



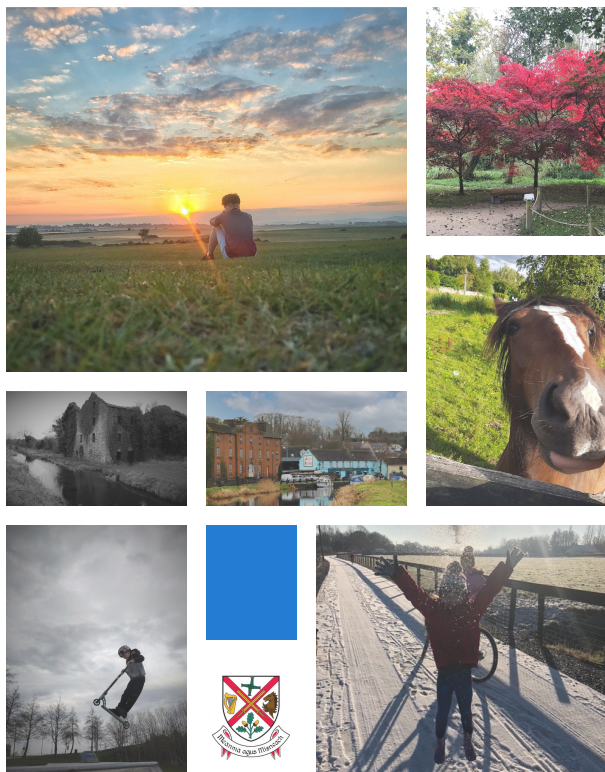
Proposed Variation No.2

Amendments to Volume 1 and Volume 2

Kildare County Development Plan 2023-2029 (as varied)

17th September 2025





**Planning Department
Kildare County Council**



Table of Contents

Introduction 1

Reason for Proposed Variation No. 2: Newbridge Settlement Plan..... 1

Content of Proposed Variation No. 2: Newbridge Settlement Plan..... 1

Identification of Amendments to the Development Plan 1

How to Read the Variation..... 2

Volume 1: Written Statement..... 3

 Chapter 8: Urban Centres and Retail..... 3

 Proposed Amendment No. 1 3

Volume 2: 5

 Proposed Amendment No. 2..... 5

 Proposed Amendment No. 3..... 5

 Proposed Amendment No. 4..... 5

Introduction

Kildare County Council, as planning authority, hereby gives notice pursuant to Section 13 (2)(b) of the Planning and Development Act 2000 (as amended), of Proposed Variation No. 2: (Newbridge Settlement Plan) of the Kildare County Development Plan 2023-2029 (as varied). The Proposed Variation will be incorporated into Volume 2 of the Kildare County Development Plan 2023-2029 (as varied).

Reason for Proposed Variation No. 2: Newbridge Settlement Plan

The Proposed Variation will provide a Settlement Plan for Newbridge to replace the Newbridge Local Area Plan 2013 - 2019 (as amended and extended to 2021). The Settlement Plan will provide a planning policy framework to guide the future sustainable development of housing, employment, transportation, retail and social infrastructure for the town of Newbridge. The Settlement Plan aligns with the overarching plan hierarchy which has been set out at national, regional and county level.

Content of Proposed Variation No. 2: Newbridge Settlement Plan

The Proposed Variation No. 2: (Newbridge Settlement Plan) of the Kildare County Development Plan 2023-2029 (as varied) will comprise a Written Statement and maps, and is accompanied by:

- A Screening for Appropriate Assessment (AA) Report pursuant to the EU Habitats Directive (92/43/EEC).
- A Strategic Environmental Assessment Screening Report pursuant to the Planning and Development Strategic Environmental Assessment (SEA) Regulations 2004 - 2011.
- An addendum to the Strategic Flood Risk Assessment (SFRA) Report of the Kildare County Development Plan 2023-2029 (as varied), pursuant to Section 28 of the Planning and Development Act 2000 (as amended).
- A Settlement Capacity Audit (SCA), pursuant to the Development Plans - Guidelines for Planning Authorities (2022).
- A Surface Water Management Strategy (SWMS).
- A Social Infrastructure Audit (SIA).
- A Habitat Mapping Report for Newbridge and Environs.

Identification of Amendments to the Development Plan

Proposed Variation No. 2 of the Kildare County Development Plan 2023-2029 (as varied) will require consequential amendments to Volume 1: Written Statement and Volume 2, as follows:

- Updated Chapter 8: Urban Centres and Retail, to include an updated Newbridge Core Retail Area.
- The renaming of the County Development Plan Volume 2 title and insertion of new subsequent sections.

- Updated Volume 2, Small Town and Environs Plans, Section V2 2.8¹
Ladytown Environs, which comprises of an amendment to Map V2 – 2.2.

Proposed Variation No. 2: (Newbridge Settlement Plan) of the Kildare County Development Plan 2023-2029 (as varied) will be inserted under Volume 2: Settlement Plans, Part 1: Self-Sustaining Growth Towns - Newbridge.

