



Proposed Variation No. 3
Kildare County Development Plan
2023–2029 (as varied)
Volume 1
29th October 2025





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**This report has been prepared by
the Forward Planning Team of
Kildare County Council.**

Introduction

Kildare County Council, as planning authority, hereby gives notice pursuant to Section 13(2) of the Planning and Development Act 2000 (as amended), of Proposed Variation No. 3 of the Kildare County Development Plan 2023–2029 (as varied).

Reason for Proposed Variation No. 3

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.

This Variation has been prepared to align the Kildare County Development Plan 2023-2029 (as varied) (hereafter referred to as ‘the Plan’) with certain Section 28 Ministerial Guidelines published after the adoption of the Plan (i.e. after 9th December 2022), namely:

1. NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities (2025), which were published to give effect to the National Planning Framework – First Revision (2025).
2. Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024).

Variation No. 3 also includes updated references to the National Planning Framework – First Revision (2025) and the Census 2022 results published between May-December 2023, where relevant to housing.

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

Content of Proposed Variation No. 3

Proposed Variation No. 3 of the Kildare County Development Plan 2023-2029 (as varied) comprises of amendments to Chapters 1, 2, 3 and 15 of the Written Statement (Volume 1) of the Plan, to include the following overarching policy amendments to the Plan:

- Updated Chapter 1 (Introduction & Strategic Context) and Chapter 2 (Core Strategy & Settlement Strategy) to include an increased housing growth

requirement for the remaining 3 years of the Plan to align with the NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities (2025).

- Updated Chapter 2 (Core Strategy & Settlement Strategy) and Chapter 3 (Housing) to include revised density ranges and criteria for new residential developments, as required by the Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024).
- Updated Chapter 15 (Development Management Standards) to include new standards for residential developments to align with the Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024).

The proposed variation is accompanied by the following supporting documents:

- A Settlement and Site Capacity Audit,
- An Appropriate Assessment (AA) Screening Report pursuant to the EU Habitats Directive (92/43/EEC), and
- A Strategic Environmental Assessment (SEA) Screening Report pursuant to the Planning and Development (Strategic Environmental Assessment) Regulations 2004 - 2011.

The proposed variation should be read in conjunction with the above ancillary document and environmental reports.

How to read the Variation

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

The Variation is presented to follow the format and layout of the County Development Plan in the following order:

Chapter 1 Introduction & Strategic Context

Chapter 2 Core Strategy & Settlement Strategy

Chapter 3 Housing

Chapter 15 Development Management Standards.

Each amendment is preceded by an explanatory table which includes the amendment number, the reason for the amendment and the Plan chapter / section / page number for the amendment. There are 31 no. amendments included in this Variation, numbered 1 to 31 inclusive.

Chapter 1 Introduction & Strategic Context

Amendment No. 1		
Update text relating to the National Planning Framework – First Revision (2025).		
Chapter	Section(s)	Page(s)
Chapter 1: Introduction and Strategic Context	1.4.2 and Figure 1.3	7

Amend text in Section 1.4.2 as follows:

1.4.2 Project Ireland 2040: National Planning Framework (NPF)

The National Planning Framework (NPF) *was published in February 2018 and* is the Government's high-level strategic plan for shaping the future growth and development of the country to the year 2040. *The National Planning Framework – First Revision was subsequently published in April 2025, which reflects the significant changes that have occurred since its original publication in 2018 and addresses critical priorities, in particular housing, infrastructure and climate.* The NPF, *as revised*, sets out ten National and Strategic Outcomes and ~~75~~ *108* National Policy Objectives. The purpose of the NPF is to enable all parts of Ireland, whether rural or urban, to successfully accommodate growth and change, by facilitating a shift towards Ireland's regions and cities other than Dublin, while also recognising Dublin's ongoing key role.

Replace existing infographic in Figure 1.3 with the following:



Figure 1.3 - National Strategic Outcomes

Chapter 2 Core Strategy & Settlement Strategy

Amendment No. 2		
To amend the Chapter's aim to reflect the NPF Implementation Housing Growth Requirements Guidelines for Planning Authorities (2025).		
Chapter	Section(s)	Page(s)
Chapter 2: Core Strategy & Settlement Strategy	Aim – Core Strategy & Settlement Strategy	16

Amend text in the aim of Chapter 2 as follows:

Aim: To provide for the delivery of an additional ~~9,144~~ 16,970 housing units to accommodate an additional ~~25,146~~ 46,498 people ~~by the end of the Plan period~~, and to continue to create the environment to retain existing and attract new employers to locate in County Kildare through the delivery of sustainable, compact settlements supported by a commensurate level of physical, social and green infrastructure to mitigate against climate change and enhance the quality of life for residents.

Amendment No. 3		
To amend text to reflect the National Planning Framework – First Revision (2025) and the National Development Plan Review 2025.		
Chapter	Section(s)	Page(s)
Chapter 2: Core Strategy & Settlement Strategy	2.3.1 and Figure 2.1	17-19

Amend title of Section 2.3.1 as follows:

Section 2.3.1 National Planning Framework (2018) *and National Planning Framework - First Revision (2025)*

Insert new paragraph after paragraph 1 of Section 2.3.1 as follows:

The National Planning Framework – First Revision was published in April 2025 to address the demographic, policy, institutional and legislative changes that have occurred since its original publication in February 2018. The National Development Plan Review was subsequently published in July 2025 to reflect the revised NPF and the Programme for Government. In relation to population growth, the NPF (2018) provided a series of phased population growth targets to 2026, 2031 and 2040. The NPF First Revision (2025) provides revised phased national, regional and city level population growth targets for 2030 and 2040.

Replace existing infographic in Figure 2.1 with the following:

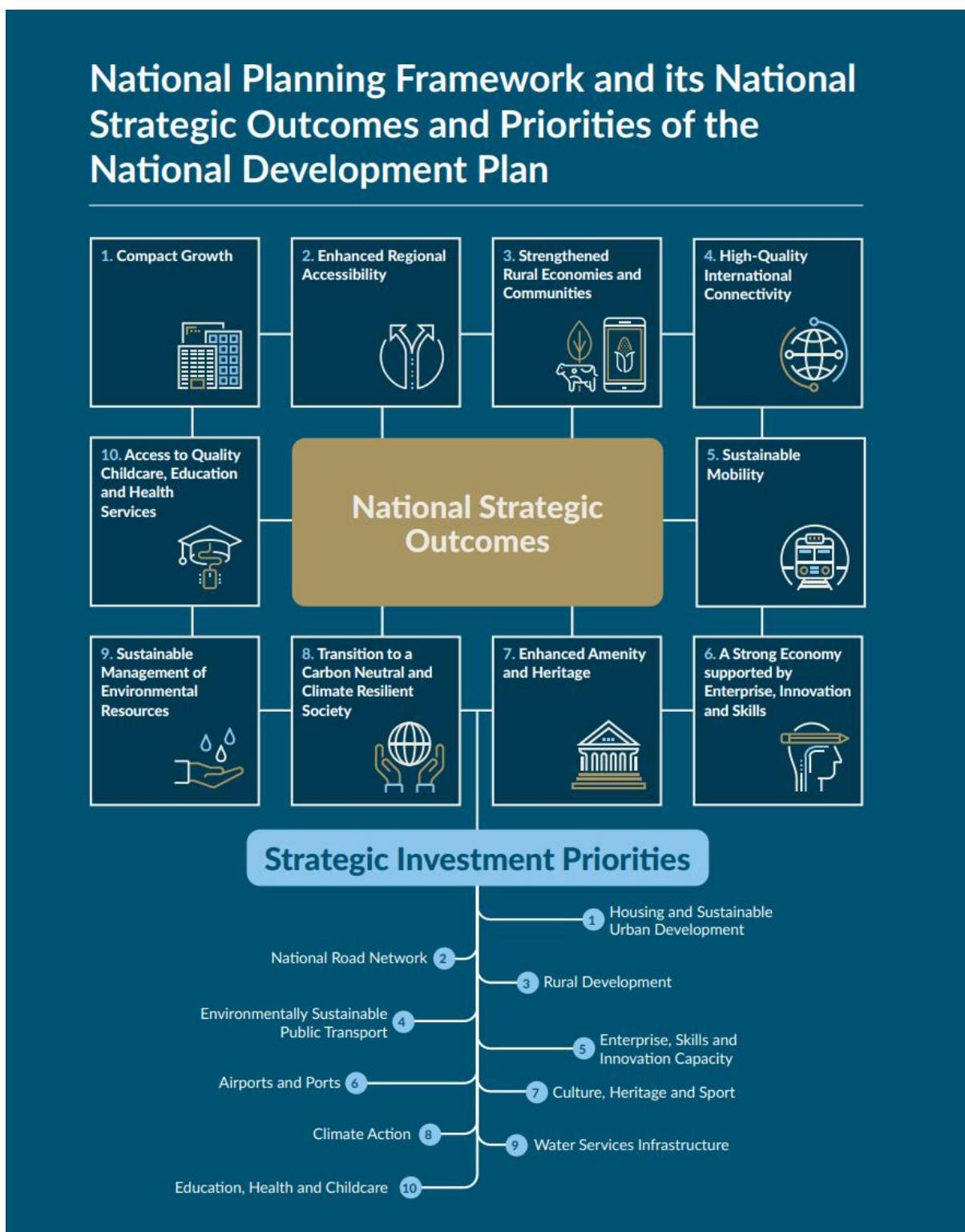


Figure 2.1 - National Strategic Outcomes and Strategic Investment Priorities

Amendment No. 4

Include updated National Policy Objective (NPO) references to reflect the National Planning Framework – First Revision (2025).

Chapter	Section(s)	Page(s)
Chapter 2: Core Strategy & Settlement Strategy	2.3.1	17-19

Include updated NPO references in Section 2.3.1 as follows:

NPO ~~72a~~ 101

NPO ~~72b~~ 102

NPO ~~72c~~ 103

~~NPO 68 allows for a further allowance by way of up to 20% of targeted growth in the city being transferred to other settlements in the MASP, such as Maynooth. This has been agreed with the MASP Implementation Group and Maynooth is to receive an additional population of 10,000 on top of its Core Strategy allocation. NPO 10 provides for the delivery of Transport Orientated Development (TOD) at scale at suitable locations, served by high-capacity public transport and located within or adjacent to the built-up footprint of a metropolitan town. In this regard, NPO 97 provides that Metropolitan Area Strategic Plans may target a proportion of planned growth in the metropolitan areas towards the delivery of new sustainable communities at brownfield and greenfield locations in the wider metropolitan areas, focused on opportunities arising from existing and planned major public transport investment, along planned high-capacity public transport corridors and in accordance with the principles of Transport Orientated Development.~~

NPO ~~20~~-29

NPO ~~30~~ 40

Amendment No. 5

Amend text to reflect the National Planning Framework – First Revision (2025) and the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025).

Chapter	Section(s)	Page(s)
Chapter 2: Core Strategy & Settlement Strategy	2.3.2	19

Amend title of Section 2.3.2 as follows:

Section 2.3.2 ~~The~~ NPF Implementation Roadmap

Amend the text of Section 2.3.2 as follows:

The Implementation Roadmap for the National Planning Framework (July 2018) provided the population projections for Kildare for the period 2026 and 2031. These

projections have also been transposed in the RSES. They provided the *original* broad population parameters for the county for this County Development Plan and beyond *as adopted in December 2022. Revised guidance on the implementation of the NPF was published in July 2025 in the NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities (2025)*, which constitute Section 28 Ministerial Guidelines in accordance with the Planning and Development Act 2000 (as amended). These guidelines translate projections and requirements contained in the NPF First Revision 2025 to annual housing growth requirements for each county to 2040.

Amendment No. 6

Amend text to incorporate certain Ministerial Guidelines issued under Section 28 of the Planning and Development Act 2000 (as amended) following the adoption of the County Development Plan.

Chapter	Section(s)	Page(s)
Chapter 2: Core Strategy & Settlement Strategy	2.3.3	19-20

Amend bullet point no. 2 and bullet point no. 7 of Section 2.3.3 as follows:

Section 2.3.3 Ministerial Guidelines

- Housing Supply Target Methodology for Development Planning, Guidelines for Planning Authorities (Dec 2020) *and its replacement, the NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities (July 2025)*.
- Sustainable Residential Developments in Urban Areas: Guidelines for Planning Authorities (May 2009) *and its replacement, the Sustainable Residential Development and Compact Settlement - Guidelines for Planning Authorities (2024)*.

Amendment No. 7

Amend text to incorporate published results from the 2022 Census.

Chapter	Section(s)	Page(s)
Chapter 2: Core Strategy & Settlement Strategy	2.4.1	22

Amend the text of Section 2.4.1 as follows:

Section 2.4.1 Kildare's Population Growth Trends

As a direct result of the coronavirus pandemic, the 2021 Census was postponed and conducted by the CSO in April 2022 (*Census 2022*). Preliminary census data was published in June 2022 ~~which indicated that County Kildare has a population of 246,977 persons, representing an 11% increase from Census 2016 (up by 24,473~~

~~persons from 222,504 in 2016) and is now the county with the fourth highest population, after counties Dublin, Cork, and Galway. Detailed CSO data and population analysis for the County will not be published until 2023 and therefore the most up to date population analysis is Census 2016. and detailed data was published between May and December 2023. The preliminary Census 2022 data and previous census data informed the preparation of the Plan, which was adopted in December 2022.~~

~~Over a 20-year period (1996 to 2016), Kildare experienced a 64.8% (+87,512) increase in its population base, the second highest rate in the State. The growth rate from 2006 to 2022 was 32.5%. Of note is that County Kildare is now one of the largest counties in the state, however commensurate funding is not provided by government per head of population over the last 3 intercensal periods.~~

~~Kildare has a geographically varied population density. In 2016, it had a density figure of 131.3 persons per square km. However, approximately 72% of the county's population live on 5% of the county's total land area, with the northeast of the county having by far the highest population densities. For instance, the Leixlip/Celbridge Municipal District (MD) has a density figure of 702.9 persons per square kilometre, more than four times as densely populated than all other MDs.~~

Census 2022 indicates that County Kildare has a population of 247,774 persons, representing an 11.5% increase from Census 2016 (+25,644 persons) and is now the county with the fourth highest population, after Counties Dublin, Cork, and Galway. The county's population has grown rapidly over recent decades, with its level of growth ahead of the State. Between 1991 and 2022, County Kildare's population more than doubled from 122,656 to 247,774 (+125,118 persons), while the population of the State increased by approximately 45%. Kildare had the third highest increase in population after Dublin and Cork over this period.

