

Proposed Variation (No. 1) of the

# **KILDARE COUNTY DEVELOPMENT PLAN 2017–2023**

Planning Department  
Kildare County Council  
9<sup>th</sup> January 2020



# Table of Contents

<b>Section 1</b>	<b>Introduction and Background</b> .....	<b>1</b>
<b>1.0</b>	<b>Introduction</b> .....	<b>1</b>
<b>1.1</b>	<b>Legislative Requirements</b> .....	<b>1</b>
<b>1.2</b>	<b>Policy Context</b> .....	<b>2</b>
<b>1.4</b>	<b>How to make a submission/observation</b> .....	<b>4</b>
<b>1.5</b>	<b>Next Steps</b> .....	<b>5</b>
<b>Section 2</b>	<b>Identification of Amendments</b> .....	<b>6</b>
<b>2.0</b>	<b>Amendments to the Development Plan</b> .....	<b>6</b>
<b>Section 3</b>	<b>Proposed Amendments to Kildare County Development Plan 2017 -2023</b> .	<b>7</b>

## **Section 1 Introduction and Background**

### **1.0 Introduction**

Kildare County Council has prepared a Draft Variation No. 1 to the Kildare County Development Plan 2017 – 2023 under Section 13 of the Planning and Development Act 2000 (as amended). The reason for the proposed variation report is to respond to the recent changes in national and regional policy, namely the publication of Project Ireland 2040: National Planning Framework (NPF), The Implementation Roadmap for the National Planning Framework and the Eastern and Midland Regional Assembly (EMRA) Regional Spatial and Economic Strategy (RSES).

### **1.1 Legislative Requirements**

Amendments were made to the Planning and Development Act, 2000 to enable the incorporation of the NPF and RSES into a development plan under Section 11(1)(b), as follows:

- (i) where notice of a development plan review to be given, is prior to the making of the relevant regional spatial and economic strategy, then notice of the review shall be deferred until not later than 13 weeks after the relevant regional spatial and economic strategy has been made,*
- (ii) where a development plan review has commenced and a draft plan has not been submitted to the members of the planning authority, prior to the making of the relevant regional spatial and economic strategy, then the review process shall be suspended until not later than 13 weeks after the making of the relevant regional spatial and economic strategy,*
- (iii) where notice of a development plan review is more than the period of 26 weeks after the making of the relevant regional spatial and economic strategy, then each planning authority concerned shall, within that period, either —*
  - (I) give notice of a development plan variation in accordance with section 13, or*
  - (II) give notice of a development plan review<sup>1</sup>.*

---

<sup>1</sup> Section 11(1)(b) Planning and Development Act 2000 (as amended)

Pursuant to Section 11(1)(b)(iii) of the Planning and Development Act 2000 (as amended) Kildare County Council is undertaking a Variation to the Kildare County Development Plan 2017-2023. The review principally centres around revisions to the Core Strategy. This document relates to the proposed amendments to the existing County Development Plan on foot of the decision to integrate the NPF and RSES into the Plan. The proposed variation also includes a number of other amendments relating to climate change.

## 1.2 Policy Context

The principal reason for the proposed variation is to align the current Kildare County Development Plan 2017-2023 with the changes in national and regional planning policy.

### Project Ireland 2040: National Planning Framework

The Government’s National Planning Framework (NPF) was published in February 2018 and replaces the National Spatial Strategy (NSS). It provides a framework for the future development of Ireland for the period to 2040.

The NPF sets out 10 National Strategic Outcomes and 75 National Policy Objectives.