How to Read the Variation

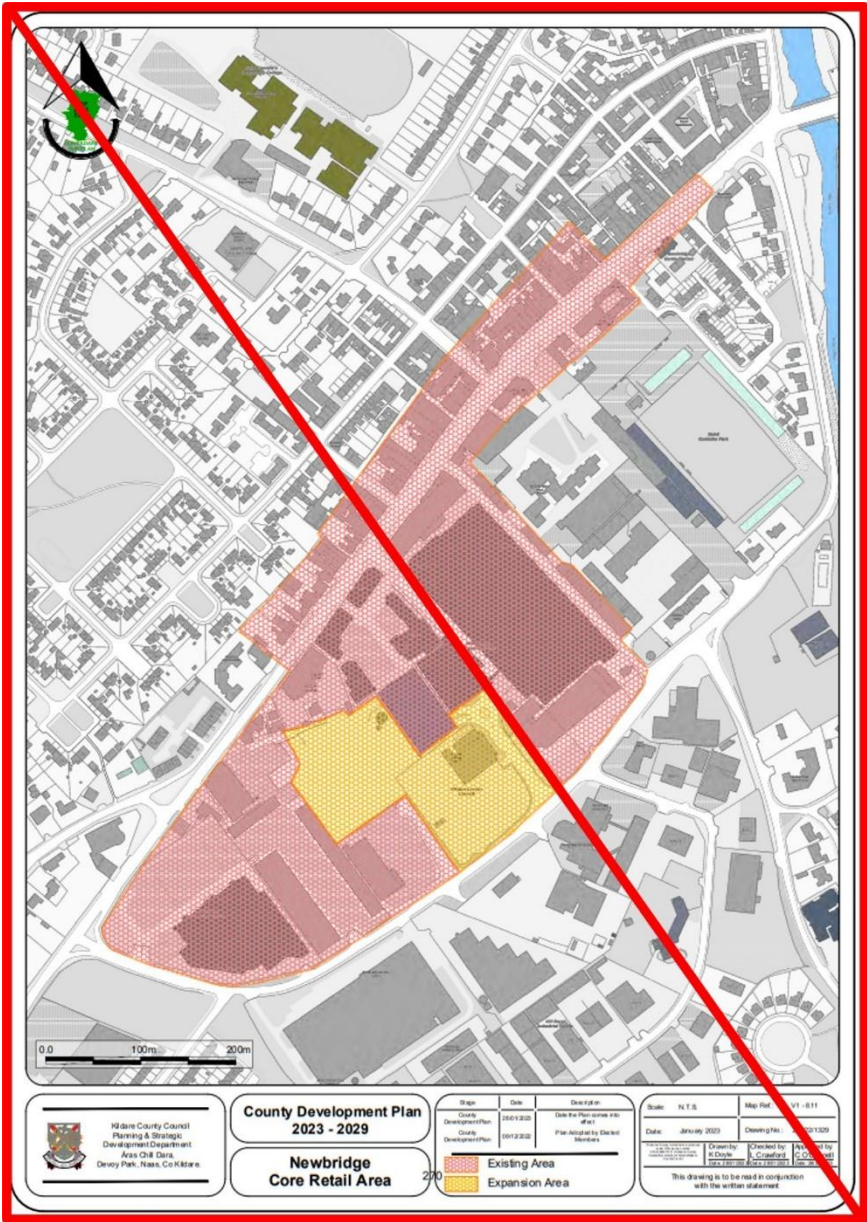
Proposed deletions will be displayed in ~~red text with strikethrough~~ and proposed insertions are presented in *green italics*.

¹ V2 2.7 was amended to include the Kilcullen Plan under Variation No.1 and Ladytown Environs was renumbered as V2 2.8.

Volume 1: Written Statement

Chapter 8: Urban Centres and Retail

Proposed Amendment No. 1		
Replace Map Reference: V1 – 8.11: Newbridge Core Retail Area with a revised Core Retail Area map for Newbridge, as per the Map Reference V2-N:4.1: Economic Development - Core Retail Area, as provided for in the Newbridge Settlement Plan.		
Chapter	Section	Page
Chapter 8: Urban Centres and Retail	8.6 Core Retail Areas	270





Volume 2:

Proposed Amendment No. 2

Rename County Development Plan Volume 2 title and insertion of new sections.

~~Volume 2 Part 1: Small Towns, Environs, Villages and Rural Settlement~~

~~Volume 2 Part 2: Villages and Settlements~~

Volume 2: Settlement Plans

- *Part A: Self-Sustaining Growth Towns*
- *Part B: Self-Sustaining Towns*
- *Part C: Comprises of Volume 2 (Section 1. to 3.27 (as varied)) including 2A: Kilcullen Settlement Plan.*

Proposed Amendment No. 3

Insert draft Newbridge Settlement Plan and supporting documents under Part A: Self-Sustaining Growth Towns.

Part A: Self-Sustaining Growth Towns – Newbridge.

- *Written Statement, Appendix A (maps) and Appendix B.*
- *Screening for Appropriate Assessment (AA) Report.*
- *Strategic Environmental Assessment Screening Report.*
- *An addendum to the Strategic Flood Risk Assessment (SFRA) Report of the Kildare County Development Plan 2023-2029 (as varied),*
- *Settlement Capacity Audit (SCA),*
- *Surface Water Management Strategy (SWMS).*
- *Social Infrastructure Audit (SIA).*
- *Habitat Mapping Report for Newbridge and Environs.*

Proposed Amendment No. 4

Replace map that relates to Ladytown Environs on Map Reference V2 – 2.2 under Section V2 2.8.