Amendment No. 8

Amend text and figures to reflect the National Planning Framework – First Revision (2025) and the NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities (2025).

Chapter	Section(s)	Page(s)
Chapter 2: Core Strategy & Settlement Strategy	2.4.2 and Table 2.2	22

Amend the text of Section 2.4.2 and table 2.2 as follows:

Section 2.4.2 Population Projections for Kildare

Population Projections (in effect at the time the Plan was made)

The transitional Regional and County Population projections to 2031 for Kildare as provided in the NPF Roadmap (2018) and the RSES (2019) are as follows:

County	2016	2022 (Preliminary Census Result)	2026	2031
Kildare	222,500	246,977	249,000 – 254,000	259,000 – 266,500

Table 2.2 – Transitional Population Projections (2018, 2019)

Source: NPF Roadmap (July 2018) and RSES (June 2019)

The above figures for Kildare provide for a population range for the period to 2026 and onwards to 2031. Taking the higher range for each growth band, the county population ~~is~~was projected to increase by 31,500 persons ~~to~~from 2016 to 2026 with an additional 12,500 ~~to the year~~from 2026 to 2031. The MASP Transitional Population Projections, adjusted to comply with NPO 68 *of the NPF (2018)*, allocate an additional population of ~~up to~~ 10,000 persons to the Key Town of Maynooth within County Kildare up to the year 2031. The transitional population targets apply to compact growth in tandem with existing or planned delivery of high-capacity public transport corridors in the Key Towns. The precise population allocation ~~that will be~~ attributed to Maynooth ~~will be~~has been determined through the preparation of the *Maynooth and Environs* Joint Local Area Plan ~~2025-2031 2024-2030 for Maynooth~~ on foot of detailed assessments and audits of available social and physical infrastructure.

Revised Population Projections (2025)

The National Planning Framework – First Revision (2025) provides revised national, regional and city level population projections to 2030 and 2040. The NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities (2025) translates these into estimated average annual housing growth requirements for each local authority. These revised annual housing requirements are further discussed in Section 2.4.4 below.

Amendment No. 9

Amend text and figures to reflect the results of the 2022 Census and Housing Completions data from the Central Statistics Office.

Chapter	Section(s)	Page(s)
Chapter 2: Core Strategy & Settlement Strategy	2.4.3	23

Amend the text of Section 2.4.3 as follows:

Section 2.4.3 Evaluation of Housing Demand

Kildare is a significant residential base within the State with the ~~eight~~seventh largest housing stock nationally, as of 2022. According to ~~the 2016~~ Census ~~2022~~, the total number of occupied households within Kildare was ~~73,348~~88,997 and ~~4,650~~4,528 vacant properties (excluding holiday homes) were recorded in Kildare. The

Census 2016 2022 vacancy rate stood at 5.7% 5.1%, a decrease from 5.7% in 2016 and which was considerably below the State (9.1% 8%) average at the time.

~~Construction of new houses in Kildare exceeded the State average. In the period since the 2011 Census, 1,739 residential units or 2.4% of all housing in Kildare was constructed. This was marginally higher than the State (2%) average and represents the 7th highest rate of all local authorities. Construction of new housing in Kildare has proceeded at a rapid pace in recent years, with circa 13,794 completions between January 2016 and December 2023. Only Dublin City (17,767) and Fingal (15,124) completed more housing units during the same period.~~

Amendment No. 10

Amend text and insert tables to incorporate the National Planning Framework – First Revision (2025) and the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025).

Chapter	Section(s)	Page(s)
Chapter 2: Core Strategy & Settlement Strategy	2.4.4, Tables 2.3 and 2.4	23-24

Amend the text of Section 2.4.4 and the titles of Tables 2.3 and 2.4 as follows:

Section 2.4.4 Housing Targets

Housing Targets (as of Q1 2023)

The Department of Housing, Local Government and Heritage issued the '*Housing Supply Target Methodology for Development Planning*' (December 2020). Appendix 1 of the aforementioned document identified a total housing demand of 18,425 for County Kildare over the period 2020-2031 (see Table 2.3 below).

Kildare County Council		Annual Average	Total Households
A.	ESRI NPF scenario projected new household demand 2017-2031	1,483	22,238
B.	Actual new housing supply 2017-19	1,368	4,104
C.	Homeless households and estimated unmet demand as at Census 2016	N/A	291
Housing Demand 2020-31 = Total (columns A-B+C)/12		1,535	18,425

Table 2.3 – Housing Target for County Kildare (as of Q1 2023)

The Core Strategy which is set out in Table 2.8 below identifies the projected housing units and population to the end of the Plan period in 2029.

For calculation purposes the projected figures span 6 full calendar years between Q1 2023 (when this Plan is expected to come into effect) and Q4 2028, when this plan is

due to expire. The population targets have been calculated by using the national average household figure of 2.75¹ and applying these to the housing figures, the method for which is set out in Table 2.4 below.

Step	Source	Calculation
1.	Housing demand 2020-2031 ²	18,425
2.	CSO – dwelling completions for 2020	- 1,661 ³
		= 16,764/11 ⁴
3.	Annual housing completion target for Kildare 2021- 2031 ⁵	= 1,524 x 8 ⁶
		= 12,192
4.	Housing completion estimates for 2021 and 2022	- 3,048 ⁷
5.	CDP housing target to end of Plan period	= 9,144

Table 2.4 –Methodology used to determine housing targets to the end of the Plan period (as of Q1 2023).

Having regard to the housing demand figures for County Kildare arising from the ‘Housing Supply Target Methodology for Development Planning’ for the period of this Plan, the housing target for County Kildare to the end of the Plan period ~~is therefore was calculated at 9,144~~ housing units which translates to an additional 25,146 persons ~~at the time the Plan was made.~~

Revised Housing Growth Requirements (2025)

The NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities (July 2025) provides average annual housing growth requirements for each local authority. These figures are based on the projections and requirements of the National Planning Framework - First Revision (2025) and draw upon research by the ESRI⁸ on structural housing demand. Appendix A of these Guidelines provides the following housing growth requirement for County Kildare:

Local Authority	Kildare County Council
Existing Annual 2020 Housing Requirement (Housing Supply Target)	1,535

¹ The 2.75 occupancy is based on the national average as per the CSO 2016 Census.

² Housing Supply Target Methodology for Development Planning (Dec 2020)

³ CSO NDQ 06 Official Statistics

⁴ 2021-2031

⁵ 11 full calendar years

⁶ 8 full calendar years from Q1 2021 – Q4 2028 just before this Plan expires in Q1 2029

⁷ 12,192 / 8 (8 full years) x 2 (2021 and 2022 completion estimates)

⁸ *Population Projections, The Flow of New Households and Structural Housing Demand, Bergin and Egan (2024)*

<i>Adopted Development Plan – Annual Housing Requirements (Housing Supply Target)</i>	1,524
<i>New Annual Housing Growth Requirement to 2034 (2025 to 2034)</i>	2,755
<i>New Annual Housing Growth Requirement 2035 to 2040</i>	1,919

Table 2.4A: Kildare Housing Growth Requirement – extract from Appendix A of the NPF Implementation Guidelines

To give effect to these Ministerial Guidelines, the housing growth requirement for County Kildare is required to be updated for the remaining duration of the Plan. As the Guidelines were published in July 2025, and a statutory Variation process takes an absolute minimum of 3 months to complete, it is not feasible to retrospectively include additional growth for 2025. Therefore, the remaining period of the Plan during which these new requirements can be implemented is 3 years, i.e. 2026, 2027 and 2028, noting that the Plan expires in January 2029.

Table 2.4B below sets out the additional housing growth requirement for County Kildare over and above existing core strategy. The additional growth requirement is 3,693 residential units (over and above the existing requirement).

*It is a policy and objective of the NPF Implementation: Housing Growth Requirement - Guidelines for Planning Authorities (2025) that an ‘additional provision’ of **up to 50%** be incorporated into the Plan, over and above the housing requirement contained in Appendix A of the Guidelines. Applying the full 50% additional provision to the housing requirement for Kildare for the remaining 3 years of the Plan results in 4,133 additional dwellings (see Table 2.4B below).*

*Therefore, the combined additional housing growth requirement for County Kildare for 2026-2028 (inclusive) on foot of the NPF Implementation: Housing Growth Requirements Guidelines 2025 is up to **7,826 additional residential units**.*

Year	Current CDP Core Strategy Allocation (i.e. 1,524 p/a)	New Housing Growth Requirement (i.e. 2,755 p/a)	New Additional Provision (i.e. up to 50% of 2,755 p/a)
2026	1,524	+1,231	+1,377.5
2027	1,524	+1,231	+1,377.5
2028	1,524	+1,231	+1,377.5
Sub Totals	4,572	+3,693	+4,132.5
New Additional Requirement		+7,826 in addition to Core Strategy	

Table 2.4B: Additional housing growth requirement for County Kildare, 2025

Amendment No. 11

Update text of the Residential Density Section in relation to the Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024).

Chapter	Section(s)	Page(s)
Chapter 2: Core Strategy & Settlement Strategy	2.9	27-28

Amend the text of Section 2.9 as follows:

Section 2.9 Target Residential Density

~~The Sustainable Residential Development Guidelines generally encourages net densities of between 30-50 dwellings per hectare within larger towns. Net densities of less than 30 dwellings per hectare will be considered on a case by case basis having regard to the existing pattern of development and characteristics of the receiving environment.~~

~~Table 2.8 'Core Strategy Table' includes the proposed residential density target (units/hectare) for each of the settlements, to the end of the Plan period.~~

~~While many development sites, particularly in central, well serviced areas may achieve closer to the higher end of the identified ranges, for calculation purposes the lower of each of the ranges was taken into account in each instance, having regard to the land take that would ordinarily be required for access routes into and through sites, provision of centrally located and well designed areas of open space, areas for utilities, sustainable urban drainage systems and so on.~~

~~Every effort will be made however to increase the quantum of housing delivered on each development site, having regard to the above while at the same time ensuring that the quality of the housing to be delivered is not compromised and consideration given to the capacity and character of the receiving environment to absorb new developments.~~

The guidance and density ranges provided by the Sustainable Residential Developments in Urban Areas - Guidelines for Planning Authorities (May 2009) has informed the preparation of land use plans since its publication. In 2024, this guidance document was revoked and replaced by the Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities. The new guidelines build upon and update previous guidance to take account of changes to Government policy and legislative frameworks, along with demographic, economic, social and environmental considerations.

Section 3.3 of the Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024) provides a range of net densities, expressed as 'dwellings per hectare' (dph), for different areas within various

settlement categories.⁹ The density approach contained in the Guidelines is underpinned by the national settlement hierarchy defined by the NPF, the regional hierarchy of the RSESs and the county hierarchy contained in development plans.

The Guidelines require future settlement plans to map areas categorised as central, urban, suburban, urban extension and edge areas. It is the policy of the Council to prepare this mapping for future settlement plans.

The density ranges contained in the Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024) that are relevant to Kildare are presented in Table 3.1 of Chapter 3 Housing.

Amendment No. 12		
Include new paragraphs under 'Preferred Development Strategy'.		
Chapter	Section(s)	Page(s)
Chapter 2: Core Strategy & Settlement Strategy	2.11	28

Include new paragraphs at the end of Section 2.11 as follows:

2.11 Preferred Development Strategy

Kildare County Council's Approach to New Housing Growth Requirements (2025)

It is proposed to accommodate the Government's revised housing targets for County Kildare in a targeted, plan-led approach so that additional housing may be delivered in the short, medium and long term in accordance with the provisions of the Ministerial Guidelines.

The updated housing growth requirements for County Kildare are presented in two tables, which are separate and in addition to Table 2.8 Core Strategy Table, as follows:

- (i) *Table 2.8A Core Strategy Supplementary Table for revised National Housing Growth Requirements 2025: Short and Medium Term*
- (ii) *Table 2.8B Core Strategy Supplementary Table for revised National Housing Growth Requirements 2025: Long term Strategic Development Sites*

Where specific sites are identified in Tables 2.8A and 2.8B, accompanying maps are provided for reference purposes (see Maps Vol 1-2.3 to 2.9 inclusive).

⁹ See Appendix B of the Sustainable and Compact Settlements - Guidelines for Planning Authorities (2024) for 'Measuring Residential Density'.

