

**Kildare County Council**

## Proposed Variation No. 3 of the Kildare County Development Plan 2023-2029 (as amended)

Strategic Environmental Assessment Screening

Reference: 312816-00\_SEA Screening

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This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 312816-00

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# 1. Introduction

Kildare County Council (KCC) published the Kildare County Development Plan (CDP) 2023-2029, hereafter referred to as ‘the CDP’, in January 2023. The CDP is the key strategy document which structures the proper planning and sustainable development of land-use across County Kildare over the six-year statutory time period of the plan. The CDP consists of two volumes:

- Volume 1 Written Statement: The main body of the document which comprises the Vision, Core Strategy, development management standards and the overarching policies and objectives of the CDP.
- Volume 2 Part 1 (Small Towns and Environs Plans) and Part 2 (Villages Plans and Rural Settlements): A coherent planning framework for the small towns, environs of Ladytown and Blessington, villages, and rural settlements across the county. The Strategy includes land use zoning maps (for small towns, villages and the environs of Ladytown and Blessington) and specific objectives which are underpinned by the strategic vision and the overarching guiding principles of the CDP.

It is a requirement of Section 28 of the Planning and Development Act 2000 (as amended) that planning authorities shall have regard to Ministerial Guidelines in the performance of their functions and comply with any specific planning policy requirements contained in such Ministerial Guidelines. In addition, Section 10(1A) of the Planning and Development Act 2000 (as amended) requires that County Development Plans are consistent with *inter alia* planning policy requirements specified in Ministerial Guidelines. To align with this requirement, the planning authorities are to update the CDP, as needed, by developing variations that revise and/or incorporate new policies, objectives and measures.

KCC has proposed a third Variation to the CDP to account for the recently published complete Census 2022 results and updated national planning policy and associated guidance, including:

- NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities (2025), which were published to give effect to the National Planning Framework – First Revision (2025). It is noted that the National Planning Framework (First Revision) was subject to SEA.
- Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024). It is noted that these Guidelines were subject to SEA.

Arup has been commissioned by KCC to undertake a Strategic Environmental Assessment (SEA) Screening of the Proposed Variation No. 3 of the Kildare County Development Plan 2023-2029 (as amended) (hereafter referred to as the Proposed Variation).

## 2. Proposed Third Variation to the Kildare CDP 2023-2029 (as varied)

As outlined in Section 1, it is a requirement of Section 28 of the Planning and Development Act 2000 (as amended) that planning authorities shall have regard to Ministerial Guidelines in the performance of their functions and comply with any specific planning policy requirements contained in such Ministerial Guidelines. In addition, Section 10(1A) of the Planning and Development Act 2000 (as amended) requires that County Development Plans are consistent with *inter alia* planning policy requirements specified in Ministerial Guidelines. Thus, the third Proposed Variation has been prepared by KCC to align the CDP with complete Census 2022 results published between May and December 2023 and updated national planning policy which includes:

- NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities (2025) published to give effect to the National Planning Framework - First Revision (2025); and

- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024).

This Proposed Variation does not update the entire CDP in relation to other national and local policies, objectives and guidance which may have been made since the adoption of the CDP. Full regard will be given to such matters when the CDP is reviewed in its entirety in preparation of the next CDP.

The CDP consists of two volumes, of which Volume 1 – Written Statement sets out the strategic framework, policies, and objectives guiding sustainable development, land use, urban design, infrastructure, and environmental management across the County Kildare. The proposed third Variation comprises of amendments to Chapters 1, 2, 3 and 15 of the Volume 1 – Written Statement, which includes:

- Updates to Chapter 1 (Introduction and Strategic Context) and Chapter 2 (Core Strategy and Settlement Strategy) to include the increased housing growth requirement for the remaining three years of the CDP to align with the NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities (2025). The Proposed Variation provides a targeted approach to accommodate the housing growth requirements by identifying settlements and sites within settlements for housing growth. The Proposed Variation also identifies the plan-led mechanisms to enable the sustainable growth of such settlements and sites, subject to local and environmental considerations.
- Updates to Chapter 2 (Core Strategy and Settlement Strategy) and Chapter 3 (Housing) to include revised density ranges, considerations and criteria for new residential developments, as required by the Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024).
- Updates to Chapter 15 (Development Management Standards) to revise the standards and considerations for residential developments to align with the Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024).

It should be noted that the Updated Chapter 2 (Core Strategy and Settlement Strategy) and Chapter 3 (Housing) will include revisions to the following existing policies and objectives: CS O1, CS O19, HO P1, HO P2, HO O4, HO O7 and HO O56.

In addition, updated Chapter 2 will introduce eight objectives: CS O25, CS O26, CS O27, CS O28, CS O29, CS O30, CS O31 and CS O32.

## 3. SEA Screening

### 3.1 Legislative Overview

Directive 2001/42/EC of the European Parliament and of the Council on the Assessment of the Effects of Certain Plans and Programmes on the Environment, (also known as the Strategic Environmental Assessment Directive), requires that an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment.

In Ireland, the SEA Directive has been transposed into national legislation through ‘the SEA Regulations’:

- S.I. No. 435 of 2004 (European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004, as amended by S.I. No. 200 of 2011 (European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011).
- S.I. No. 436 of 2004 (Planning and Development (Strategic Environmental Assessment) Regulations 2004, as amended by S.I. No. 201 of 2011 (Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011).

As the relevant plan relates to a proposed third Variation to the Kildare CDP 2023-2029 (as varied), S.I. No. 436 of 2004, as amended, is the applicable legislation.

Under Article 7 (13K) of the Planning and Development (SEA) Regulations 2004 (SI No. 436 of 2004) as amended by the Planning and Development (SEA) (Amendment) Regulations 2011 (SI No. 201 of 2011), “where a planning authority proposes to make a variation of a development plan, it shall.....consider whether or not the proposed variation would be likely to have significant effects on the environment, taking into account of relevant criteria set out in Schedule 2A.”

Thus, KCC, as the planning authority is required to determine whether the proposed third Variation to the CDP needs to be subject to SEA. This process is referred to as ‘SEA Screening’.