Figure 1 – National Strategic Outcomes



Source: Project Ireland 2040 – National Planning Framework

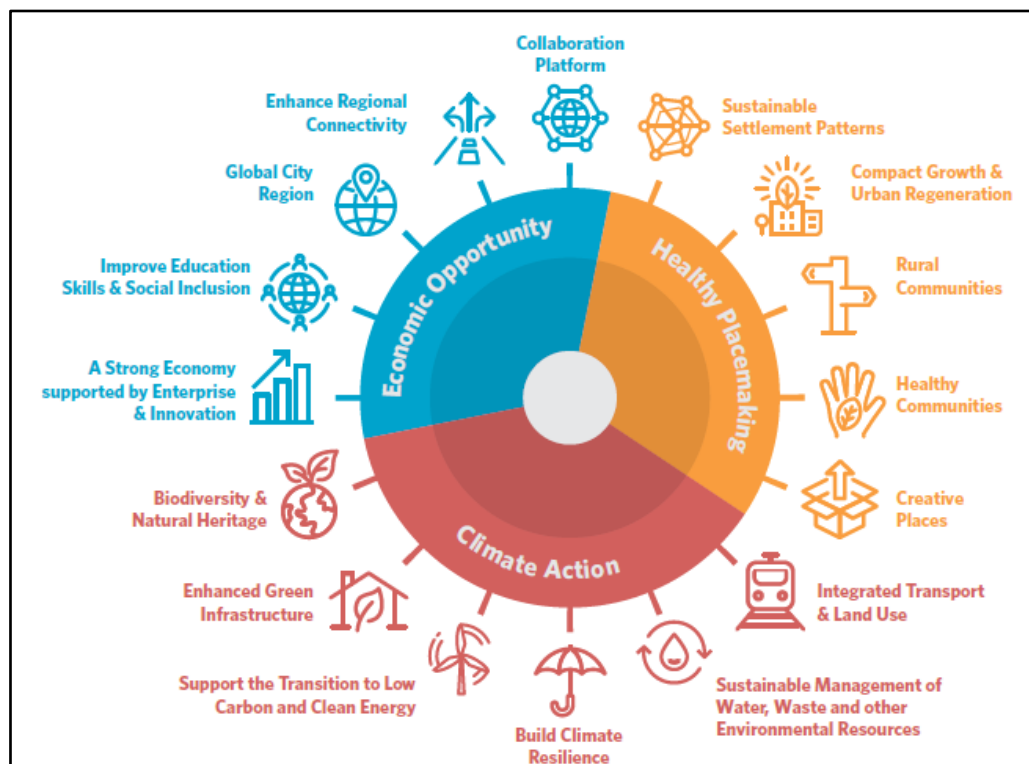
## Implementation Roadmap for the National Planning Framework

The Implementation Roadmap was published in July 2018 following the publication of the NPF. It sets out the way forward by addressing a number of implementation matters and provides the Transitional Regional and County Population Projections to 2031 which underpin the preparation of Core Strategies for councils.

## Eastern & Midland Regional Spatial and Economic Strategy (RSES)

The Regional Spatial and Economic Strategy (RSES) came into effect in June 2019 and forms a strategic plan and investment framework to shape future development and to better manage regional planning and economic development throughout the Region. It outlines 16 Regional Strategic Outcomes to achieve the shared goals set out in the NPF.

**Figure 2 – Regional Strategic Outcomes**



Source: Eastern and Midlands Regional Spatial Strategy 2019

### 1.3 Public Consultation

The proposed variation to the Kildare County Development Plan 2017-2023 can be inspected during office hours at the following locations from 9<sup>th</sup> January 2019 to 6<sup>th</sup> February 2020:

- Kildare County Council Offices, Áras Chill Dara, Devoy Park, Naas;
- Public libraries, located at:
  - Athy, Ballitore, Celbridge, Clane, Clocha Rince, Kilcock, Kilcullen, Kildare Town, Leixlip, Maynooth, Monasterevin, Naas, Newbridge, Rathangan.
  - On-line on the County Council's website - <https://consult.kildarecoco.ie/>

Members of the Forward Planning team will be available during the public consultation period at the following times and location to deal with any queries in relation to the proposed Variation.

**Table 1.1**

<b>Location</b>	<b>Date</b>	<b>Time</b>
Áras Chill Dara	15 <sup>th</sup> January	16.00 - 19.00
Áras Chill Dara	21 <sup>st</sup> January	14.30 - 17.00
Áras Chill Dara	22 <sup>nd</sup> January	10.00 - 12.30
Áras Chill Dara	23 <sup>rd</sup> January	14.30 - 17.00
Áras Chill Dara	24 <sup>th</sup> January	10.00 - 12.30

### 1.4 How to make a submission/observation

Written submissions or observations with respect to the proposed variations may be made to Kildare County Council between the 9<sup>th</sup> January 2019 to 6<sup>th</sup> February 2020 through the following mediums:

**Online:** <https://consult.kildarecoco.ie/>

**Post:** Kildare County Development Plan 2017 – 2023 Variation No. 1  
c/o Senior Executive Officer,  
Planning Department,  
Kildare County Council,  
Áras Chill Dara,  
Co. Kildare.  
W91 X77F

Written submissions or observations should be made by one prescribed method only. The closing date for submissions/observations is 5pm on the 6<sup>th</sup> of February. Late submissions will not be accepted. All submissions will be published on the Council's website.