The delivery mechanisms by which additional housing growth will be facilitated are as follows:

1. *The release of lands zoned Phase 2 in Local Area Plans (LAP) / Settlement Plans for Naas (New Residential Phase 2), Newbridge (New Residential – Phase 2) and Kildare Town (Phase 2 New Residential) by way of a Core Strategy objective to allow planning applications to be considered in the short term.*
2. *The allocation of additional housing growth to the settlements of Monasterevin, Kilcock and Sallins to inform the preparation of new Settlement Plans in 2026 for inclusion in Volume 2 of the County Development Plan.*
3. *The identification of strategic sites in Athy and Celbridge for future housing delivery to be integrated into new settlement plans in 2026/2027, the zoning for which will be determined during the plan making process having regard to strategic flood risk assessment and other environmental assessments.*
4. *The progression of long-term Urban Development Zones, as provided for in the Planning and Development Act 2024, at two locations as follows:*
 - *Northwest Quadrant, Naas*
 - *Confey, Leixlip.*

Amendment No. 13

Update Table 2.8 to have regard to Census 2022 and the density ranges provided for under the Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024).

Chapter	Section(s)	Page(s)
Chapter 2: Core Strategy & Settlement Strategy	Table 2.8	30-31

Amend Table 2.8 as follows:

Table 2.8 – Core Strategy Table

Settlement Type ^{8,10}	Settlement Name	Census 2016-2022 Population	Settlements percentage per total County population	2024 Population Estimate (based on % growth from 2011-2016) ⁹	Housing & Population Target %	Population Target 2023 to 2028 (end of Q4) (persons)	Housing Target 2023 to 2028 (end of Q4) (units) in accordance with HSTGs	Residential Zoned Land Requirement (ha)	Target Residential Density Range (UPH DPH) – Compact Settlement Guidelines (2024)
County	Kildare	222,504 247,774		235387		260533	9144		
Key Town	Naas	21,393 26,180	9.60% 10.57%	22632	14.9%	3747	1362	40	35-50 30-100
	Maynooth (MASP)	14,585 17,259	6.60% 6.97%	15429	10.90%	2741	997 ^{10,11}		35-50 35-150
Self-Sustaining Growth Towns	Newbridge	22,742 24,366	10.20% 9.83%	24059	11.60%	2917	1061	35	35-50 30-100
	Leixlip	15,504 16,733	7% 6.75%	16402	10.20%	2565	933	31	35-50 35-150
	Kildare Town	8,634 10,302	3.90% 4.16%	9134	4.70%	1182	430	14	35-40 30-100
	Athy	9,677 11,035	4.30% 4.45%	10237	4.80%	1207	439	15	35-40 30-100
Self-Sustaining Towns	Celbridge	20,288 20,601	9.10% 8.31%	21463	10.00%	2515	914	30	35-40 35-150
	Kilcock	6,093 7,448	2.70% 3.01%	6446	4.00%	1006	366	12	35-40 35-150
	Monasterevin	4,246 5,307	1.90% 2.14%	4492	2.60%	654	238	8	35-40 30-100
	Clane	7,280 8,152	3.27% 3.29%	7702	2.40%	604	219	7	35-40 30-100

^{8,10} Objective V GO 4 (Volume 2) is to generally control the scale of individual development proposals to 10-15% of the existing housing stock of any village or rural settlement over the lifetime of the Plan in accordance with the Sustainable Residential Development in Urban Areas Guidelines (2009). Furthermore, Objective V GO 9 (Volume 2) is to restrict growth in a village/rural settlement where necessary physical and social infrastructure cannot be delivered. In the absence of the necessary physical or social infrastructure, the projected growth for that development centre may be allocated to other serviced settlements within the same Municipal District or adjoining Municipal District or to serviced towns within the upper range of the settlement hierarchy.

⁹ The 2021 population estimate is a holding figure and is used as a guide only until a detailed 2022 county profile is published by the Central Statistics Office (CSO). Preliminary Census 2022 data was published by the CSO on 23rd June 2022 which indicates that County Kildare has a population of 246,977 persons in 2022. Detailed CSO data for the settlements and population analysis for the County will not be published until 2023. As Local Area Plans are prepared during the lifetime of this County Development Plan, the Census 2022 figure will be used as the population baseline from which projected population growth will be calculated for each individual LAP town, where available. Any LAP prepared before the publication of the Census 2022 Small Area Population Statistics (SAPS) will require an updated population estimate to be prepared for the Draft LAP (to be based on factors including the quantum of residential units built since Census 2016), which will differ from that shown in the '2021 Population Estimate' column in this table.

^{10,11} Additional population allocation for Maynooth of up to 10,000 persons from redistribution of NPF City and Suburbs allocation (EMRA, July 2020). The precise allocation that will be attributed to Maynooth however will be determined at LAP stage on foot of detailed assessments and audits of available social and physical infrastructure. During the Maynooth and Environs Joint Local Area Plan 2025-2031 plan making process, it was determined, on the basis of infrastructural assessments, that the appropriate allocation from the 10,000 additional persons for Maynooth (County Kildare only), and during the plan period, was 3,656 people (in addition to Core Strategy allocation).

Settlement Type ^{8,10}	Settlement Name	Census 2016-2022 Population	Settlements percentage per total County population	2024 Population Estimate (based on % growth from 2011-2016) ⁹	Housing & Population Target %	Population Target 2023 to 2028 (end of Q4) (persons)	Housing Target 2023 to 2028 (end of Q4) (units) in accordance with HSTGs	Residential Zoned Land Requirement (ha)	Target Residential Density Range (UPH DPH) – Compact Settlement Guidelines (2024)
Towns	Sallins	5,849 6,269	2.62% 2.53%	6188	1.90%	478	174	6	35-40 30-100
	Kilcullen	3,710 3,815	1.70% 1.54%	3925	2.50%	629	229	8	35-40 25-40
	Kill	3,348 3,818	1.50% 1.54%	3542	1.30%	327	119	4	35-40 25-40
	Prosperous	2,333 2,413	1.04% 0.97%	2468	1.00%	251	91	3	30-35 25-40
	Rathangan	2,611 3,263	1.20% 1.32%	2762	0.90%	226	82	3	30-35 25-40
	Castledermot	1,475 1,685	0.70% 0.68%	1560	0.50%	126	46	2	30-35 25-40
	Derrinturn	1,602 1,837	0.70% 0.74%	1695	0.60%	151	55	2	30-35 25-40
Villages ¹²	Athgarvan (1176 1,193), Allenwood (984 1,685), Ballitore (793 667), Ballymore Eustace (873 689), Caragh (966 1,006), Coill Dubh (746), and Coolearagh (377 1,476), Crookstown (405 122), Johnstown (1,005 1,320), Johnstownbridge (683 677), Kildangan (347 546), Kilmeague (4082 1054), Moone (427 137), Narraghmore (378 375), Robertstown (707 771), Straffan (853 1,158), Suncroft (746 491), Timolin (436 154)	9,984 13,521	4.80% 5.46%	10562	4.70%	1006	366		
Rural Settlement ¹²	Allen (94 149), Ardcough (220 285), Ballyshannon (111 107), Brannockstown (247 235), Broadford (50), Brownstown (883 817),	3,310 5,958	1.40% 2.40%	3502	1.50%	377	137		

^{11,12} Not all Villages (Crookstown, Moone and Timolin) and Rural Settlements (Brownstown, Ballyshannon, Clogherinkoe, Kilkea, Allen, Ardcough, Broadford, Staplestown, Maganey / Levistown and Lackagh / Mountrice) are captured under the CSO 2022 Census and therefore are not independently verified. Population estimates for such settlements are based on geodirectory dwelling count for each settlement and the application of an average household size of 2.97 people per dwelling (Kildare average household size - Census 2022).

Settlement Type ^{8,10}	Settlement Name	Census 2016-2022 Population	Settlements percentage per total County population	2024 Population Estimate (based on % growth from 2011-2016) ⁹	Housing & Population Target %	Population Target 2023 to 2028 (end of Q4) (units) in accordance with HSTGs	Housing Target 2023 to 2028 (end of Q4) (units) in accordance with HSTGs	Residential Zoned Land Requirement (ha)	Target Residential Density Range (UPH DPH) – Compact Settlement Guidelines (2024)
	Calverstown (699 652), Clogherinkoe (496 214), Cutbush (278 297), Kilberry (400 361), Kilkea (405 122), Kilmead (309 372), Kilteel (214 262), Lackagh/ Mountrince (99 98), Maganey/ Levitstown (88-95), Milltown (344 372), Nurney (497 497), Rathcoffey (274 371), Staplestown (446 128), Two Mile House (460 474)								
Rural Dwellers ^{12,13}		57,328	25% 23.14%		8%	2012	732		
Blessington Environs		484	0.20%		1%	251	91		
Population Growth						25146			
Total		222504 247,774		235387		260533	9144		

^{12,13} The figure included for “Rural Dwellers” is an estimate and is not a verified population from Census 2016 2022 and has been calculated by removing the settlement populations from the total 2022 Census population for Kildare. It should be noted that areas within or in the environs of designated towns and settlements may be ‘rural’ houses however are included in the small area population for that settlement as a consequence of the Small Area Population Statistics boundaries.

Amendment No. 14									
Include new table 2.8A and Table 2.8B and Maps V1-2.3 to V1-2.9.									
Chapter						Section(s)	Page(s)		
Chapter 2: Core Strategy & Settlement Strategy						Table 2.8	After pg. 31		

Insert Table 2.8A and 2.8B after page 31 and insert Maps V1-2.3 to V1-2.9 at the end of Chapter 2 as follows:

Table 2.8A - Core Strategy Supplementary Table for revised National Housing Growth Requirements (2025) [to be read in conjunction with Table 2.8 and Table 2.8B]

Settlement Type	Settlement Name	Location / Site Name	Within Built Up Area (BUA)	Zoning Status	Tier 1 / 2	Approx. Gross Residential Area in hectares	Potential Additional Dwellings	Approx. Net Dwelling Density per Hectare	Delivery Mechanism	
Key Town	Naas Map V3-2.1	Kilcullen Road.	No	'New Residential Phase 2' in Naas LAP 2021-2027	Tier 1	5.2 ha	455	35	Objective CS O29	
		Blessington / Tipper Road	Yes		Tier 2	10.8 ha				
Self-Sustaining Growth Town	Newbridge	TBD*	TBD*	'New Residential – Phase 2' in Newbridge Settlement Plan	Tier 1 / 2*	TBD*		850	TBD*	
	Kildare Town Map V3-2.2	Ruanbeg	No		Tier 2 ¹⁵	16.9 ha	886	37	Objective CS O29	
		Southgreen	Partial		Tier 2	5.16 ha				
		Dunmurry Road	No		Tier 2	1.8 ha				
		Green Road South	No		Tier 2	1.14 ha				
		An Talamh Bán	No		Tier 2	1.5 ha				
	Athy Map V3-2.3	Chanterlands	Partial	'Strategic Reserve' in Athy LAP 2021-2027	Tier 2 ¹⁵	18.25 ha		480	31	
Self-Sustaining Town	Celbridge Map V3-2.4	Simmonstown and Ballyoulster	No	'New Residential' in Celbridge LAP 2017-2023	Tier 2 ¹⁵	73 ha approx. – to be confirmed at Settlement Plan level.		2,000	37	
	Kilcock	TBD*	TBD*	TBD*	Tier 1 / 2*	TBD*		250	As per Compact Settlement Guidelines (2024)	
	Monasterevin	TBD*	TBD*	TBD*	Tier 1 / 2*	TBD*		250	As per Compact Settlement Guidelines (2024)	
Towns	Sallins	TBD*	TBD*	TBD*	Tier 1 / 2*	TBD*		250	As per Compact Settlement Guidelines (2024)	
Total								5,421		

*To be determined through Settlement Plans for Newbridge, Kilcock, Monasterevin and Sallins.

¹⁴ It is noted that the Draft Newbridge Settlement Plan was published for public consultation on the 17th September 2025 as part of Proposed Variation No. 2 of the Kildare County Development Plan 2023-2029. Objective CS O29 provides for the release of lands zoned 'New Residential – Phase 2' in the adopted Newbridge Settlement Plan.

¹⁵ Refer to the Settlement and Site Capacity Audit prepared as a supporting document to proposed Variation No. 3 of the Kildare County Development Plan 2023-2029 (as varied).