### 3.2 SEA Screening Methodology

SEA Screening is the process for determining whether a particular plan, or variation to a CDP, other than those for which SEA is mandatory, would be likely to have significant environmental effects, and would thus warrant SEA. Such a determination is required to take account of relevant criteria set out in Schedule 2A, ‘Criteria for Determining Whether a Plan is Likely to Have Significant Effects on the Environment’ of the SEA Regulations, as amended, and submissions or observations from relevant environmental authorities. The criteria for determining whether a plan is likely to have significant effects on the environment set out in Schedule 2A of the SEA Regulations is outlined below:

1. The characteristics of the plan having regard, in particular, to:
  - The degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;
  - The degree to which the plan influences other plans, including those in a hierarchy;
  - The relevance of the plan for the integration of environmental considerations in particular with a view to promoting sustainable development;
  - Environmental problems relevant to the plan; and
  - The relevance of the plan for the implementation of European Union legislation on the environment (e.g. plans linked to waste-management or water protection).
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:
  - The probability, duration, frequency and reversibility of the effects;
  - The cumulative nature of the effects, – the transboundary nature of the effects;
  - The risks to human health or the environment (e.g. due to accidents);
  - The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);
  - The value and vulnerability of the area likely to be affected due to:
    - a. Special natural characteristics or cultural heritage
    - b. Exceeded environmental quality standards or limit values
    - c. Intensive land-use.
  - The effects on areas or landscapes which have a recognised national, European Union or international protection status.

## 4. SEA Screening of the Proposed Third Variation

Table 4.1 sets out the criteria for determining whether a development plan (or as it relates to this Screening, a variation to a development plan) is likely to have significant effects on the environment set out in Schedule

2A of the SEA Regulations. A response to each of the individual criterion, as they pertain to the third Variation to the CDP, is also included.

**Table 4.1 Criteria for Determining Whether a Plan is Likely to have Significant Effects on the Environment**

Schedule 2A Criteria for Determining Whether a Plan is Likely to have Significant Effects on the Environment	
The characteristics of the plan having regard, in particular, to:	
The degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	<p>The proposed third Variation aims to align Volume 1 (Written Statement) of the CDP to the newly published NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities (2025) and the Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024). These guidelines set out revised annual housing growth requirements and new national rules for residential development in Ireland to render them suitable to support increases in housing supply in existing urban areas, while ensuring essential safety and environmental protections.</p> <p>Although the proposed third Variation does introduce minor changes to the existing planning and development framework, this framework is already governed by the CDP. Accordingly, the extent to which the proposed third Variation sets a framework for projects or other activities—whether in terms of location, nature, size, operating conditions, or resource allocation—is considered to be limited. The third Variation simply aligns the existing CDP framework to updated guidelines, rather than establishing a new or separate planning context.</p>
The degree to which the plan influences other plans, including those in a hierarchy	<p>The proposed third Variation aims to align the CDP with the newly published NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities and the Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024) which set out revised annual housing growth requirements and new national rules for housing development in Ireland, respectively.</p> <p>Thus, the proposed third Variation does introduce minor changes to the existing planning and development framework, which has the potential to influence other plans. However, the existing framework is already governed by the CDP, thus, the degree to which the variation will influence other plans is considered to be minor.</p>
The relevance of the plan for the integration of environmental considerations in particular with a view to promoting sustainable development	<p>The CDP is the principal strategy guiding the proper planning and sustainable development of land use across County Kildare over its six-year statutory period. It is proposed to incorporate the newly published NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities (2025) and the Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024) which set out revised annual housing growth requirements and new national rules for residential development in Ireland into Volume 1 of the CDP through a third Variation.</p> <p>The alignment of the CDP to these guidelines includes high level provisions to facilitate the plan - led and sustainable development of land zoned and/or identified for new residential development in existing urban settlements to support increases in population growth and subject to local and environmental considerations. In this context, the proposed third Variation contributes positively to the promotion of sustainable development.</p>
Environmental problems relevant to the plan	<p>The proposed third Variation of the CDP comprises updated references to planning guidelines and the complete Census 2022 results. The third Variation also includes an increased housing growth requirement for the remaining three years of the CDP to align with the NPF Housing Growth Requirements - Guidelines for Planning Authorities (2025). The Proposed Variation provides a targeted approach to accommodate the housing growth requirements by identifying settlements and sites within settlements for housing growth. The Proposed Variation also identifies the plan-led mechanisms to enable the sustainable growth of such settlements and sites, subject to local and environmental considerations.</p> <p>To accommodate the increased housing needs, the third Variation also includes revised criteria and new standards for residential developments to align with the Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024).</p> <p>As such, the third Variation primarily addresses the problem of continued population growth and associated housing requirements by introducing planning objectives to guide the proper planning and sustainable development of new housing across County Kildare.</p>
The relevance of the plan for the implementation of European Union legislation on the environment (e.g. plans linked to waste management or water protection)	<p>The third Variation aims to align Volume 1 of the CDP to new sustainable development and planning design standards.</p> <p>The CDP includes objectives that support the implementation of European Union environmental legislation, including those relating to waste management, water protection, and broader environmental governance. These objectives, set out in Volume 1 of the CDP, will remain unchanged as part of the third Variation.</p> <p>Accordingly, the proposed third Variation is relevant to the implementation of European Union environmental legislation, as it continues to ensure that the strategic planning framework for County Kildare aligns with these legislative requirements.</p>

## Schedule 2A Criteria for Determining Whether a Plan is Likely to have Significant Effects on the Environment

### Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:

The probability, duration, frequency and reversibility of the effects,

An environmental screening of the detailed provisions of the proposed third Variation to the CDP is contained in Appendix A. The detailed provisions, including proposed additional objectives and updates to existing objectives, relate to the alignment of the CDP with new housing growth requirements and sustainable development guidance. These largely align with the provisions already in place as part of the CDP. Thus, the potential effects of these updates and additional objectives are considered to have been assessed and mitigated by the existing CDP and associated environmental assessments (i.e. SEA and AA). Accordingly, the detailed provisions of the proposed third Variation are not likely to result in, or introduce, significant environmental effects.

The cumulative nature of the effects,

An environmental screening of the detailed provisions of the proposed third Variation to the CDP is contained in Appendix A. The detailed provisions, including proposed additional objectives and updates to existing objectives, relate to the alignment of the CDP with new housing growth requirements and sustainable development guidance. These largely align with the provisions already in place as part of the CDP. Thus, the potential effects of these updates and additional objectives are considered to have been assessed and mitigated by the existing CDP and associated environmental assessments (i.e. SEA and AA). Accordingly, the detailed provisions of the proposed third Variation are not likely to result in, or introduce, significant environmental effects, including significant cumulative effects.

The transboundary nature of the effects,

The proposed third Variation to the CDP is limited in its influence to the area of County Kildare. The scale and character of the proposed third Variation therefore precludes the possibility of transboundary effects.

The risks to human health or the environment (e.g. due to accidents),

An environmental screening of the detailed provisions of the proposed third Variation to the CDP is contained in Appendix A. The detailed provisions, including proposed additional objectives and updates to existing objectives, relate to the alignment of the CDP with new housing growth requirements and sustainable development guidance. These largely align with the provisions already in place as part of the CDP. Thus, the potential effects of these updates and additional objectives are considered to have been assessed and mitigated by the existing CDP and associated environmental assessments (i.e. SEA and AA). Accordingly, the detailed provisions of the third Variation are not likely to result in, or introduce, potential significant effects on human health or the environment.

