Aflot	
1062	Emer O'Connor	
1063	Janusz Kojolar	
1064	Colin Edmonds	
1065	Gerard O'Sullivan	
1066	A Smith	
1067	Agniexke Zavadska	

Sub. No.	Name	Summary of Submission
1068	Fiona Byrne	
1069	Amy Smith	
1070	Dominic Molphy	
1071	Jamie Byrne	
1072	Ruth Smith	
1073	Carrie McGarr	
1074	Brenda Whelan	
1075	James O'Brien	
1076	John Whelan	
1077	Tina Donnelly	
1078	Finbar O'Sullivan	
1079	Mary Doyle	
1080	Bridget Canty	
1081	Thérése Gilligan	
1082	Adele Byrne	
1083	Caoímhín Lydon	
1084	Danielle Byrne	
1085	rebecca Byrne	

Sub. No.	Name	Summary of Submission
1086	Marése O'Sullivan	
1087	Ludmila Bulout	
1088	Tyler -	
1089	Bernadette Gray	
1090	Ems Shanagher	
1091	Alex Brady	
1092	Linda Murphy	
1093	Kalem Carov	
1094	Darren Cunningham	
1095	Conor Murphy	
1096	Mariia and Serhiy Krasyuc	
1097	Hilary Horan	
1098	Orla Algan	
1099	Gordon Walsh	
1100	Alan Norton	
1101	Danielle Walsh	
1102	Anne Higgins	
1103	Patricia Cronin	

Sub. No.	Name	Summary of Submission
1104	Keith Molloy	
1105	Patricia Clifford	
1106	Dermot Clifford	
1107	Cormac Molloy	
1108	Paul Clifford	
1109	Ken D	
1110	Hayley Clifford	
1111	B Walsh	
1112	Leonie Sarsfield	
1113	Michael Shanley	
1114	Mary Shanley	
1115	Michael Corcoran	
1116	Martin Woulfe	
1117	D Coyle	
1118	Olwyn Nunn	
1119	Francis Wals	
1120	Mary McKivenigan	
1121	Ethan Algar	

Sub. No.	Name	Summary of Submission
1122	Shauna O'Brien	
1123	Andrew Macnamee	
1124	Megan O'Brien	
1125	Liam MacNamee	
1126	Brendan Walsh	
1127	Amalia MacNamee	
1128	Frances Cody	
1129	Simon T	
1130	Vera Walshe	
1131	Aine Murphy	
1132	Tom Carney	
1133	Trevor Murphy	
1134	Charles Carri	
1135	Debbie Coffey	
1136	Sheila Swan	
1137	Michael Johnson	
1138	Conor Johnson	
1139	Mary Gibbons	

Sub. No.	Name	Summary of Submission
1140	Odhran Gibbons	
1141	Nuala Gibbons	
1142	Eleana Gibbons	
1143	Beth Maher	
1144	Adam Johnson	
1145	Jason Bowers	
1146	Lisa Bowers	
1147	Andrew Gormans	
1148	Maria Johnson	
1149	Gary Pender	
1150	Tim Connolly	
1151	Emer Pender	
1152	Cian Pender	
1153	Ellie Pender	
1154	Aaron Brosnan	
1155	Sylvia Brosnan	
1156	Amanda Keogh	
1157	Roisin Keogh	

Sub. No.	Name	Summary of Submission
1158	David Dawson	
1159	Gary Mills	
1160	Grace Bekes	
1161	Esther Bekes	
1162	Anthony Connor	
1163	Shane Devine	
1164	Chris Ayres	
1165	Assante Bazoumana	
1166	Vincent Timmons	
1167	Monika Vinczeova	
1168	Selena Doncic	
1169	Alison Loakman	
1170	Lisa Connors	
1171	Calistas Chatoro	
1172	Ciara Timmons	
1173	Sophie Chathorga	
1174	H Hannigan	
1175	Therese Curran	

Sub. No.	Name	Summary of Submission
1176	Kathleen Blalchker	
1177	Damien Martin	
1178	Mark Higgins	
1179	Melissa Raposo	
1180	Sarah Farrant	
1181	Angela Dolan	
1182	Ava Connolly	
1183	Marie Smith	
1184	Adrian Delaney	
1185	Andy Murphy	
1186	Kate Molo	
1187	Caroline Connolly	
1188	Luke Connolly	
1189	Julie Benleven	
1190	Nora Connolly	
1191	Siomha McKean	
1192	Isabelle Connolly	
1193	Fiadh McKean	