Table 2.8B: Core Strategy Supplementary Table for revised National Housing Growth Requirements (2025) Long term Strategic and Sustainable Development Sites Additional Provision [to be read in conjunction with Table 2.8 and Table 2.8B]

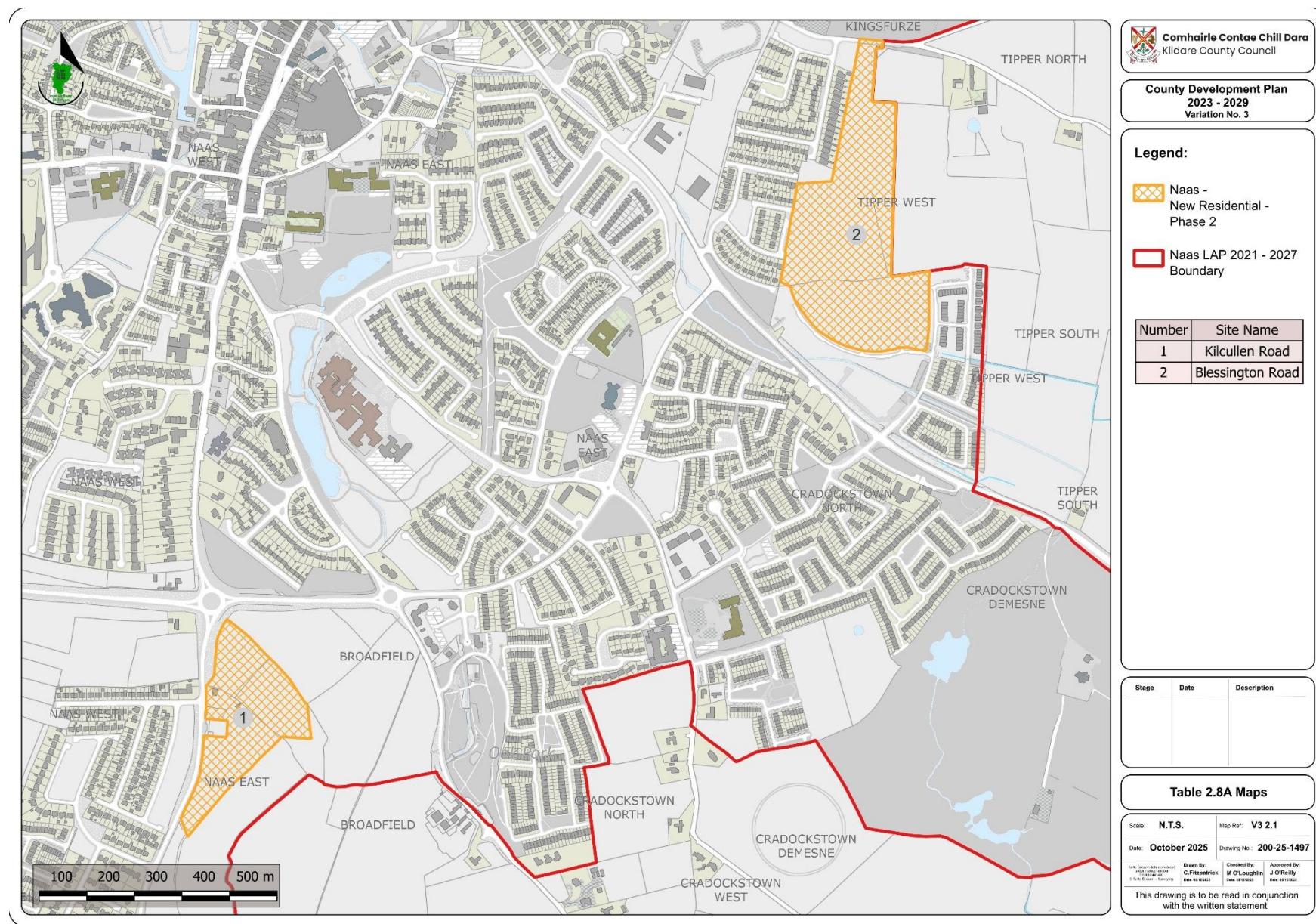
Settlement Type	Settlement Name	Location	Zoning Status	Tier 1 / Tier 2	Gross Residential Area in hectares	Potential Additional Dwelling	Net Density Dwellings per Hectare	Delivery Mechanism
Key Town	Naas Map V3-2.5	Northwest Quadrant	'Strategic Reserve' in Naas LAP 2021-2027 ¹⁶	Tier 2	112 ha (not yet zoned)	1,294 ¹⁷	Approx. 40 – to be confirmed at Masterplan level	Northwest Quadrant Masterplan / County Development Plan Variation and Urban Development Zone
Self-Sustaining Growth Town	Leixlip Map V3-2.6	Confey	'New Residential' and 'Mixed Use' in Leixlip LAP 2020-2023 (as extended)	Tier 2	46.5 ha	1,111 ¹⁸	As per the Confey Masterplan - Leixlip LAP 2020-2023 (as extended)	County Development Plan Variation and Urban Development Zone
Total						2,405		

¹⁶ The lands identified in these maps (i.e. for Northwest Quadrant, Naas and Confey, Leixlip) will include a range of land use zonings, not just residential, and will be brought forward through the UDZ process.

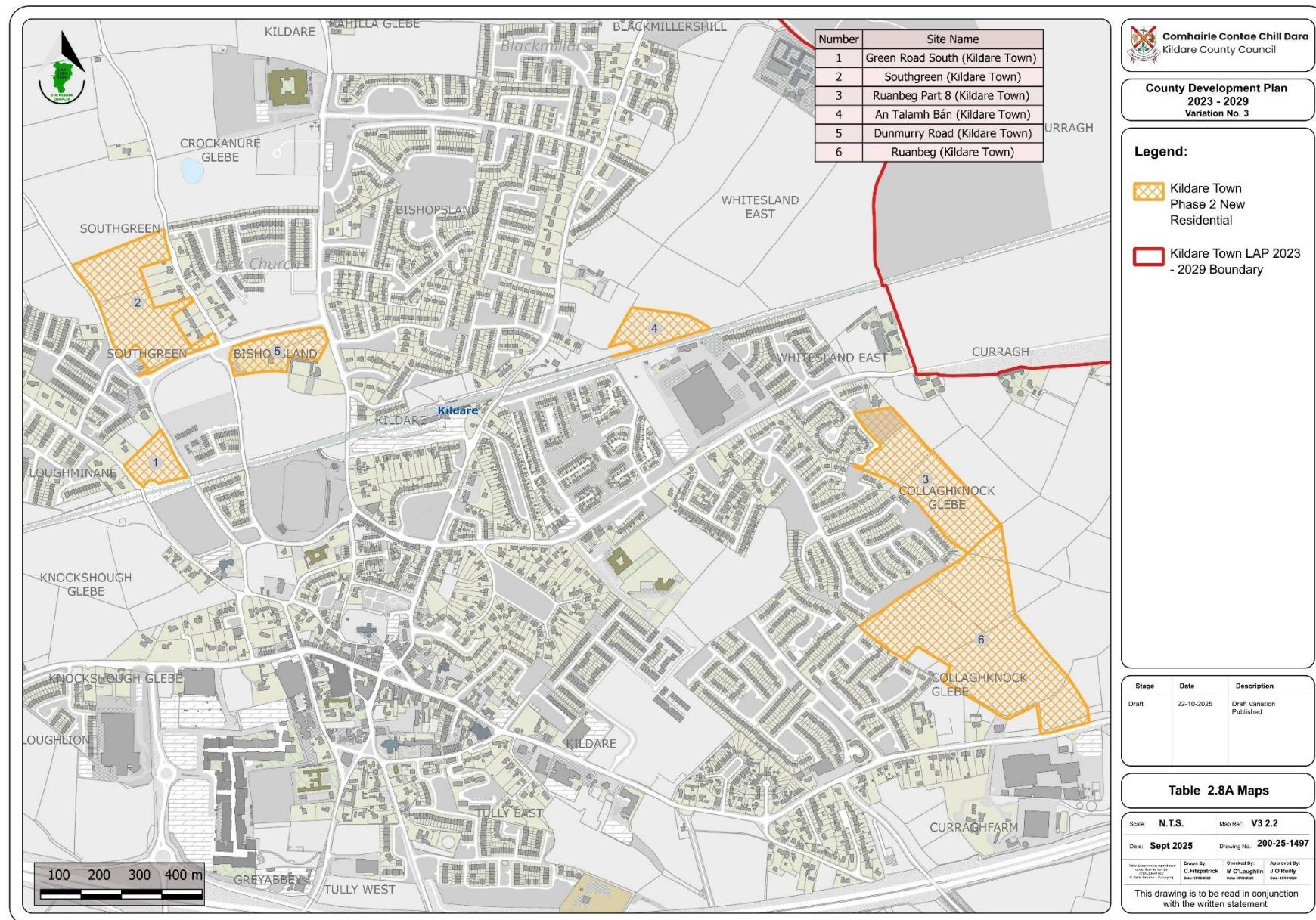
¹⁷ Whilst 1,294 residential units are allocated to the Northwest Quadrant in Naas in this Variation, it is indicatively estimated that approximately 4,000 new homes will be delivered at full build out of the Masterplan lands. Further additional units will be allocated through the next County Development Plan and detailed through the Urban Development Zone (UDZ) process under the Planning and Development Act 2024.

¹⁸ This allocation of 1,111 units equates to the combined delivery of Phases 1A, 1B and 2 of the indicative phasing of the Confey Masterplan, as per Variation No. 1 of the Leixlip LAP 2020-2023 (as extended). In addition to Tables 2.8 and 2.8B, further housing may be allocated to Confey through the UDZ process subject to the delivery of DART + West and Transport Orientated Development.

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



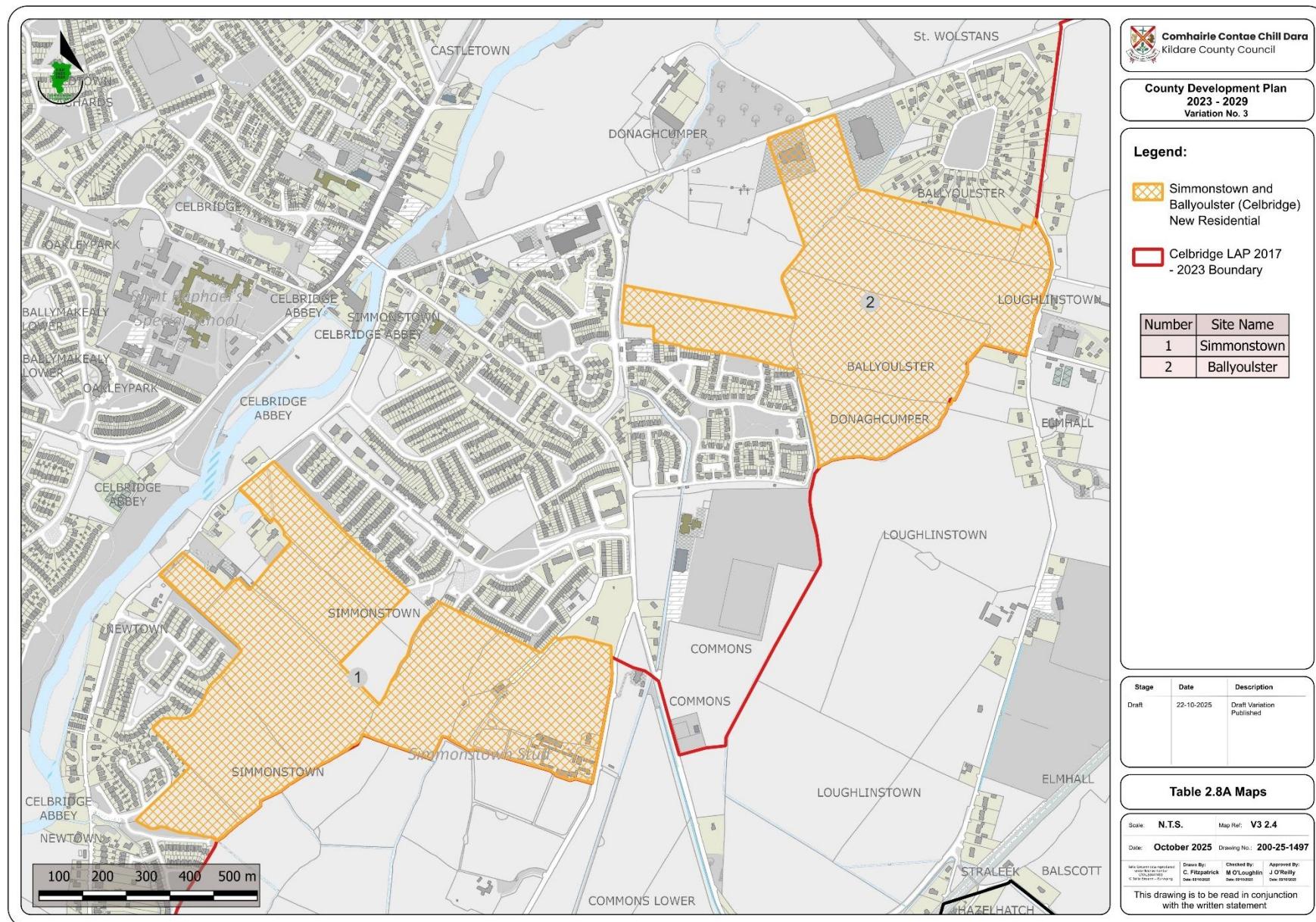
Proposed Variation No. 3 of the Kildare County Development Plan 2023-2029 (as varied)



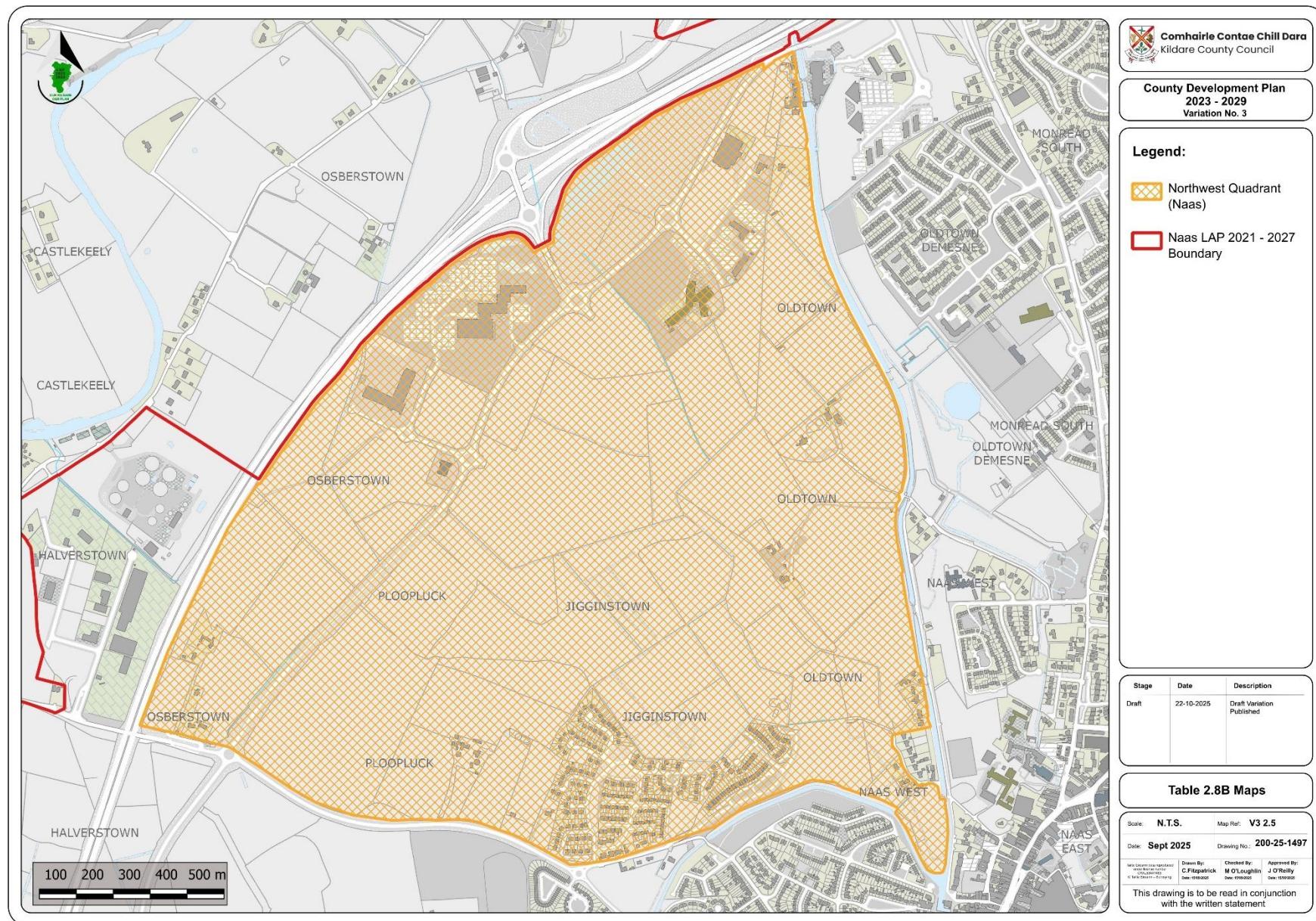
Proposed Variation No. 3 of the Kildare County Development Plan 2023-2029 (as varied)