The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),

The proposed third Variation to the CDP is limited in its influence to the area of County Kildare. An environmental screening of the detailed provisions of the proposed third Variation to the CDP is contained in Appendix A. The detailed provisions, including proposed additional objectives and updates to existing objective, relate to the alignment of the CDP with new housing growth requirements and sustainable development guidance. These largely align with the provisions already in place as part of the CDP. Thus, the potential effects of these updates and additional objectives are considered to have been assessed and mitigated by the existing CDP and associated environmental assessments (i.e. SEA and AA). Accordingly, the detailed provisions of the third Variation are not likely to result in, or introduce, potential significant environmental effects.

The value and vulnerability of the area likely to be affected due to:

- a. special natural characteristics or cultural heritage,
- b. exceeded environmental quality standards or limit values,
- c. intensive land-use

The detailed provisions, including proposed additional objectives and updates to existing objectives, relate to the alignment of the CDP with new housing growth requirements and sustainable development guidance. These largely align with the provisions already in place as part of the CDP. Thus, the potential effects of these updates and additional objectives are considered to have been assessed and mitigated by the existing CDP and associated environmental assessments (i.e. SEA and AA).

Accordingly, the overview of the baseline environment of County Kildare contained within the environmental assessments associated with the existing CDP is considered relevant in assessing the value and vulnerability of the area likely to be affected. No significant issues were identified as part of this review.

The effects on areas or landscapes which have a recognised national, European Union or international protection status.

An environmental screening of the detailed provisions of the proposed third Variation to the CDP is contained in Appendix A. The detailed provisions, including proposed additional objectives and updates to existing objectives, relate to the alignment of the CDP with new housing growth requirements and sustainable development guidance. These largely align with the provisions already in place as part of the CDP. Thus, the potential effects of these updates and additional objectives are considered to have been assessed and mitigated by the existing CDP and associated environmental assessments (i.e. SEA and AA). Accordingly, the detailed provisions of the proposed third Variation are not likely to result in, or introduce, potential significant effects on areas or landscapes which have a recognised national, European Union or international protection status.

## 5. Appropriate Assessment

The EU Habitats Directive, its transposing Birds and Natural Habitats Regulations 2011 (as amended) and the Planning and Development Act 2000 (as amended) provide the requirement to screen for effects on Natura 2000, or 'European Sites'. These sites have been designated or proposed for designation by virtue of their ecological importance. If the effects are deemed to be significant, potentially significant, or uncertain then an Appropriate Assessment (AA) must be undertaken.

The proposed third Variation was subject to a screening process to establish whether or not an AA is required. The AA Screening identified that additional objectives and updates to existing objectives proposed in the third Variation to the CDP, individually or in combination with other plans and projects, will not have a likely significant effect on European Sites.

Therefore, at this stage, AA is not required. Any proposed changes to the proposed third Variation will be subject to further Screening for AA.

## 6. Conclusion

SEA Screening is the process for determining whether a particular plan, or as the regulation relates to this Screening a variation to a plan, other than those for which SEA is mandatory, would be likely to have significant environmental effects, and would thus warrant SEA.

The purpose of the report is to evaluate if an SEA is required to be undertaken of the proposed third Variation of the CDP.

The assessment of the proposed third Variation provided in this report (including against the criteria set out in Schedule 2A of the Planning and Development (SEA) Regulations, as amended) has found that the proposed third Variation would not be likely to result in significant environmental effects.

The AA Screening of the proposed third Variation undertaken has likewise determined that no AA is required.

Therefore, on the basis of the above assessment, including consideration of the criteria as set out in Schedule 2A of the Planning and Development Regulations 2001 to 2023 (as amended), the proposed third Variation to the CDP does not require full SEA. A determination will be made by KCC on the requirement for SEA. This determination will be based on the contents of this report and responses received by relevant environmental authorities in accordance with Section 13K(3) of the Planning and Development (SEA) Regulations 2004 as amended. Relevant environmental authorities shall be notified of this determination once finalised.

# Appendix A

## Environmental Screening of Provisions of the Proposed Third Variation

Proposed Updates to Policies and Objectives as part of Third Variation to the Kildare CDP 2023-2029	Are similar provisions included in the Kildare CDP 2023-2029?	Are significant effects on the environment expected to arise as a result of the objective?
<p><b>CS O1:</b> Ensure that the future growth and spatial development of County Kildare is in accordance with the population and housing allocations contained in the Core Strategy which aligns with the regional growth strategy as set out in the National Planning Framework and Regional Spatial and Economic Strategy for the Eastern and Midland Region, and further specified in the ‘Housing Supply Target Methodology for Development Planning’, <i>as replaced in 2025 by the NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities.</i></p>	<p>This provision updates reference to the new guidance in existing objective CS O1 of the CDP.</p>	<p>No – aligns with provisions already in place as part of the CDP. The potential effects of this provision are considered to have been assessed and mitigated by the existing CDP and associated environmental assessments (i.e. SEA and AA). No significant effects on the environment are anticipated to arise as a result of this update.</p>
<p><del><b>CS O19:</b> Align the Kildare County Development Plan 2023-2029, with the up-to-date population from Census 2022 where there are verified material population differentials at settlement level to those in Table 2.8 of the Plan, by way of a statutory variation/ review pursuant to Section 13 of the Planning and Development Act 2000 (as amended).</del></p> <p><i>Ensure that future settlement plans incorporate Census 2022 and housing completions data published by the Central Statistics Office, to establish an up-to-date baseline population estimate for each settlement.</i></p>	<p>This provision updates reference to the complete Census 2022 results in existing objective CS O19 of the CDP.</p>	<p>No – aligns with provisions already in place as part of the CDP. The potential effects of this provision are considered to have been assessed and mitigated by the existing CDP and associated environmental assessments (i.e. SEA and AA). No significant effects on the environment are anticipated to arise as a result of this update.</p>
<p><b>CS O25:</b> <i>Ensure that future settlement plans include maps to identify areas categorised as central, urban, suburban, urban extension and edge areas, where applicable, to align with the Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024).</i></p>	<p>This objective does not align directly with any existing provision of the CDP. However, this objective supports and is consistent with related provisions of the existing CDP.</p>	<p>No – while this objective does not align directly with any existing provisions, it does not materially alter the content of future settlement plans and only requires maps identifying key areas within settlements to align with updated guidance for compact and sustainable growth in urban areas. In this manner, the potential effects of any maps included in future settlement plans as part of this this provision are considered to have been assessed and mitigated by the existing CDP and associated environmental assessments (i.e. SEA and AA). Additionally, any subsequent updates to settlement plans will require variations and be subject to SEA and AA. No significant effects on the environment are anticipated to arise as a result of the introduction of this objective.</p>
<p><b>CS O26:</b> <i>Require urban regeneration to be a fundamental consideration in the preparation of all settlement plans and identify / map Settlement Consolidation Sites<sup>1</sup> and other brownfield / infill sites that have regeneration and development potential, with outputs<sup>2</sup> identified in the Settlement Capacity Audit.</i></p>	<p>This objective does not align directly with any existing provision of the CDP. However, this objective supports and is consistent with related provisions of the existing CDP.</p>	<p>No – this objective supports and is consistent with related provisions of the existing CDP and it does not directly relate to the development of sites. Therefore, no significant effects on the environment are anticipated to arise as a result of the introduction of this objective. Any subsequent updates to settlement plans will require variations and be subject to SEA and AA.</p>

<sup>1</sup> See Section 6.4.2 of the Development Plan Guidelines for Planning Authorities 2022

<sup>2</sup> Outputs may include residential units and/or jobs where appropriate.