Sub. No.	Name	Summary of Submission
1194	Sandra Nelson	
1195	Deborah McKean	
1196	Paul O'Donnell	
1197	Cian Cooke	
1198	Bernard Redmond	
1199	Laura Treacy	
1200	Robert Treacy	
1201	Lisa Redmond	
1202	Ciara Finn	
1203	Rubel -	
1204	Caitriona McGarry	
1205	Sarah Swan	
1206	Ted Hurley	
1207	Shay McKean	
1208	David Gahan	
1209	Eoin Moran	
1210	John Norton	
1211	Lorraine Murphy	

Sub. No.	Name	Summary of Submission
1212	Jacob Burger	
1213	James Waller	
1214	Daniel Chupu	
1215	Hannah Carroll	
1216	Ailish Waller	
1217	Kenneth Carroll	
1218	Stephen Murphy	
1219	Brendan Clarke	
1220	Piotr Jakubowski	
1221	Conor Murphy	
1222	Olga Pikulska	
1223	Scott Murphy	
1224	Aaron Dalton	
1225	m Kenny	
1226	Gillian Dempsey	
1227	Claire Dalton	
1228	Philip Niland	
1229	Ursula O'Brien	

Sub. No.	Name	Summary of Submission
1230	Edel Niland	
1231	Diego Durata	
1232	David Cullen	
1233	Stephen McGibney	
1234	Seán Byrne	
1235	Trish McGibney	
1236	Morik Dubz	
1237	Padraig Byrne	
1238	Sarah Donoghue	
1239	Martin Byrne	
1240	Aoife Byrne	
1241	Ciaran Donoghue	
1242	Calum Lynch	
1243	Niamh Keane	
1244	Cian Lynch	
1245	C Donnellan	
1246	Jamie Lynch	
1247	Michael McNally	

Sub. No.	Name	Summary of Submission
1248	Leanne Lynch	
1249	Lauren Sheehan	
1250	Janette Kinane Kennedy	
1251	Laura Moore	
1252	Daniel Fitzgerald	
1253	Audrey Nolan	
1254	Augustas Valiukas	
1255	Emma Cunningham	
1256	Miarose Nolan	
1257	Katie Power	
1258	Ashley Jepson	
1259	Harry Jepson	
1260	Lorraine Dobs	
1261	Paige Keenan	
1262	Tom Mahon	
1263	Michelle Kavanagh	
1264	S Antonio	
1265	Sean Anderson	

Sub. No.	Name	Summary of Submission
1266	Bartiomiez Zygmunt	
1267	Tom Anderson	
1268	Michael Voon	
1269	Molly Jepson	
1270	Lauren Anderson	
1271	Celine Byrne	
1272	Helena Szlachta	
1273	Stephen Flaherty	
1274	Sabrina Fogarty	
1275	Paul Roberts	
1276	Robin Powell	
1277	Michelle Kelly	
1278	Magda Petrania	
1279	Thalyta Rojas	
1280	Ava Carey	
1281	Ben Mitchell	
1282	Michail C	
1283	James Keavny	

Sub. No.	Name	Summary of Submission
1284	Zoe Burke	
1285	Laura Fannin	
1286	Eamon Woods	
1287	Seán Keogh	
1288	Diane Fleming	
1289	Amanda Anderson	
1290	Angela Biserrie	
1291	Gilíosa Kiernan	
1292	Nicholas Ward	
1293	Aoife Segovia	
1294	Claire Mullally	
1295	Maria McCormack	
1296	Maíread and Jason Woods	
1297	Anna Byrne	
1298	Jason Woods	
1299	Daniel Byrne	
1300	David Byrne	
1301	Sheena Murphy	