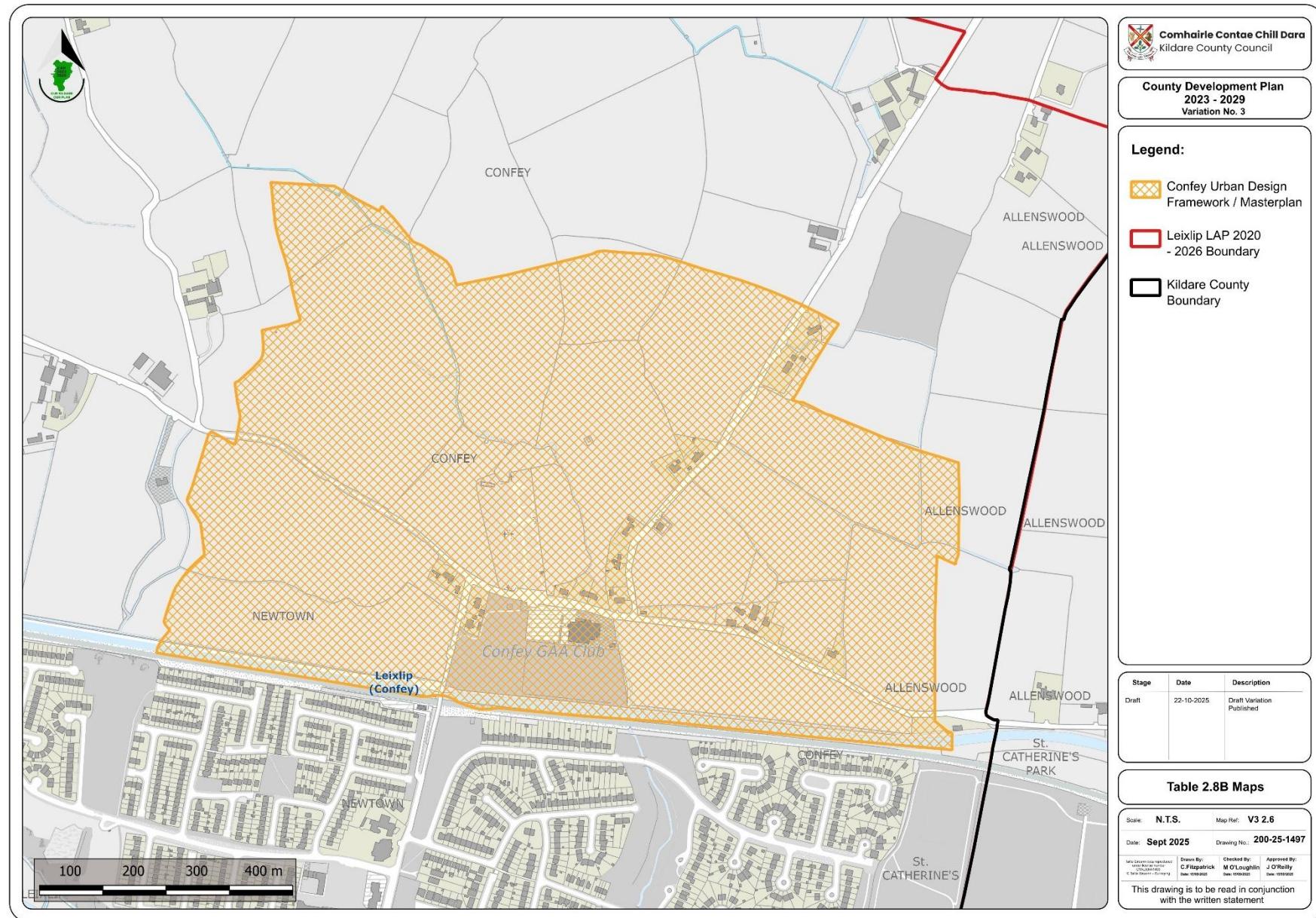
Proposed Variation No. 3 of the Kildare County Development Plan 2023-2029 (as varied)



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



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



Amendment No. 15		
Update the Core Strategy Statement to have regard to the National Planning Framework – First Revision (2025) and the NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities (2025)		
Chapter	Section(s)	Page(s)
Chapter 2: Core Strategy & Settlement Strategy	2.12	32

Amend Section 2.12 as follows:

Section 2.12 Core Strategy Statement

Having regard to SPPR DPG 6 of the Development Plan Guidelines, it is considered that the above approach is consistent with the ~~National Spatial Strategy~~ *National Planning Framework (2018)*, *the National Planning Framework – First Revision 2025* and the Regional Economic and Spatial Strategy. ~~and moreover takes into account the more recently published.~~ *The* Housing Supply Target (HST) Methodology for Development Planning (December 2020) *was also taken into account when developing the original housing targets in the Plan as adopted in December 2022.* In this regard Table 2.4 above ~~determines~~ *determined* the *original* target number of housing units to be delivered to the end of the Plan period having regard to Table 2.3 above which is taken directly from the HST Guidelines with respect to County Kildare. ~~The national average household size is then applied to the housing figure in order to determine the projected population target to the end of the Plan period~~¹⁹

Revised housing growth requirements for the period 2026-2028 have also been provided in accordance with the NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities (2025) and progressed through Variation No.3 of this Plan.

Section 2.11 above sets out the preferred development strategy for Kildare, including the Key Towns, Self-Sustaining Growth Towns, Self-Sustaining Towns and Towns throughout the county. With respect to all other settlements, Section 2.8 above justifies the placing of the remaining settlements in the hierarchy having regard to the availability of physical, social and community services which are detailed in Volume 2 of this Plan.

Where planning applications are received for housing developments on appropriately zoned lands and where the development would result in an exceedance of core strategy allocation for that settlement, the planning authority may consider granting permission for such developments having regard to the provisions of Section 86(7) of the Planning and Development Act 2024 and where commensurate social infrastructure is delivered as part of the development scheme in accordance with objectives SC O15, SC O16 and SC O17 of this Plan.

¹⁹~~A review in line with trends as per next CSO figures may be required.~~

Amendment No. 16

Amend existing Core Strategy objectives and provide new Core Strategy objectives to reflect National Planning Framework – First Revision (2025), Section 28 Ministerial Guidelines and supporting objectives for sustainable placemaking / community building.

Chapter	Section(s)	Page(s)
Chapter 2: Core Strategy & Settlement Strategy	Objectives – Core Strategy and Settlement Strategy	36

Amend existing Core Strategy objectives and include new Core Strategy objectives as follows:

Core Strategy and Settlement Strategy

It is an objective of the Council to:

CS O1	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 (2025)</i> .
CS O19	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). <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>
CS O25	<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>
CS O26	<i>Require urban regeneration to be a fundamental consideration in the preparation of all settlement plans and identify / map Settlement Consolidation Sites²⁰ and other brownfield / infill sites that have regeneration and development potential, with outputs²¹ identified in the Settlement Capacity Audit.</i>
CS O27	<i>Work in close partnership with the Department of Education to support the timely planning and delivery of new schools across the county, so</i>

²⁰ See Section 6.4.2 of the Development Plan Guidelines for Planning Authorities (2022)

²¹ Outputs may include residential units and/or jobs where appropriate.

	<p><i>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>
CS O28	<p><i>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>
CS O29	<p><i>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> <ul style="list-style-type: none"> <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> <i>(ii) Land zoned 'New Residential - Phase 2' in the Newbridge Settlement Plan²², and</i> <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><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>
CS O30	<p><i>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> <ul style="list-style-type: none"> <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> <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><i>The full extent of residential land to be zoned will be subject to appropriate flood risk assessment at Settlement Plan stage.</i></p>

²² It is noted that the Draft Newbridge Settlement Plan was published for public consultation on the 17th September 2025 as part of Proposed Variation No. 2 of the Kildare County Development Plan 2023-2029. This objective provides for the release of lands zoned 'New Residential – Phase 2' in the adopted Newbridge Settlement Plan.

CS 031	<p><i>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>
CS 032	<p><i>Initiate the process for the designation of candidate Urban Development Zones (UDZ), 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 class="list-item-l1"><i>(i) Northwest Quadrant, Naas as identified in Map V3-2.5, and</i></p> <p class="list-item-l1"><i>(ii) 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 the County Development Plan prior to the commencement of the UDZ process.</i></p>

Chapter 3 Housing

Amendment No. 17

Update Section 3.3 and Policy HO P1 and HO P2 to incorporate new Section 28 Ministerial Guidelines.

Chapter	Section(s)	Page(s)
Chapter 3: Housing	3.3	44-46

Amend bullet point no. 4 of the text of Section 3.3 as follows:

Section 3.3 Housing

- Sustainable Residential Development in Urban Areas (2009); Urban Design Manual: A Best Practice Guide (2009); Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024) and accompanying Design Manual (when published);

Amend bullet point nos. 3 and 4 of Policy HO P1 as follows:

Policy:

It is the policy of the Council to:

HO P1	Have regard to the DHLGH Guidelines on: - <u>Sustainable Residential Development in Urban Areas (2009); Urban Design Manual: A Best Practice Guide (2009); Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024) and accompanying Design Manual (when published);</u>
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Amend the text of Policy HO P2 as follows:

Policy:

It is the policy of the Council to:

HO P2	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 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) , and make provision for the scale of population growth and housing supply targets / requirements outlined in these plans and guidelines.
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Amendment No. 18

Amend Section 3.6 to reflect the proposed revisions to Chapter 2 in relation to housing growth requirements arising from the NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities (2025)

Chapter	Section(s)	Page(s)
Chapter 3: Housing	3.6	49

Amend the text of Section 3.6 as follows:

3.6 Housing Supply

The Core Strategy, *as varied to incorporate the government's updated housing growth requirements*, outlines a housing supply target of approximately ~~9,144~~ 16,970 housing units for the county ~~to the end of 2028, being the end of the Plan period~~. Chapter 2 sets out growth targets for towns, villages, settlements and rural areas during the Plan period. Growth is directed based on the status of the town or settlement within the settlement hierarchy and the capacity of physical and social infrastructure and the environment to accommodate growth. The Plan will support consolidation through infill development and the redevelopment of areas that are in need of renewal and the sustainable extension of established urban areas.

Amendment No. 19

Amend Section 3.7, Table 3.1 and Objectives HO O4 and HO O7 to reflect the Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024).

Chapter	Section(s)	Page(s)
Chapter 3: Housing	3.7 and Table 3.1	50-52

Amend the text of Section 3.7 from the 4th paragraph to the 11th paragraph (including Table 3.1), together with Objectives HO O4 and HO O7 as follows:

3.7 Residential Densities

Density

(From 4th paragraph)

The ~~Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009)~~ Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024) sets out policy and guidance in relation to residential density ranges for areas within a variety of settlement types. ~~and In addition, the~~ Urban Development and Building Height Guidelines, DHLGH (2018) provides further guidance on development outline appropriate densities and building heights ~~applicable to settlements of various size and location within these settlements~~. For further details on the implementation of the Urban Development and Building Height Guidelines refer to Section 14.8 Urban Design and Building Heights.