Proposed Updates to Policies and Objectives as part of Third Variation to the Kildare CDP 2023-2029	Are similar provisions included in the Kildare CDP 2023-2029?	Are significant effects on the environment expected to arise as a result of the objective?
<p><i>CS O27: Work in close partnership with the Department of Education to support the timely planning and delivery of new schools across the county, so that educational infrastructure meets the needs of a growing population and contributes to the long term social and economic wellbeing of the community. It is a priority of the Council that the triple school campus at Ballyoulster, Celbridge is delivered during the life of this plan.</i></p>	<p>This objective does not align directly with any existing provision of the CDP. However, this objective supports and is consistent with related provisions of the existing CDP.</p>	<p>No – this objective supports and is consistent with related provisions of the existing CDP and it does not directly relate to the development of sites. Therefore, no significant effects on the environment are anticipated to arise as a result of the introduction of this objective.</p>
<p><i>CS O28: Actively promote and facilitate the sensitive expansion of existing, and the development of new, Foreign Direct Investment sites and industries as strategic contributors to the county's long-term economic development by fostering a conducive environment that promotes job creation, drives innovation, and strengthens the capacity of local enterprises.</i></p>	<p>This objective does not align directly with any existing provision of the CDP. However, this objective supports and is consistent with related provisions of the existing CDP.</p>	<p>No – this objective supports and is consistent with related provisions of the existing CDP and it does not directly relate to the development of sites. Therefore, no significant effects on the environment are anticipated to arise as a result of the introduction of this objective.</p>
<p><i>CS O29: Facilitate the sequential development of urban areas by releasing the lands zoned 'Phase 2' specified in Table 2.8A so that appropriate residential developments and ancillary uses may be progressed. The lands to which this objective refers to are:</i></p> <p><i>(i.) Land zoned 'New Residential Phase 2' in the Naas Local Area Plan 2021-2027 on the Kilcullen Road and the Blessington / Tipper Road as identified in Map V3 2.1,</i></p> <p><i>(ii.) Land zoned 'New Residential - Phase 2' in the Newbridge Settlement Plan, and</i></p> <p><i>(iii.) Land zoned 'Phase 2 New Residential' in the Kildare Town Local Area Plan 2023-2029 at Southgreen, Ruanbeg, Dunmurray Road, Green Road South and An Talamh Ban identified in Map V3 2.2.</i></p> <p><i>For development management purposes, the uses which are permitted in principle, open for consideration and not normally permitted shall be taken to be those as listed under the 'New Residential' zoning objective contained in the Land Use Zoning Matrix of the relevant Local Area Plan. This objective does not relate to land identified as 'Phase 2' or 'Strategic Reserve' in any other settlement.</i></p>	<p>This objective aligns with the existing land zoning maps of the Naas Local Area Plan (LAP) 2021 – 2027, Newbridge Settlement Plan and Kildare Town LAP 2023 – 2029.</p>	<p>No – this objective aligns with land zoning in settlement plans / Local Area Plans associated with the existing CDP. Additionally, this objective does not alter the amount of land allocated for new residential development; it simply facilitates earlier delivery of said Phase 2 development. The environmental effects of reserving this land for future residential developments is considered to have been assessed and mitigated by the existing CDP and associated environmental assessments (i.e. SEA and AA). Any subsequent updates to settlement plans will require variations and be subject to SEA and AA. No further significant effects on the environment are anticipated to arise as a result of the introduction of this objective.</p>
<p><i>CS O30: Ensure that the new Settlement Plans for Celbridge and Athy integrate the sites identified in Table 2.8A into the development strategy for the town to facilitate the delivery of housing, i.e.</i></p> <p><i>(i.) Lands zoned 'Strategic Reserve' in the Athy Local Area Plan 2021-2027 at Chanterlands as identified in Map V3 2.3, and</i></p> <p><i>(ii.) Lands zoned in the Celbridge Local Area Plan 2017-2023 as 'New Residential' at Simmonstown and Ballyoulster as identified in Map V3 2.4.</i></p> <p><i>The full extent of residential land to be zoned will be subject to appropriate flood risk assessment at Settlement Plan stage.</i></p>	<p>This objective aligns with the existing land zoning maps of the Athy LAP 2021 – 2027 and Celbridge LAP 2017 – 2023.</p>	<p>No – aligns with existing provisions of the Celbridge and Athy LAPs. The potential effects of this existing provision were assessed and mitigated by the LAPs and associated environmental assessments (i.e. SEA and AA). No further significant effects on the environment are anticipated to arise as a result of the introduction of this objective.</p>
<p><i>CS O31: Prepare settlement plans for Monasterevin, Kilcock and Sallins to include the additional housing growth requirement included in Table 2.8 and Table 2.8A on serviced lands to be informed by infrastructural and environmental assessments.</i></p>	<p>This objective does not align directly with any existing provision of the CDP. However, this objective supports and is</p>	<p>No – this objective supports and is consistent with related provisions of the existing CDP and it does not directly relate to the development of sites. Therefore, no significant effects on the environment are anticipated to arise as</p>