Sub. No.	Name	Summary of Submission
1302	Emma O'Beirne Cleary	
1303	Diamantina Malollari	
1304	Neal Kirwan	
1305	Damian O'Beirne	
1306	Nuala Daly	
1307	Ilonfa Pellowska	
1308	Lili-Rose O'Beirne	
1309	Tara Joyce	
1310	Jacques O'Beirne	
1311	Louie Cleary	
1312	Brendan O'Brien	
1313	Oscar Cleary	
1314	Louise Kearney	
1315	John McLaughlin	
1316	Jamie Murphy	
1317	Shane Holden	
1318	Rory Brown	
1319	Louise Brown	

Sub. No.	Name	Summary of Submission
1320	Derek Ennis	
1321	Dan Byrne	
1322	Josephine Lovett	
1323	Fiona Byrne	
1324	Jesus Forsyt	
1325	Amy Waters	
1326	Colm O'Mongan	
1327	Philip Leonard	
1328	Rory O'Cleary	
1329	Gary Rowan	
1330	Elaine McEllin	
1331	Brian McEllín	
1332	Margaret Cully	
1333	Tatiana Gimmel	
1334	Tony Cully	
1335	Val Pedreschi	
1336	Jenny Murphy	
1337	Brian Dalton	

Sub. No.	Name	Summary of Submission
1338	Riley Murphy	
1339	Conor Henley	
1340	Yvonne Campbell	
1341	Derek Keane	
1342	Anne Henley	
1343	Laura Keane	
1344	Mark T. Herley	
1345	Edward Murphy	
1346	Colm Herley	
1347	Colette Rooney	
1348	Feargal Rooney	
1349	Tara Herley	
1350	John Kinsella	
1351	Lucas Hennessy	
1352	Ciara Kinsella	
1353	Fionnuala Ni Dhomhnall	
1354	Sophie Noble	
1355	John Doyle	

Sub. No.	Name	Summary of Submission
1356	Barrie Brown	
1357	Declan Fogarty	
1358	Carmel Brown	
1359	Padraig Brennan	
1360	Keith Murphy	
1361	Aoife Raggett	
1362	Alanagh Raggett	
1363	Luolmila Trofimova	
1364	Colette Beausary	
1365	Ingrid Semnicka	
1366	Angela Nolan	
1367	Vincent Raggett	
1368	Arnesa Beriska	
1369	Anita King	
1370	Michelle Cullinane	
1371	Vitor Emanuel R. Sucepita	
1372	Madeline Laffan	
1373	Maree Rothwell	

Sub. No.	Name	Summary of Submission
1374	Barry O'Leary	
1375	Niamh Greely	
1376	Fran McCormack	
1377	Joseph Smullen	
1378	Monica Fitzpatrick	
1379	Manpreet Bawa	
1380	Keith O'Brien	
1381	David O'Halloran	
1382	Sarah Kehoe Keane	
1383	Neil Chapman	
1384	Dave Murphy	
1385	Ronan Brown	
1386	Fionn Moran	
1387	Ian Lacey	
1388	Odie Burke	
1389	Alfie Beahan	
1390	Geraldine Eaton	
1391	Siobhan Beahan	

Sub. No.	Name	Summary of Submission
1392	Pamela Crotty	
1393	Pauline Farrell	
1394	Anne Moran	
1395	Welem Sky	
1396	Linda kavanagh	
1397	Stephen Molloy	
1398	Eimear Dillon	
1399	William Nelson	
1400	Michael Dolly	
1401	Muriel Dolly	
1402	Rebecca Giles	
1403	Cormac Ryan	
1404	John Kehoe	
1405	John McMahon	
1406	Orla Quinn	
1407	Pamela Dunphy	
1408	Conor Dalton	
1409	Nicola Nugent	

Sub. No.	Name	Summary of Submission
1410	James Dalton	
1411	Eileen Holmes	
1412	Ann Moran	
1413	Brendan Slaughter	
1414	Anna Fullam	
1415	Dan O'Toole	
1416	Marie Louise Chapman	
1417	Dara Connolly	
1418	Terence McCann	
1419	David Hughes	
1420	Niall Scully	
1421	Declan Eg	
1422	Aileen Brennan	
1423	Justine -	
1424	Paul Farrelly	
1425	C Manenor	
1426	Michael Kilbane	
1427	E Zunde	

Sub. No.	Name	Summary of Submission
1428	C O'Neill	
1429	Colette Byrne	
1430	A Lawlor	
1431	S Collins	