~~The average housing densities, that determine the residential yield from sites depends on the location of that site, which settlement it belongs to, where that settlement fits within the settlement hierarchy, the site's position with respect to the urban core, the proximity to public transport corridors and to major employment zones. Where communities live in areas of medium to high residential densities, the prospects improve for local services and amenities, use of sustainable transport modes for daily journeys and the reduction of unsustainable travel patterns.~~

~~Table 3.1 outlines the density levels for different settlement types as per Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, DEHLG (2009).~~

Category	Location for New Residential Development	General Density Parameters (Units per Hectare)
Larger Towns (Population > 5,000)	Town Centre & Brownfield Sites	Site Specific
	Public Transport Corridors	50 units per ha
	Inner suburban/infill	Site Specific
	Institutional Lands	35-50 units per ha
	Outer Suburban /'Greenfield'	30-50 units per ha
Smaller Towns & Villages	Centrally located sites	30-40+ units per ha
	Edge of centre sites	20-35 units per ha
	Edge of small town/village	15-20 units per ha with lower density in some cases (refer to Section 6.12 of the Guidelines)
Rural Settlements	Infill, backland and edge of centre sites within Rural Settlements	15 units per ha with lower density in some cases

~~Table 3.1 - Appropriate density levels as per the Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, DEHLG (2009)~~

~~The guidance and density ranges provided in Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, DEHLG (2009) have been considered in preparing the Core Strategy table contained in Chapter 2 of the Plan. The Core Strategy table includes a Target Residential Density (Units per Hectare) for each settlement based on its function within the settlement hierarchy.~~

~~Circular letter NRUP 02/2021 was issued to Planning Authorities to provide clarity in relation to the interpretation and application of current statutory guidelines in respect of how residential densities are applied to towns and villages. The~~

~~Circular highlights that in certain locations, particularly at the edges of towns in a rural context, more compact forms of development may include residential densities at a lower level than would be considered appropriate in a city or large town context.~~

~~Accordingly, the Circular clarifies the application of the Sustainable Residential Development Guidelines to ensure that when carrying out their planning functions, An Bord Pleanála and Planning Authorities apply a graduated and responsive, tailored approach to the assessment of residential densities in Peripheral and/or Less Accessible Urban Locations, as defined in the Sustainable Urban Housing: Design Standards for New Apartments, DHLGH, 2020, and as they apply to towns of all sizes, to ensure that such places are developed in a sustainable and proportionate manner.~~

Development at the Edge of Larger Towns

~~The Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities, DEHLG (2009) states that the greatest efficiency in land usage on Outer Suburban / 'Greenfield' sites in Larger Towns will be achieved by providing net residential densities in the general range of 35-50 dwellings per hectare and such densities (involving a variety of housing types where possible) should be encouraged generally. Furthermore, the Guidelines state that development at net densities less than 30 dwellings per hectare should generally be discouraged in the interests of land efficiency, particularly on sites in excess of 0.5 hectares.~~

~~Circular letter NRUP 02/2021 provides the following clarification with respect to applying the above densities to Outer Suburban / 'Greenfield' sites in Larger Towns:~~

- ~~The Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities, DEHLG (2009) define larger towns as having a population in excess of 5,000 people up to the accepted city scale of 50,000 people.~~
- ~~Given the very broad extent of this range and variety of urban situations in Ireland, it is necessary for An Bord Pleanála and Planning Authorities to exercise discretion in the application and assessment of residential density at the periphery of large towns, particularly at the edges of towns in a rural context.~~
- ~~Accordingly, the full range of outer suburban density, from a baseline figure of 30 dwellings per hectare (net) may be considered, with densities below that figure permissible to facilitate a choice of housing types provided that, within a neighbourhood or district as a whole, average densities achieve the minimum recommended standards of the Guidelines.~~

Development within Smaller Towns and Villages

~~Circular letter NRUP 02/2021 points out that the Sustainable Residential~~

~~Development in Urban Areas – Guidelines for Planning Authorities, DEHLG (2009) cautions against large scale, rapid development that may overwhelm and detract from the quintessential character of towns and villages that have developed slowly and organically over time, and furthermore, clarifies that there is already clear scope for greater variation in density in smaller towns, but that this should not lead to provision for disproportionate development in such places through excessive zoning.~~

Table 3.1 below outlines the settlement categories relevant to County Kildare, the associated areas within these categories and the applicable recommended net density ranges in the Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024). Kildare County Council will define and map the settlement areas (Central, Urban Neighborhood, Suburban, Urban Extension and Edge Area) when preparing future settlement plans.

Section 3.4 of the Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024) provides that the recommended density ranges should be further refined based on:

- *The proximity and accessibility of lands to essential services and to public transport options, informed by the capacity of such networks and journey times to significant destinations. Kildare County Council will generally encourage development densities that are:*
 - *At or above the mid-density range at the most central or accessible locations²³, together with locations proximate to high-capacity transport nodes or interchanges.²⁴*
 - *Close to the mid-density range at intermediate locations²⁵, and*
 - *Below the mid-density range at peripheral locations.²⁶*
- *The capability of such development densities to respond to the receiving environment in a generally positive manner which does not result in a significant negative impact on:*
 - *Defining important local characteristics of an area,*
 - *The amenities of existing surrounding residential properties (including privacy, daylight/sunlight and microclimate),*
 - *The natural, historic and built environment.*

²³ Lands within 500m (i.e. up to 5-6 minute walk) of existing or planned high frequency (i.e. 10 minute peak hour frequency) urban bus services.

²⁴ Lands within a 1km walking distance of an existing or planned high capacity urban public transport node or interchange, namely an interchange or node that includes DART or high frequency Commuter Rail (10-15 min peak hour frequency).

²⁵ Lands within 500m – 1km (10-12 min walk) of existing or planned high frequency (i.e. 10 min peak hour frequency) urban bus service; and lands within 500m (i.e. 6 min walk) of a reasonably frequent (minimum 15 min peak hour frequency) urban bus service.

²⁶ Lands which do not meet the criteria to be categorised as an accessible or intermediate location, in close proximity to a high-capacity transport node or interchanges.

Further refinement of the density ranges identified in the Table below will be considered in assessing planning applications for development; and, in the preparation of future settlement plans, Development Plan(s) and other statutory / non-statutory plans for urban areas and settlements.

Settlement Category	Kildare Settlements	Settlement Areas and Description	Net Density Range
Metropolitan Towns and Villages (>1,500 population)	Maynooth (Metropolitan Key Town), Leixlip, Celbridge, Kilcock.	<p>Central and Urban Neighbourhoods: (i) town centre and surrounding neighbourhoods, (ii) strategic and sustainable development locations²⁷, (iii) lands around existing or planned high-capacity transport nodes or interchanges²⁴.</p>	<p>50-150 dph shall generally be applied.</p> <p>Strategic and sustainable development locations²⁷ will be capable of defining densities or density ranges on a plan led basis.</p>
		<p>Suburban/Urban Extension: (i) Suburban areas are the low-density car-orientated residential areas constructed at the edge of the town. (ii) Urban extension refers to greenfield lands at the edge of the existing built-up footprint that are zoned for residential or mixed-use (including residential) development.</p>	<p>35 - 50 dph shall generally be applied.</p> <p>Densities of up to 100 dph shall be open for consideration at 'accessible'²³ suburban / urban extension locations.</p>
Key Towns and Large Towns (5,000+ population)	Naas (Key Town), Newbridge, Kildare Town, Athy, Monasterevin, Clane, Sallins.	<p>Central and Urban Neighbourhood: (i) Centre comprises the town centre and surrounding streets. (ii) Urban neighbourhoods consist of the early phases of residential development around the centre that have evolved over time to include a</p>	40 - 100 dph shall generally be applied.

²⁷ Strategic and Sustainable Development locations are as described in detail in section 4.4.4 of the 'Development Plans - Guidelines for Planning Authorities (2022)'.

		<i>greater range of land uses.</i>	
		<i>Suburban/Urban Extension:</i> <i>(i) Suburban areas are the low-density car-orientated residential areas constructed at the edge of the town.</i> <i>(ii) Urban extension refers to greenfield lands at the edge of the existing built-up footprint area that are zoned for residential or mixed-use (including residential) development.</i>	<i>30 - 50 dph shall generally be applied.</i> <i>Densities of up to 80 dph shall be open for consideration at 'accessible'²³ suburban / urban extension locations.</i>
<i>Small and Medium Sized Towns (1,500 to 5,000 population)</i>	<i>Allenwood, Athgarvan, Derrinturn, Castledermot, Rathangan, Prosperous, Kill, Kilcullen</i>	<i>Central:</i> <i>(i) The main street and immediately adjoining streets.</i> <i>(ii) The inner urban neighbourhood consists of the early phases of residential development around the centre, and may include local services and inter-dispersed commercial, industrial and institutional uses.</i>	<i>The scale of new development should respond positively to the scale, form and character of existing development, and to the capacity of services and infrastructure.</i>
		<i>Edges:</i> <i>(i) The edge of small to medium sized towns are the lower density housing areas constructed around the centre.</i> <i>(ii) Urban extension refers to greenfield lands at the edge of the built-up area that are zoned for residential or mixed-use (including residential) development.</i>	<i>25 – 40 dph shall generally be applied.</i>
<i>Rural Towns and Villages (<1,500 population)</i>	<i>Ballitore, Ballymore Eustace, Carragh, Coill Dubh, Johnstown, Johnstownbridge, Kildangan,</i>	<i>Rural Towns and Villages are small in scale with limited infrastructure and services provision.</i> <i>Lands zoned for housing at the edge of rural towns and villages at locations</i>	<i>Development to be tailored to the scale, form and character of the settlement and the capacity of services and infrastructure.</i>

	<p><i>Kilmeague, Moone, Narraghmore, Robertstown, Straffan, Suncroft, Timolin.</i></p>	<p><i>that can be integrated into the settlement and are connected to existing walking and cycling networks can offer an effective alternative, including serviced sites, to the provision of single houses in the countryside.</i></p>	<p><i>The density of development on lands zoned for housing at the edge of rural towns and villages should respond in a positive way to the established context.</i></p>
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Table 3.1 –Appropriate density ranges as per the Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024)

Objectives

It is an objective of the Council to:

HO 04	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 Guidelines for Planning Authorities on Sustainable Urban Development (Cities, Towns and Villages), DEHLG, 2009, Urban Design Manual: A Best Practice Guide, DEHLG, 2009 ; the <i>Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024)</i> and the Urban Development and Building Height Guidelines for Planning Authorities (2018); and with reference to Circular Letter NRUP 02/2021 (April 2021) .
HO 07	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 Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities and the accompanying Urban Design Manual, DEHLG, May 2009 <i>Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024)</i> and the <i>and accompanying Design Manual (when published)</i> .

Amendment No. 20		
Amend the text of Section 3.10 to reflect data from Census 2022, CSO.		
Chapter	Section(s)	Page(s)
Chapter 3: Housing	3.10	55-56

Amend the text of Section 3.10 as follows:

3.10 Mix of Dwelling Types

The impact of population growth, social changes including more people living alone or in smaller households and an ageing population with specific housing needs means that the mix of house types and sizes required needs to become more diverse.

~~Over a 20-year period (1996 to 2016), Kildare experienced a 64.8% (+87,512) increase in its population base – the second highest rate in the State, compared to the state average of 31.3%. Between 1991 and 2022, County Kildare's population more than doubled from 122,656 to 247,774 (+125,118 persons), while the population of the State increased by approximately 45%. Kildare had the third highest increase in population after Dublin and Cork over this period. This is explained by high levels of natural increase (birth rate) and a strong performance in estimated net migration.~~

~~The population of County Kildare is expected to rise by c. 44,000 people between 2016 and 2031 which equates to a 19.7% increase.~~

Census ~~2016~~ 2022 recorded an average household size of ~~3.0~~ 2.97 people for County Kildare, ~~up from 2.94 in 2011, but down from 3.19 in 2002 and 3.01 in 2006, down from 3.0 in 2016 but higher than 2.94 in 2011. Notwithstanding the modest increase in household size between 2011 and 2016, it is likely that household size will start to fall again.~~ The National Planning Framework indicates that the average household size is expected to decline nationally ~~to 2.5 people by 2040~~. By the end of the HNDA period, 2031, it is forecast that the average household size for County Kildare will fall to 2.77.

Kildare has a rapidly increasing '65 and over' age cohort. According to Census ~~2016~~ 2022, there were ~~22,104~~ 29,720 people over 65 living in Kildare ~~in 2016~~, representing ~~10%~~ 12% of the county's population ~~and a 35% increase from the 2016 census, a figure which represents a 32.2% increase in that cohort of the population from the 2011 census. The Kildare Age Friendly Strategy 2019-2021, reports that the ageing of the population from this point onwards will represent one of the most significant demographic and societal developments and challenges that Ireland has encountered. It is projected that by 2031, 16% of the population of County Kildare will be over the age of 65 years, with this rate increasing to 21% by 2040. The Central Statistics Office Regional Population Projections 2023-2042 details that the older population (those aged 65 and over) is projected to significantly from 15.1% of the total population in 2022 to between 22.2%-23.9% by 2042. It is anticipated that the Mid-East Region (encompassing Kildare, Louth, Meath and Wicklow) will see the largest growth in the older~~

population, doubling from 101,800 persons to between 209,000 – 213,000.

The county also has a high level of population in the 0-14 age cohort (21.5%), *with the remaining 66.5% in the working age 15-64 cohort. In addition, according to Census 2016, 79% of all 2 person households were either a married couple or cohabitating couple household with no children, compared to the State average of 66%, and while a proportion of these may be ‘empty nesters’, there is a strong likelihood that many of these households could expand to 3 or 4 person households within the lifetime of this strategy. In addition, according to Census 2022, approximately 19% of households in the county consist of married or cohabiting couples without children. Regarding family cycles, 9% of households in the county are ‘younger couples’, 26% are ‘adult’ families, 21% are in the pre-school or early school stage, 26% are in the pre-adolescent and adolescent stage and 18% are ‘older couples’ or retired.*

The mix of ~~house~~ *housing* types proposed in an area should be influenced by a range of factors including the desirability of providing for mixed communities and a range of housing types and tenures; the nature of the existing housing stock in the area and the need to provide a choice of housing, suitable to all age groups and people at different stages of the life cycle; the existing social mix in the area; the need to cater for specialist groups such as older or disabled people and the saleability of different types of housing. A neighbourhood with a good mix of unit types should include ~~houses and apartments of a range of housing types of~~ different sizes.