Proposed Updates to Policies and Objectives as part of Third Variation to the Kildare CDP 2023-2029	Are similar provisions included in the Kildare CDP 2023-2029?	Are significant effects on the environment expected to arise as a result of the objective?
	consistent with related provisions of the existing CDP.	result of the introduction of this objective. Additionally, the proposed settlement plans will be subject to environmental assessments (i.e. SEA and AA).
<p><b>CS O32:</b> <i>Initiate the process for the designation of candidate Urban Development Zones, in accordance with the provisions of the Planning and Development Act 2024 (once commenced), at the following locations as included in Table 2.8B:</i></p> <p>(i.) <i>Northwest Quadrant, Naas as identified in Map V3 2.5, and</i></p> <p>(ii.) <i>Confey, Leixlip as identified in Map V3 2.6.</i></p> <p><i>A subsequent County Development Plan Variation will be brought forward to integrate the Confey Masterplan into Volume 2 of the County Development Plan to safeguard the planning framework for Confey providing continuity between the current Local Area Plan and the future UDZ process.</i></p> <p><i>On completion of the Northwest Quadrant Masterplan, a County Development Plan Variation may be brought forward to integrate the Masterplan into Volume 2 of the County Development Plan prior to the commencement of the UDZ process.</i></p>	This objective does not align directly with any existing provision of the CDP. However, this objective supports and is consistent with related provisions of the existing CDP.	No – this objective supports and is consistent with related provisions of the existing CDP to identify and designate areas for significant urban growth and regeneration. Furthermore, the objective relates to the initial stages of designation and does not directly relate to land development itself. Additionally, as the objective outlines that subsequent variations to the CDP will implement the Confey Masterplan and Northwest Quadrant Masterplan, these future variation(s) will require an independent SEA Screening. Therefore, no significant effects on the environment are anticipated to arise as a result of the introduction of this objective.
<p><b>HO P1:</b> Have regard to the DHLGH Guidelines on:</p> <ul style="list-style-type: none"> <li>• <del>Sustainable Residential Development in Urban Areas (2009);</del></li> <li>• <del>Urban Design Manual: A Best Practice Guide (2009); Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024) and accompanying Design Manual (when published).</del></li> </ul>	This provision updates reference to the new guidance in existing objective HO P1 of the CDP.	No – aligns with provisions already in place as part of the CDP. Therefore, the potential effects of this provision are considered to have been assessed and mitigated by the existing CDP and associated environmental assessments (i.e. SEA and AA). No further significant effects on the environment are anticipated to arise as a result of this update.
<p><b>HO P2:</b> Accord with the provisions of the National Planning Framework 2018, the Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019 (including the Metropolitan Area Strategic Plan) and <del>the Ministerial Circular relating to Structural Housing Demand in Ireland and Housing Supply Targets, and the associated Section 28 Guidelines: Housing Supply Target Methodology for Development Planning (2020) the NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities (2025),</del> and make provision for the scale of population growth and housing supply targets / requirements outlined in these plans and guidelines.</p>	This provision updates reference to the new guidance in existing objective HO P2 of the CDP.	No – aligns with provisions already in place as part of the CDP. Therefore, the potential effects of this provision are considered to have been assessed and mitigated by the existing CDP and associated environmental assessments (i.e. SEA and AA). No further significant effects on the environment are anticipated to arise as a result of this update.
<p><b>HO O4:</b> Ensure appropriate densities are achieved in accordance with the Core Strategy in Chapter 2 of this Plan, and in accordance with the principles set out in <del>Guidelines for Planning Authorities on Sustainable Urban Development (Cities, Towns and Villages); DEHLG, 2009, Urban Design Manual: A Best Practice Guide, DEHLG, 2009; the Residential Development and Compact Settlement - Guidelines for Planning Authorities (2024) and the Urban Development and Building Height Guidelines for Planning Authorities (2018); and with reference to Circular Letter NRUP 02/2021 (April 2021).</del></p>	This provision updates reference to the new guidance in existing objective HO O4 of the CDP.	No – aligns with provisions already in place as part of the CDP. Therefore, the potential effects of this provision are considered to have been assessed and mitigated by the existing CDP and associated environmental assessments (i.e. SEA and AA). No further significant effects on the environment are anticipated to arise as a result of this update.

Proposed Updates to Policies and Objectives as part of Third Variation to the Kildare CDP 2023-2029	Are similar provisions included in the Kildare CDP 2023-2029?	Are significant effects on the environment expected to arise as a result of the objective?
<p><b>HO O7:</b> Promote, where appropriate and sensitive to the characteristics of the receiving environment, increased residential density as part of the Council’s development management function and in accordance with the <del>Sustainable Residential Development in Urban Areas—Guidelines for Planning Authorities and the accompanying Urban Design Manual, DEHLG, May 2009</del> <i>Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024)</i> and the <i>and accompanying Design Manual (when published)</i>.</p>	<p>This provision updates reference to the new guidance in existing objective HO O7 of the CDP.</p>	<p>No – aligns with provisions already in place as part the CDP. Therefore, the potential effects of this provision are considered to have been assessed and mitigated by the CDP and associated environmental assessments (i.e. SEA and AA). No further significant effects on the environment are anticipated to arise as a result of this update.</p>
<p><b>HO O56:</b> Ensure that any applicant for the provision of a dwelling unit on lands designated “Serviced Sites” complies in full with the <i>Serviced Sites</i> local need criteria as set out in Table 3.4(a) which must be satisfactorily demonstrated through the submission of documentary evidence to illustrate compliance with all <i>Serviced Sites local housing need requirements-criteria</i>.</p>	<p>This provision updates reference to the new guidance in existing objective HO O56 of the CDP.</p>	<p>No – aligns with provisions already in place as part of the CDP. Therefore, the potential effects of this provision are considered to have been assessed and mitigated by the existing CDP and associated environmental assessments (i.e. SEA and AA). No further significant effects on the environment are anticipated to arise as a result of this update.</p>



**Proposed Variation No. 3  
of the Kildare County Development Plan 2023 – 2029 (as varied)**

**Strategic Environmental Assessment (SEA) Screening Determination under Planning and Development (Strategic Environmental Assessment) Regulations 2004, as amended by S.I. No. 201 of 2011 (Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011) for the Proposed Variation No. 3 of the Kildare County Development Plan 2023 – 2029 (as varied).**

A Strategic Environmental Assessment (SEA) Screening determination has been made by Kildare County Council regarding Proposed Variation No. 3 to the Kildare County Development Plan 2023 – 2029 (as varied). The SEA Directive as transposed by the Planning and Development (Strategic Environmental Assessment) Regulations 2004, as amended by S.I. No. 201 of 2011 (Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011), provide requirements in relation to SEA.

SEA Screening must be undertaken on Proposed Variation No. 3 of the Kildare County Development Plan 2023 – 2029 (as varied) in order to establish whether the plan would be likely to result in significant effects on the environment and would necessitate full SEA.

Following a detailed examination of the Proposed Variation No. 3 of the Kildare County Development Plan 2023 - 2029 (as varied) provided in the SEA Screening Report (that accompanies and has informed this determination), taking into account of relevant criteria set out in Schedule 2A and any submission or observation received from environmental authorities, it is determined that the Proposed Variation No. 3 of the Kildare County Development Plan 2023 - 2029 (as varied) would not be likely to result in significant environmental effects and therefore the Proposed Variation to the Kildare CDP 2023-2029 (as varied) does not require a full SEA.

A SEA Screening Report on the Proposed Variation No. 3 of the Kildare County Development Plan 2023 – 2029 (as varied) accompanies this determination.