Therefore, this Plan sets out to ensure that new residential development provides a wide variety of housing types that reflect and cater for the diverse housing needs of the county’s population. Housing variety and mix will be carefully considered when assessing planning applications for all residential developments. Where required a statement should detail the proposed housing mix and why it is considered appropriate, having regard to the issues outlined above.

Amendment No. 21

Amend Section 3.11.1 and 3.11.6 to reflect data from Census and updated population projections from the Central Statistics Office.

Chapter	Section(s)	Page(s)
Chapter 3: Housing	3.11.1 and 3.11.6	58

Amend the text of paragraph 1 of Section 3.11.1 and the text of Section 3.11.6 as follows:

3.11.1 Older Persons

The Kildare Age Friendly Strategy 2019-2021 reports that the ageing of the population from this point onwards will represent one of the most significant demographic and societal developments and challenges that Ireland has encountered. ~~ESRI projections indicate that the number of people over the age of~~

~~65 in Ireland will reach 1.3 million by 2040 or about 23% of the total population, compared to 13.5% in 2016. According to Census 2016, there were 22,104 people over 65 living in Kildare in that year, representing 10% of the county's population. It is anticipated that by 2031, 16% of the population of County Kildare will be over the age of 65 years, with this rate increasing to 21% by 2040. Kildare has a rapidly increasing '65 and over' age cohort. According to Census 2022, there were 29,720 people over 65 living in Kildare, 12% of the county's population and a 35% increase from the 2016 census. The Regional Population Projections 2023-2042 from the Central Statistics Office details that the older population (those aged 65 and over) is projected to significantly increase from 2022 levels, from 15.1% of the total population to between 22.2%-23.9% by 2042. It is anticipated that the Mid-East Region (encompassing Kildare, Louth, Meath and Wicklow) will see the largest growth in the older population, doubling from 101,800 persons to between 209,000 – 213,000 by 2042.~~

3.11.6 Third Level Students

Students are an increasingly important part of the housing landscape in Kildare, particularly in Maynooth. According to Census ~~2016-2022~~, ~~20,559~~ ~~22,926~~ residents of County Kildare reported their principle economic status as students (12.~~2~~% of all those aged 15 and over). Also recorded by Census ~~2026-2022~~ was that ~~25.3%~~ ~~19%~~ of the population of Maynooth town over the age of 15 are students, compared to an average of c. ~~11%~~ ~~10.5%~~. for the other towns within the vicinity, including Leixlip and Kilcock which are connected to Maynooth via a rail line and also compared to the state average of ~~11.4%~~ ~~11.1%~~. Maynooth University is the principal third level institution in County Kildare, and it has a total enrolment of 13,700 students.

Amendment No. 22

Amend Objective HO O56 to incorporate local need criteria pertaining to Serviced Sites, inserting a new Table 3.4 (a).

Chapter	Section(s)	Page(s)
Chapter 3: Housing	Objective HO O56 and new Table 3.4(a) referring to Serviced Sites	82

Objectives

It is an objective of the Council to:

HO O56	Ensure that any applicant for the provision of a dwelling unit on lands designated "Serviced Sites" complies in full with the Serviced Sites 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 Serviced Sites local housing need requirements criteria .
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Insert New Table after Table 3.4 as follows:

Applicant Category	Serviced Sites Local Need Criteria
Category C – Rural Resident as part of a Serviced Site development.	<i>On designated ‘Serviced Sites’ provided for in Volume 2 of the County Development Plan only</i>
<p><i>A person who has resided in a rural area in County Kildare*</i></p> <p><i>* For the purposes of this category, these persons are defined as those being from outside of the defined boundaries of higher order settlements in the County Settlement Hierarchy (i.e. Key Towns, Self-Sustaining Growth Towns and Self-Sustaining Towns) as defined by Kildare County Council in respective Local Area Plans, or Settlement Plans in Volume 2 of the County Development Plan.</i></p>	<p><i>The Applicant must demonstrate:</i></p> <ol style="list-style-type: none"> <i>1. They have resided in a rural area of County Kildare for a period of at least 10 (consecutive) years, and</i> <i>2. The applicant’s home, in which they have resided for 10 years, is within 10km of the designated serviced site, and</i> <i>3. That the proposed house will be the principal private residence of the applicant (applications will be subject to a standard occupancy condition).</i>

Table 3.4 (a) Serviced Sites Local Need Criteria

Chapter 15 Development Management Standards

Amendment No. 23

Update Section 15.2.2 in relation to the Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024) and the Planning Design Standards for Apartments - Guidelines for Planning Authorities (2025).

Chapter	Section(s)	Page(s)
Chapter 15: Development Management Standards	15.2.2	520-521

Amend the text of Section 15.2.2 as follows:

15.2.2 Overlooking / Separation Distances

~~Traditionally a minimum distance of 22m is required between directly opposing first floor windows. However, in cases of innovative design, where overlooking into habitable rooms does not occur, this figure may be reduced, subject to the protection of adjoining residential amenities and privacy, the quality of design and adherence to the Sustainable Urban Housing: Design Standards for New Apartment Guidelines (2020) where applicable.~~

~~A greater separation distance may be required for taller buildings (e.g., apartment developments and those over three storeys high). A separation distance of 35 metres will normally be required in the case of overlooking living room windows and balconies at upper floors. In some cases, subject to design orientation, and location in built up areas, reduced separation distances may be acceptable.~~

~~A minimum distance of 2.3 metres shall be provided between the side walls of adjacent dwellings or dwelling blocks with each building being a minimum of 1 metre from the boundary to allow for adequate maintenance and access.~~

~~In all instances where minimum separation distances are not met, the applicant shall submit a sunlight/daylight/overshadowing analysis for proposed developments. In keeping with the principle of compact development and the desire for town and village renewal where such instances occur within established urban areas and in particular town centres, a level of flexibility may be applied by the Planning Authority. Any relaxing of standards will be assessed on a case-by-case basis and should not be viewed as a precedent for future development.~~

~~Adequate separation distances will be required for buildings overlooking school playgrounds or other sensitive land uses. These will be determined at planning application stage. Innovative design solutions to avoid undue overlooking will be encouraged.~~

The Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities (2024) require planning authorities to move away from

quantitative minimum standards formed from suburban housing designs of the early 20th Century, such as the traditional 22m between opposing first floor windows. The Guidelines provide that a strong emphasis is to be placed on qualitative design solutions.

To align with Specific Planning Policy Requirement (SPPR) 1 of the Sustainable Residential Development and Compact Settlement Guidelines (2024) it is a policy of the Council that:

- (a) A minimum separation distance of 16m shall be maintained between opposing windows serving habitable rooms²⁸ at the rear or side of houses, duplex units and apartment units, above ground floor level;*
- (b) Separation distances below 16m may be considered acceptable in circumstances where there are no opposing windows serving habitable rooms and where suitable privacy measures are incorporated to prevent undue overlooking of habitable rooms and private amenity spaces; and,*
- (c) Separation distances at ground floor level or to the front of houses, duplex units or apartments shall be determined on a case-by-case basis to prevent undue loss of privacy.*

To facilitate urban regeneration and compact growth, a level of flexibility may be applied by the Planning Authority in relation to separation distances. Any relaxing of standards below 16m will be assessed on a case-by-case basis and should not be viewed as a precedent for future development.

Greater separation distances may be required, particularly for developments at or above three storeys in height, considering the nature and/or design of the proposed development or surrounding land uses, and the relationship of the proposed development with neighboring development(s) and streets.

Applicants must demonstrate to the satisfaction of the Planning Authority that separation distances have been determined based on considerations of privacy, a high standard of amenity, daylight/sunlight, placemaking and quality urban design, informed by the layout, design and site characteristics of the specific proposed development. Applicants must also demonstrate that the proposed development will not have a significant negative impact on:

- The amenity of occupiers of existing residential properties and*
- Surrounding sensitive receptors and land uses such as school playgrounds in terms of overlooking.*

Sunlight/daylight/overshadowing analysis may be required by the Planning Authority for proposed developments in accordance with Section 15.2.3 below.

²⁸ Primary living spaces such as living rooms, dining rooms, studies and bedrooms.

Amendment No. 24		
Update text and policy pertaining to overshadowing to align with the Sustainable Residential Development and Compact Settlements - Guidelines (2024).		
Chapter	Section(s)	Page(s)
Chapter 15: Development Management Standards	15.2.3	521

Update text of Section 15.2.3 as follows:

15.2.3 Overshadowing

High levels of daylight and sunlight provide for good levels of amenity for residents. The ~~internal~~ layout of *proposed* residential units, *private amenity spaces and semi-private amenity spaces* should be designed to maximize use of natural daylight and sunlight. *Ensuring acceptable levels of daylight/sunlight is also important to safeguard against a detrimental impact on the amenity of occupiers of adjacent properties. Accordingly, sunlight/daylight/overshadowing analysis may be required by the Planning Authority for proposed developments depending on the nature and design of the development, the characteristics of the site, and the surrounding context.*

All new developments are required to have regard to the recommendations ~~of Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (B.R.209, 2011) and British Standard (B.S.) 8206 Lighting for Buildings, Part 2, 2008: Code of Practice for Day Lighting or other updated relevant documents~~ and the quantitative performance approaches outlined in relevant standards and guides including:

- *A New European Standard for Daylighting in Buildings IS EN17037:2018 or any updated versions;*
- *UK National Annex BS EN17037 and the BRE Guide 209 2022 Edition (June 2022) or any updated versions thereof;*
- *Any other relevant standards and guides/guidelines specified by the Planning Authority; or,*
- *Any relevant future standards or guidance specific to the Irish context.*

Where an applicant cannot fully meet all of the requirements of the daylight provisions, this must be clearly identified and a rationale for any alternative, compensatory design solutions must be set out, which will be considered by the planning authority on a case-by-case basis.

Amendment No. 25

Update Section 15.3 and 15.4 to align with the Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024)

Chapter	Section(s)	Page(s)
Chapter 15: Development Management Standards	15.3 and 15.4	528

Insert new bullet point to the end of Section 15.3 as follows:

15.3 Design Statements

- *Where relevant, the design statement should demonstrate how the development adheres to the guidance and principles set out in the ‘Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024) and any related design guide / manual.*

Amend the text of Section 15.4 from the 3rd paragraph as follows:

15.4 Residential Development

The Council, in providing advice and in undertaking any assessment of proposed residential development will have regard to the content, policies and objectives of Chapter 3 and Chapter 14, along with relevant Section 28 Ministerial Guidelines, including the ~~Sustainable Residential Development in Urban Areas (Cities, Towns and Villages) Guidelines for Planning Authorities (DEHLG, 2009)~~ and the ~~accompanying Urban Design Manual~~ *Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024)*.

The Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024) notes that a broader range of housing options are required in consideration of ongoing demographic changes, more varied households, continuing population growth and the need for compact and sustainable urban residential development.

It is Government policy, as stated in the foregoing Guidelines, to support compact, medium density and primarily ‘own door’ housing models in Ireland, alongside traditional housing and apartment development models. Such housing models offer a significant potential to contribute to compact urban growth at the right locations, and are common in the UK, Europe and internationally. These models can deliver between 40-100 dwellings per hectare (net) with a high proportion of own-door units in a relatively low rise (generally between 3-4 storeys) development form.

Amendment No. 26

Update text in Section 15.4.5 to align with Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024).

Chapter	Section(s)	Page(s)
Chapter 15: Development Management Standards	15.4.5	530

Amend paragraph 1 of Section 15.4.5 as follows:

15.4.5 Design, Layout and Boundary Treatments

The design and layout of new residential development offers the opportunity to establish exceptional standards in terms of placemaking and urban design through the integration of high-quality connectivity, open space and sustainable mobility features from the outset. While the Kildare Rural House Design Guide (Appendix 4) outlines the requirements for layout and boundary treatment for rural dwellings, proposals for residential development in towns and villages will be required to fully address ~~the 12 Criteria for sustainable residential development as outlined in the Urban Design Manual – A Best Practice Guide (DeEHLG, 2009), as well as the design criteria and Appendix D of the Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities 2024, the accompanying Design Manual (when published) and~~ the guidance set out in Section 14.6 of this Plan.

Amendment No. 27

Update standards in Section 15.4.6 (including Table 15.2) pertaining to open space/semi-private space to align with Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024).

Chapter	Section(s)	Page(s)
Chapter 15: Development Management Standards	15.4.6	531-532

Amend Table 15.2 as follows:

15.4.6 House Design

Unit Type (House)	Floor Area	Storage Area	Minimum Private Open Space	Max Semi-Private Space in Lieu ²⁹
One bedroom	55m ²	3m ²	48 20m ²	10m ²
Two bedroom	85m ²	6m ²	55 30m ²	15m ²
Three bedroom	100m ²	9m ²	60 40m ²	20m ²

²⁹ Refer to Section 15.6.7 below in relation to semi-private open space in lieu of private open space.