**Signed:** *Ger Maher* 24/10/2025 | 2:47 PM BST

**Signatory (Approved Officer):** Ger Maher, Acting Director of Service – Planning, Enterprise, Economic Development and Emergency Services.

**Date:** 24<sup>th</sup> October 2025

**Kildare County Council**

## Proposed Variation No. 3 to the Kildare County Development Plan 2023-2029 (as varied)

Strategic Environmental Assessment Screening Addendum

Reference: 312816-00

Issue | 4 February 2026

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 307619-00

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# 1. Introduction

Kildare County Council (KCC) published the Kildare County Development Plan (CDP) 2023-2029 in January 2023. The CDP is the key strategy document which structures the proper planning and sustainable development of land-use across County Kildare over the six-year statutory time period of the plan. The CDP consists of two volumes:

- Volume 1 Written Statement - The Written Statement constitutes the main body of the document which comprises the Vision, Core Strategy, development management standards and the overarching policies and objectives of the Plan.
- Volume 2 Part 1: Small Towns and Environs Plans and Part 2: Villages Plans and Rural Settlements provides a coherent planning framework for the small towns, environs of Ladytown and Blessington, villages, and rural settlements across the county. The Strategy includes land use zoning maps and specific objectives which are underpinned by the strategic vision and the overarching guiding principles of the Kildare CDP.

In March 2025, Variation No. 1 of the Kildare CDP 2023-2029 was adopted, the purpose of which was to incorporate a land use plan for the town of Kilcullen into the Kildare CDP 2023-2029. The first variation set out a planning framework for Kilcullen, in the form of a ‘Settlement Plan.’

In September 2025, Proposed Variation No. 2 of the Kildare CDP 2023-2029 was placed on public display for consultation, the purpose of which was to incorporate a land use plan for the town of Newbridge into Volume 2 of the Kildare CDP 2023-2029 (as varied). The second variation set out a planning framework for Newbridge in the form of a ‘Settlement Plan.’ The Proposed Material Alterations to Proposed Variation No. 2 were placed on public display for consultation in January 2026.

In October 2025, Proposed Variation No. 3 of the Kildare CDP 2023-2029 (as varied) was placed on public display for consultation. The purpose of the proposed third Variation is to give effect to Ministerial Guidelines published in accordance with Section 28 of the Planning and Development Act 2000 (as amended). At a Special Meeting of Kildare County Council on Monday 26th January 2026, it was resolved to alter the Proposed Variation No. 3 of the Kildare County Development Plan 2023 - 2029 (as varied) and that these alterations constitute a material alteration to the Proposed Variation.

Arup was commissioned by KCC to prepare a report for the purposes of a SEA Screening with regards to Proposed Variation No. 3. SEA Screening is the process for determining whether a particular plan - or Variation to a plan - other than those for which SEA is mandatory, would be likely to have significant environmental effects, and would thus warrant SEA. The assessment of the Proposed Variation No. 3 found that it would not be likely to result in significant environmental effects and that SEA was not required.

Pursuant to Section 13 (6) of the Planning and Development Act 2000 (as amended), KCC has prepared Proposed Material Alterations to Proposed Variation No. 3. Thus, further consideration is required to determine whether any of the Proposed Material Alterations are likely to give rise to likely significant environmental effects, and whether further assessment is required.

The assessment of the Proposed Material Alterations (PMAs) is set out in this Addendum to the SEA Screening Report with respect to the Proposed Variation No. 3. This Addendum should be read in conjunction with the SEA Environmental Report and the Natura Impact Statement (NIS) of the Kildare County Development Plan, as well as the SEA and AA Screening of the Proposed Variation No.3. All mitigation measures proposed as part of the SEA Environmental Report and NIS of the Kildare County Development Plan 2023-2029 (as varied) (CDP) will be applied to all Proposed Material Alterations, to minimise any potential for environmental impacts.

## 2. SEA Screening of the Proposed Material Alterations

The Proposed Material Alterations (PMAs) to the Proposed Variation No. 3 provides new objectives, text amendments and text removal in addition to amendments to maps contained within the Proposed Variation No.3. **Table 2.1** contains the findings of the SEA Screening of the Proposed Material Alterations in line with the methodologies applied in the Screening for SEA submitted on the proposed Variation No.3, and in alignment with the relevant criteria set out in Schedule 2 in Schedule 2 of the Planning and Development Regulations (S.I. 456/2025), ‘Criteria for Determining Whether a Plan is Likely to Have Significant Effects on the Environment.’ The assessment considers PMAs where there is a change to an existing policy or objective or if a new policy or objective is proposed.

**Table 2.1 SEA Screening of PMAs <sup>1</sup>**

Material Alteration Reference	Proposed Material Alteration Summary (Refer to Chief Executive’s Report for full detail on each PMA)	SEA Screening Assessment - Is there potential for significant negative effects on the environment?	Further Assessment Required?
PMA 5	<p>Text Amendment: Revise Proposed Amendment No. 16 to amend proposed objectives CS O27, CS O29, CS O31 and CS O32 and to insert new proposed objectives CS O33 and CS O34 as follows:</p> <p>CS O33 “Ensure continuity and facilitate housing delivery across all settlements through the favourable consideration of proposals for housing on lands which have the benefit of a residential zoning (“B” or “C” in relevant land use zoning maps and Settlement Expansion lands), where it can be demonstrated to the satisfaction of the Planning Authority that the lands are readily serviced or serviceable through existing infrastructure or upgrades to infrastructure as part of any application on the lands and where the proposal addresses the delivery of affordable housing and any identified social infrastructure deficit in the respective settlement in accordance with Objectives SC O15 and SC O17 of this Plan.”</p> <p>CS O34 “Where planning applications are received for housing developments on appropriately zoned lands the Planning Authority will, in accordance with SC O15, and SC O17 of this Plan and the provisions of Section 86(7) of the Planning and Development Act, 2024 require in</p>	<p>No- PMA primarily relates to modifications made to proposed objectives that were previously subject to SEA screening. The modifications existing do not significantly alter the overall meaning or context of that objective.</p> <p>Yes – new objectives New objectives SC O33 and CS O34 reinforce the existing policies and objectives of the CDP regarding the consideration of applications for residential development on appropriately zoned and serviced lands, together with the delivery of associated enabling physical and social / community infrastructure. Accordingly, the potential effects of these provisions are mitigated by the existing CDP and the associated SEA and AA.</p>	No

<sup>1</sup> Note: Map amendments are excluded from this assessment. Any proposed changes to land-use zonings are considered to be inherent in the proposed objectives, which have been assessed. All mitigation measures proposed as part of the SEA Environmental Report and NIS of the Kildare County Development Plan 2023-2029 (as varied) (CDP) will be applied to all proposed Material Alterations, to minimise any potential for environmental impact

	all instances that a Social Infrastructure Audit is prepared to accompany the planning application and that commensurate and pro-rata social infrastructure is proposed and delivered in tandem with the provision of new housing (Note: This will supersede SC O16 of the Plan as it relates to schemes of 20 units or greater)”		
PMA 10	Policy Amendment: insert to HO P26 – “For the purposes of the application of this toolkit, “built-up” areas will be taken as the defined settlement boundary as per maps in Volume 2 of the KCDP and any relevant LAPs for the time being of their existence.”	No- PMA relates to minor modifications made to an existing objective that do not alter the overall meaning or context of that objective.	No
PMA 11	Objective Amendment: Revise Objective BI O26 to state as follows –  “Avoid, in the first instance, the removal of hedgerows to facilitate development. Where their removal is unavoidable, there shall be a requirement for mitigation planting comprising a hedge of similar length, established as close as is practicable to the original and where possible linking to existing adjacent hedges. Ideally, native plants should be used for such planting. Removal of hedgerows and trees prior to submitting a planning application will be viewed negatively by the planning authority.”	No- relates to rewording of an existing objective.	No
PMA 12	Objective Insert: under Section V2 2.2.6 Surface Water for Castledermot to state as follows:  ST CX “Ensure that development proposals for lands identified as C* and F* in Castledermot on Map V2-1.1A shall be subject to a site-specific flood risk assessment appropriate to the type and scale of development being proposed.”  Objective Insert: under Section V2 2.2.7 Site Specific Objective for Castledermot to state as follows:  ST CY “It is an objective of the Council to ensure that development proposals for lands identified as ‘C*’ in Castledermot on Map V2-1.1A shall incorporate access to the lands zoned F: Open Space and Amenity directly adjacent to the northeast boundary of the site. This access shall be fully integrated into the design and landscaping scheme of any new residential development on the site.”	Yes- new objective This objective aligns with provision IN O33 in the Kildare CDP 2023-2029 (as varied). The potential effects of this provision were assessed and mitigated by the existing CDP and assessed as part of the associated SEA and AA.  Yes- new objective This objective aligns with provisions in the CDP 2023-2029 (as varied) relating to the creation of sustainable communities and the integration of connectivity to surrounding lands in new developments (including TM O20, TM O21 and TM O101 of Volume 1 and V2 1.5 of Volume 2 of the CDP 2023 – 2029 (as varied)). The potential effects of this provision were assessed and mitigated by the existing CDP and assessed as part of the associated SEA and AA.	No

PMA 14	<p>Objective Amendment: Amend objective ST A10 of the Athgarvan Village Plan as follows:</p> <p>ST A10 “<del>Provide for</del> Require the delivery <del>development</del> of a children’s playground, <del>subject to the availability of appropriate sites and funding</del> and Playing Pitches on the lands zoned F: Open Space and Amenity to the east of the BlackRath Vale housing development to the south of the L2032 (Curragh Road) in tandem with the development of lands adjoining lands zoned “C”.</p> <p>To ensure a coherent and comprehensive approach to the future development of these lands, any application for development on the “C” zoned lands to the east of the BlackRath Vale housing development to the south of the L2032 (Curragh Road) must be accompanied by a “development framework” which encompasses the “F” zoned lands and both adjoining “C” zoned lands. This “development framework” will:</p> <ul style="list-style-type: none"> <li>o Ensure that the proposed development will not prejudice the delivery of development on the other “F” or “C” zoned lands,</li> <li>o Impact on existing residential amenity.</li> <li>o Seek to facilitate the activation of the entire “development framework” area, with arrangements or otherwise detailed to the Planning Authority for agreement.”</li> </ul>	No- PMA relates to modifications made to an existing objective that do not alter the overall meaning or context of that objective to facilitate the delivery of appropriate social / community and play infrastructure in tandem with residential development.	No
PMA 15	<p>Objective Amendment:</p> <p>V BE12 The development of the <del>1.8ha</del> ‘C*’ New Residential site shall include the integration of the existing 5km looped walk in Ballymore Eustace, <del>in particular the delivery of a car park for the looped walk together with</del> a site-specific archaeological impact assessment and the retention and integration of existing trees into any proposed development.</p>	No- PMA relates to minor modifications made to an existing objective that do not alter the overall meaning or context of that objective.	No
PMA 16	<p>Objective Insert: under Section V2 3.10.1 Village Centre / Regeneration in the Village Plan for Ballymore Eustace to state as follows:</p> <p>V BEX “It is an objective to deliver age friendly and right-sizing housing on the Council lands identified as A* and outlined in black on Map V2-3.4a.”</p>	Yes- new objective This objective provides detail on land-use already zoned for development in the Kildare CDP 2023-2029 (as varied). The potential effects of this provision were assessed and mitigated by the existing CDP and assessed as part of the associated SEA and AA.	No

PMA 17	<p>Objective Insert: Insert a new objective in Section V2 3.10.6 Surface Water as follows:</p> <p>V BEY “It is an objective of the Council to ensure that development proposals for lands identified as F* shall be subject to a site-specific flood risk assessment appropriate to the type and scale of development being proposed.”</p> <p>Objective Insert: Insert a new Section and objective to the Village Plan for Ballymore Eustace as follows:</p> <p>V2 3.10.7 “Western Framework Plan</p> <p>V BEZ “To ensure a coherent and comprehensive approach to the future development of these lands, any application with respect to the lands outlined in dashed yellow on Map V2-3.4a must be accompanied by a “development framework” which ensures that the development does not prejudice the delivery of remaining parts or impact on existing residential amenity and shall include the provision of a community centre and playground.”</p>	<p>Yes- new objective This objective aligns with provisions IN O33 in the Kildare CDP 2023-2029 (as varied). The potential effects of this provision were assessed and mitigated by the existing CDP and assessed as part of the associated SEA and AA.</p> <p>Yes- new objective This objective provides for the plan led delivery of a sustainable community on land-uses proposed to be zoned / rezoned in Ballymore Eustace in accordance with existing provisions of the CDP regarding the creation of sustainable communities and the provision of residential developments with appropriate community / social infrastructure ( SC O15 of Volume 1 and V2 1.5 of Volume 2 of the CDP 2023 – 2029 (as varied) refers). The potential effects of this provision were assessed and mitigated by the existing CDP and assessed as part of the associated SEA and AA.</p>	No
PMA 19	<p>Objective Insert: under Section V2 3.9.6 Surface Water in the Village Plan for Johnstown to state as follows:</p> <p>V JTX “It is an objective of the Council to ensure that development proposals for lands identified as C* and F* to the north of Johnstown on Map V2-3.8 shall be subject to a site-specific flood risk assessment appropriate to the type and scale of development being proposed. Such site-specific flood risk assessment(s) are to include consideration of climate change, including available data showing climate change flood extents in the vicinity of the lands.”</p>	<p>Yes- new objective This objective aligns with provisions IN O33 of the Kildare CDP 2023-2029 (as varied). The potential effects of this provision were assessed and mitigated by the existing CDP and assessed as part of the associated SEA and AA.</p>	No
PMA 20	<p>Objective Insert: under Section V2 3.9.6 Surface Water in the Village Plan for Johnstown to state as follows:</p> <p>V JTY “It is an objective of the Council to ensure that development proposals for lands identified as SS* and F* to the south of Johnstown on Map V2-3.8 shall be subject to a site-specific flood risk assessment appropriate to the type and scale of development being proposed. Such site-specific flood risk assessment(s) are to include consideration of climate change, including available data showing climate change flood extents in the vicinity of the lands”</p>	<p>Yes- new objective This objective aligns with provision IN O33 of the Kildare CDP 2023-2029 (as varied). The potential effects of this provision were assessed and mitigated by the existing CDP and assessed as part of the associated SEA and AA.</p>	No