Four bedroom	110m ²	10m ²	75 50m ²	25m ²
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~~* Minimum private open space requirement for dwellings with four or more units.~~

Table 15.2 - Minimum Floor space and Open Space Requirements for Houses

Amend bullet points 2 to 4 after Table 15.2 as follows:

- ~~A minimum distance of 2.5m between semi-detached and detached housing shall generally be provided. An appropriate separation distance shall generally be provided along the side elevations of detached, semi-detached and end of terrace units in consideration of privacy, fire safety and ease of access to rear external amenity and storage spaces.~~
- Site Layout Plans for all applications for multi-unit residential development should detail the bin / refuse storage, bicycle parking and e-car charging provisions.
- Adequate provision shall be made for the storage and collection of waste materials *in developments with a residential element*. Each house shall have adequately screened storage for at least 3 number 'wheelie' bins, *and / or shall have communal refuse storage facilities in appropriate areas where compact, primarily 'own door' housing typologies/blocks are provided.*

Insert new bullet points to the end of Section 15.4.6 as follows:

- *Communal refuse storage facilities for multi-unit residential developments shall be accessible to each housing unit and designed with regard to the projected waste generation, together with the quantity and types of receptacles required. Due consideration is to be given to the potential impact on the amenity of residents, particularly in relation to odours.*
- *External communal facilities such as refuse storage areas should be provided in open space areas that will not be taken in charge by Kildare County Council. Waste storage areas should be appropriately screened and integrated with surrounding structures / landscaping. Internal refuse storage areas should be designed to ensure that adequate security, ventilation, lighting and access by collection vehicles is provided.*
- *Operational management plans should be provided for residential developments incorporating communal access to individual units, communal facilities and communal open space areas. Such plans are to detail the long-term management and maintenance of the scheme, and the provisions made for waste storage and collection.*

Amendment No. 28

Amend text and policy in Section 15.6.6 pertaining to open space to align with the Sustainable Residential Development and Compact Settlement - Guidelines for Planning Authorities (2024).

Chapter	Section(s)	Page(s)
Chapter 15: Development Management Standards	15.6.6	544-545

Amend the 2nd paragraph of Section 15.6.6, including the deletion of existing bullet

points, amendments to existing bullet points and the provision of new bullet points as follows:

15.6.6 Public Open Space for Residential Development

Open space **shall** be provided within the development site as follows:

- *Applicants for new residential developments (including mixed use developments with a residential element) shall generally be required to provide 15% of the net site area as public open space.*

A reduced proportion of the net site area as public open space will be considered in exceptional circumstances on a case-by-case basis, as agreed with the Planning Authority. In such exceptional circumstances, the minimum open space requirement (generally not less than 10% of the net site area) must be justified in consideration of the quantum and nature of existing public open space(s) in the area, the nature and scale of the development, the location and constraints of the site, conservation and environmental considerations, and the achievement of wider planning objectives.

- *Public open spaces may include Natural / Semi-Natural Green Spaces (incorporating the planting of native species and pollinator friendly areas) which enhance biodiversity up to a maximum of:*
 - *8% for developments which meet the 15% public open space requirement on greenfield sites,*
 - *6% for developments which meet the 15% public open space requirement in all other cases, and*
 - *4% for developments which provide 10% of the net site area as public open space.*
- *In the case of strategic and sustainable development sites, key development areas, masterplan areas and candidate Urban Development Zones, the minimum public open space requirement may be determined by the Planning Authority on a plan-led basis, having regard to the overall approach to open space and parkland provision within the area.*
- ~~*On greenfield sites, the minimum area of open space that is acceptable within the site is 15% of the total site area. This may include Natural / Semi-Natural Green Spaces incorporating the planting of native species and pollinator friendly areas which enhance biodiversity up to a maximum of 8%.*~~
- ~~*On institutional sites a minimum requirement of 20% of the site area may be required. Sites which contain significant heritage, landscape or recreational features and sites that have specific nature conservation requirements may require a public open space provision above 15% of the net site area. Developments in such areas may be required to provide 20% or more of the net site area as public open space, as agreed with the Planning Authority at application stage. This may include Natural / Semi-Natural Green Spaces incorporating the planting of native species and pollinator friendly areas which enhance biodiversity up to a maximum of 10% for developments which provide 20% of the net site area as*~~

public open space.

- ~~In all other cases, public open space should be provided at the rate of 15% of the total site area (at a minimum). This may include Natural / Semi-Natural Green Spaces incorporating the planting of native species and pollinator friendly areas which enhance biodiversity up to a maximum of 6%.~~
- ~~A relaxation of these standards may be considered in smaller developments (less than 8 units) for which a minimum of 10% would be required which includes 4% for biodiversity.~~
- ~~A relaxation of these standards may also be considered on brownfield and / or regeneration sites where higher residential densities are required. On such sites a minimum of 10% would be required which includes 4% for biodiversity.~~
- In cases where standards have been relaxed, or where there is a shortfall in the provision of open space due to the practicalities of the site (e.g. unsuitable due to topography, flooding, gradient, SuDS, overhead powerlines etc.), *or where the Planning Authority considers that the needs of a population will be better served by a new and/or enhanced existing public open space/amenity in the area*, the council will require an equivalent monetary contribution in lieu of remaining open space provision via the Kildare County Council Development Contribution Scheme.
- SuDS are not generally acceptable as a form of public open space provision, except where they contribute in a significant and positive way to the design and quality of open space. Where the Council considers that this is the case, in general a maximum of 10% of the open space provision shall be taken up by SuDS.
- Each application shall also have regard to the ~~qualitative standards outlined in Section 4.18 of the Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, DEHLG, (2009)~~ *Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024)*.

Amendment No. 29

Update text and policy in Section 15.6.7 pertaining to open space provision to align with the Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024).

Chapter	Section(s)	Page(s)
Chapter 15: Development Management Standards	15.6.7	546-547

Amend the title and text of Section 15.6.7 (including Table 15.3) as follows:

15.6.7 Private and Semi-Private Open Spaces –~~Gardens, Terraces, Balconies~~

~~All houses should have an appropriate and useable area of private open space to the rear of the dwelling. Private open spaces must form part of the curtilage of the house, be directly accessible from the unit it serves and be designed to provide a high standard of external amenity in one or more useable area. Private open~~

spaces for houses may take the form of:

- *Traditional gardens to the rear of the dwelling or,*
- *As patio areas at ground floor area, and/or*
- *In the form of well-designed and integrated terraces/balconies at upper level.*

The largest principal area of private open space must be directly accessible from a living space in the dwelling.

The minimum area of private open space to be provided *for houses* is set out in Table 15.2. *It is expected that private open space provided for houses will exceed these standards whenever possible, and such minimum standards will only be acceptable for up to 50% of the units in any development and will be discouraged throughout.*

~~Exceptions may be permissible in relation to the development of inner urban infill where there is a need to protect the established pattern of streets and spaces and the redevelopment of brownfield / regeneration sites. Flexibility will be considered for well-designed development proposals. A reduction below the minimum private open space standards in Table 15.2 may be considered on a case-by-case basis. A compensatory equivalent amount of high quality semi-private open space will be required in lieu, subject to at least 50% of the area being provided as private open space.~~

Applicants must demonstrate to the satisfaction of the Planning Authority that any compensatory semi-private open space provision:

- *Provides a high standard of amenity for all users, and*
- *Is well integrated and accessible to the housing units it serves.*

Semi-private spaces shall be for the exclusive use of the residents of the associated housing development. These areas should be secure and usable spaces with a range of suitable landscape features to meet the needs of intended residents.

For building refurbishment schemes on sites of any size or urban infill schemes on smaller sites (e.g. sites of up to 0.25ha), the private open space standard for houses may be relaxed (in part or whole) on a case-by-case basis, subject to overall design quality and proximity to public open space(s).

- ~~It is expected that private open space provided will exceed these standards whenever possible and such minimum standards will only be acceptable for up to 50% of the units in any development and will be discouraged throughout.~~
- ~~The front garden should be a minimum length of 6 metres.~~ Where dwellings have little or no front gardens a defensible space must be created behind the public footpath, such as a planting strip.
- ~~Rear gardens should be a minimum of 11 metres in depth (22 meters back-to-back as a general rule) to protect privacy, sunlight, and avoid undue~~

~~overlooking. Reductions will be considered for single storey developments and / or innovative schemes where it can be demonstrated that adequate levels of privacy, natural lighting, and sunlight can be achieved. Rear gardens (where provided) should have sufficient width and depth to provide residents with a high standard of usability and amenity, particularly in terms of privacy, daylight, sunlight and overlooking. Narrow or shallow rear gardens can adversely affect the usability of such spaces.~~

- Narrow strips of incidental open space to the side of houses should not be included in private open space *or semi-private open space* calculations.
- In certain development circumstances, the requirements set out above may not be appropriate (e.g., housing requirements for special needs, housing for older persons/ sheltered housing) particularly where the development is within a 10-minute walking distance of a public park or other amenity.
- A reduced minimum standard may be accepted for 1 and 2-bedroom houses for older people, where it is demonstrated that the design of the dwelling is specifically designed and safeguarded for older persons.

Amendment No.30

Update cycle parking policy to align with the Sustainable Residential Development and Compact Settlement - Guidelines for Planning Authorities (2024).

Chapter	Section(s)	Page(s)
Chapter 15: Development Management Standards	15.7.2	547-

Amend the bullet points in Section 15.7.2 prior to Table 15.4 as follows:

15.7.2 Cycle Parking

- The Planning Authority requires the provision of a minimum level of secure cycle parking facilities in association with new development and changes of use. *Applicants are required to provide details on the provision of, and access to, cycle parking and storage facilities for residents, visitors / customers and workers (where applicable)*. This is consistent with the objectives and policies of the National Sustainable Mobility Policy (2022) and the Draft GDA Cycle Network Plan (NTA, 2021).
- New cycle parking shall be designed in accordance with the National Cycle Manual (2011 and any subsequent updates) *and the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)*.
- *Cycle storage facilities in new housing schemes should, in general, be dedicated and purpose-built permanent structures that are designed for low maintenance, ease of access, security and flexibility to accommodate a mix of bicycle parking types (such as larger/heavier cargo bikes and e-bikes)*.
- Where the provision of cycle parking facilities is intended for use by the staff of a particular development, stands should be covered, well lit and located within the curtilage of developments to ensure security and supervision.

- Cycle stands for use by visitors should be located to maximise convenience to the entrance of buildings, and positioned so as to ensure safety, security and supervision.
- The cycle parking standards set out in Table 15.4 shall be taken as minimum standards. *In the case of strategic and sustainable development sites, key development areas, masterplan areas and candidate Urban Development Zones, the Planning Authority may determine higher minimum standards for cycle parking on a plan-led basis, having regard to the overall approach to provision within the area.*

Insert the following into the accommodation element of Table 15.4:

Accommodation	
<i>Houses</i>	<p><i>1 space per bedroom in cases where dwellings do not have appropriate ground floor private amenity spaces or have smaller terraces.</i></p> <p><i>Visitor parking should also be provided, determined on a case-by-case basis and agreed with the planning authority.</i></p> <p><i>Any deviation from these standards shall be at the discretion of the planning authority and agreed at the application stage on a case-by-case basis.</i></p>

Amendment No.31

Update car parking policy to align with the Sustainable Residential Development and Compact Settlement - Guidelines for Planning Authorities (2024).

Chapter	Section(s)	Page(s)
Chapter 15: Development Management Standards	15.7.8	553 & 558

Insert new bullet point before Table 15.8 as follows:

15.7.8 Car Parking

- *The Planning Authority may determine lower maximum car parking standards for strategic and sustainable development sites, key development areas, masterplan areas and candidate Urban Development Zones on a plan led basis. Determination of such area-based standards will incorporate considerations which include, but are not limited to, the following:*
 - *The provisions of relevant Section 28 Guidelines / National Planning Statements;*
 - *The nature and density of development, together with the overall approach to car parking within the area; and*
 - *The achievement of wider objectives relating to climate change, placemaking, urban design and the proper planning and sustainable development of the area.*

Revised wording for the Residential element of Table 15.8 as follows:

Residential	
House	<p>1 space each for units up to and including 3 bed units and 1 space + 0.5 visitor spaces for units of 4 bedrooms or greater</p> <p><i>1.5 spaces per unit in accessible locations³⁰ where maximum provision is justified to the satisfaction of the Planning Authority. Car parking should be substantially reduced in accessible locations.</i></p> <p><i>2 spaces per unit in intermediate³¹ and peripheral³² locations where maximum provision is justified to the satisfaction of the Planning Authority.</i></p>

Amend bullet point no. 4 after Table 15.8 as follows:

- The Council requires the submission of a Mobility Management Plan / Travel Plan with planning applications where developments include substantial parking requirements, *where car parking is substantially reduced and where car-free developments are proposed*. This should outline a series of measures to encourage sustainable travel modes and reduce car- borne traffic within a development.

Amend bullet point no. 1 after Table 15.9 to include the following:

- New residential development should take account of the different criteria regarding car parking including:
 - *For developments incorporating houses, the standards in Table 15.8 include provision for visitor parking.*
 - *For developments incorporating houses, the standards in Table 15.8 do not include spaces assigned for use by a car club, spaces designated for on street Electric Vehicle charging (short stay) or spaces for accessible parking.*
 - *Applicants will be required to provide a rationale and justification for the number of car parking spaces proposed in a development having regard to the Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024). Any assessments, reports or documents submitted in this regard should outline how the mobility needs of residents can be satisfied.*

³⁰ Accessible: Lands within 500m (i.e. up to 5-6 minute walk) of existing or planned high frequency (i.e. 10 minute peak hour frequency) urban bus services.

³¹ Intermediate: Lands within 500m (i.e. up to 5-6 minute walk) of a reasonably frequent (minimum 15 minute peak hour frequency) urban bus services; and lands within 500-1000m (i.e. 10-12 minute walk) of existing or planned high frequency urban bus service.

³² Peripheral: Lands that do not meet the proximity and accessibility criteria for accessible and intermediate locations.

- *Vehicular parking for traditional terraced housing arrangements should be in informal groups overlooked by residential units or may be within the curtilage of the subject house(s), subject to the quality of the overall resulting streetscape.*
- *Vehicular parking for compact, primarily 'own door' housing typologies/blocks may be within the curtilage of the subject unit, within an undercroft level, or may be in informal groups overlooked by residential units and will be subject to the quality of the overall resulting streetscape.*