PMA 21	<p>Objective Amendment:</p> <p>V KD2 Investigate the feasibility of providing a public park/amenity area and playground at an appropriate location within the village, including on lands zoned F* on Map V2-3.10.</p> <p>Objective Insert: to Section V2 3.16.6 Surface Water of the Kildangan Village Plan to state as follows:</p> <p>V KDX “It is an objective of the Council to ensure that development proposals for lands identified by C* on Map V2-3.10 shall be subject to a site-specific flood risk assessment appropriate to the type and scale of development being proposed Such site-specific flood risk assessment(s) are to include consideration of the potential effects of climate change and indicatively modelled watercourse(s) in the vicinity of the lands.”</p>	<p>No- PMA relates to minor modifications made to an existing objective that do not alter the overall meaning or context of that objective.</p> <p>Yes- new objective This objective aligns with provision IN O33 of the Kildare CDP 2023-2029 (as varied). The potential effects of this provision were assessed and mitigated by the existing CDP and assessed as part of the associated SEA and AA.</p>	No
PMA 23	<p>Objective Insert: Insert a new Section and objective to the Village Plan for Robertstown as follows:</p> <p>V2 3.20.7 Surface Water V RX “It is an objective of the Council to ensure that development proposals for C zoned lands to the south of the Grand Canal shall be subject to a site-specific flood risk assessment appropriate to the type and scale of development being proposed, with consideration given to the Canal in the vicinity of the lands.”</p>	<p>Yes- new objective This objective aligns with provision IN O33 of the Kildare CDP 2023-2029 (as varied). The potential effects of this provision were assessed and mitigated by the existing CDP and assessed as part of the associated SEA and AA.</p>	No
PMA 29	<p>Objective Amendment: Amend point (iv) of Objective ST KL81 of the Kilcullen Settlement Plan – minor text amendments and insert “and Site C(X) Nicholastown (East)”</p>	<p>No- PMA relates to minor modifications made to an existing objective that do not alter the overall meaning or context of that objective.</p>	No
PMA 30	<p>Objective Amendment: Amend point (iv) of Objective ST KL81 of the Kilcullen Settlement Plan – insert “It is a requirement that development on site C(Y) Brownstown also provide a new street corridor through the lands.”</p>	<p>No- PMA relates to minor modifications made to an existing objective that do not alter the overall meaning or context of that objective.</p>	No

### 3. Conclusion

The purpose of the report is to evaluate the requirement for SEA to be undertaken on the Proposed Material Alterations to the Proposed Variation No. 3 of the Kildare CDP 2023-2029 (as varied). The assessment has found that none of the Proposed Material Alterations are likely to result in significant environmental effects. Therefore, on the basis of the above assessment, including consideration of the criteria as set out in in Schedule 2 of the European Union (Land Use Planning – Strategic Environmental Assessment) Regulations 2025, the Proposed Material Alterations to Variation No. 3 to the Kildare CDP 2023-2029 (as varied) does not require SEA.

In accordance with Section 7 of S.I. 456/2025, once KCC makes a determination on SEA screening, it is required to:

- (a) make a copy of its decision, including, as appropriate, the reasons for not requiring an environmental assessment, available for public inspection at the offices of the competent authority during office hours or on the website of the authority, or both, as appropriate, and
- (b) notify its decision to any environmental authority or any adjoining competent authority whose area is contiguous to the area of a competent authority which prepared a plan.



## **Proposed Material Alterations to Proposed Variation No. 3 of the Kildare County Development Plan 2023 – 2029 (as varied)**

**Strategic Environmental Assessment (SEA) Screening Determination under S.I. No. 456/2025 - European Union (Land Use Planning – Strategic Environmental Assessment) Regulations for the Proposed Material Alterations to Proposed Variation No. 3 of the Kildare County Development Plan 2023 – 2029 (as varied).**

At a Special Meeting of Kildare County Council on Monday 26th January 2026, it was resolved to alter the Proposed Variation No. 3 of the Kildare County Development Plan 2023 – 2029 (as varied) and that these alterations constitute a material alteration to the Proposed Variation.

A Strategic Environmental Assessment (SEA) Screening determination has been made by Kildare County Council regarding the Proposed Material Alterations to Proposed Variation No. 3 of the Kildare County Development Plan 2023 – 2029 (as varied). The SEA Directive as transposed by the S.I. No. 456/2025 - European Union (Land Use Planning – Strategic Environmental Assessment) Regulations 2025 provide requirements in relation to SEA.

SEA Screening must be undertaken on Proposed Material Alterations to the Proposed Variation No. 3 of the Kildare County Development Plan 2023 – 2029 (as varied) in order to establish whether the Proposed Material Alterations would be likely to result in significant effects on the environment as defined by Schedule 2 of S.I. No. 456/2025 - European Union (Land Use Planning – Strategic Environmental Assessment) Regulations 2025 and would necessitate full SEA.

Following a detailed examination of the Proposed Material Alterations to the Proposed Variation No. 3 of the Kildare County Development Plan 2023 - 2029 (as varied) provided in the Addendum to the SEA Screening Report (that accompanies and has informed this determination) taking into account of relevant criteria set out in Schedule 2, it is determined that the Proposed Material Alterations to the Proposed Variation No. 3 of the Kildare County Development Plan 2023 - 2029 (as varied) would not be likely to result in significant environmental effects and therefore the Proposed Material Alterations to the Proposed Variation No.3 of the Kildare County Development Plan 2023-2029 (as varied) does not require a full SEA.

An Addendum to the SEA Screening Report on the Proposed Material Alterations to the Proposed Variation No. 3 of the Kildare County Development Plan 2023 – 2029 (as varied) accompanies this determination.

Signed:  \_\_\_\_\_

Alan Dunney

Director of Services, Planning, Enterprise and Economic Development

Date 6<sup>th</sup> February 2026