### **1.5 Next Steps**

The Chief Executive is required to prepare a report on the submissions and observations received in respect of the proposed variation. All submissions, including the names will form part of a report to be presented to the Elected Members and will form part of a public document. The Chief Executive's report will detail responses to the issues raised and make recommendations to the members taking account of the proper planning and sustainable development of the area, the statutory obligations of the local authority and any relevant policies or objectives for the time being of the Government or of any Minister of the Government.

## **Section 2 Identification of Amendments**

### **2.0 Amendments to the Development Plan**

This document sets out the proposed amendments to the Kildare County Development Plan 2017-2023 in the order that they would appear in Volume 1 of the Plan and includes the text changes and changes to various maps resulting from Variation No. 1. Text amendments to be deleted are shown ~~crossed through in red~~ and text proposed to be included is shown underlined in blue. This document should therefore be read in conjunction with Volume 1 of the Kildare County Development Plan 2017 – 2023. Only amendments to the Plan will be detailed in Section 3 of this report, except for when an excerpt is required for ease of reference purposes.

Accompanying the proposed amendments to the Written Statement are a number of additional documents, as follows:

#### **Strategic Environmental Assessment (SEA)**

A Scoping Report has been undertaken on the Proposed Variation in consultation with environmental authorities. A SEA Environmental Report has been prepared which presents the findings of the environmental assessment of the likely significant effects on the environment as a result of the proposed Variation. A SEA Statement accompanies this Environmental Report which are available for public inspection with the proposed Variation.

#### **Appropriate Assessment (AA)**

A screening for Appropriate Assessment pursuant to Article 6 of the EU Habitats Directive 92/43/EEC has been carried out by Kildare County Council and has determined that the Variation will have no significant effects on any Natura 2000 site. A copy of the AA Screening Report and Determination is available for public inspection with the proposed Variation.

#### **Strategic Flood Risk Assessment (SFRA)**

In accordance with the Planning System and Flood Risk Management: Guidelines for Planning Authorities (DEHLG & OPW, 2009) a Strategic Flood Risk Assessment Statement (SFRA) was carried out for the proposed Variation.

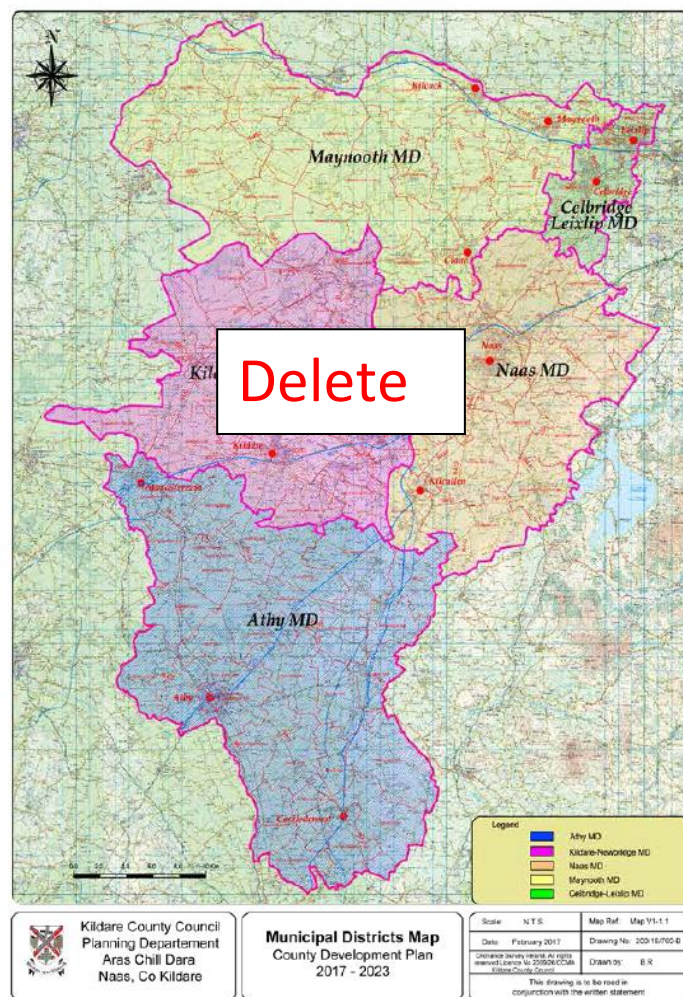


## Section 3      Proposed Amendments to Kildare County Development Plan 2017 -2023

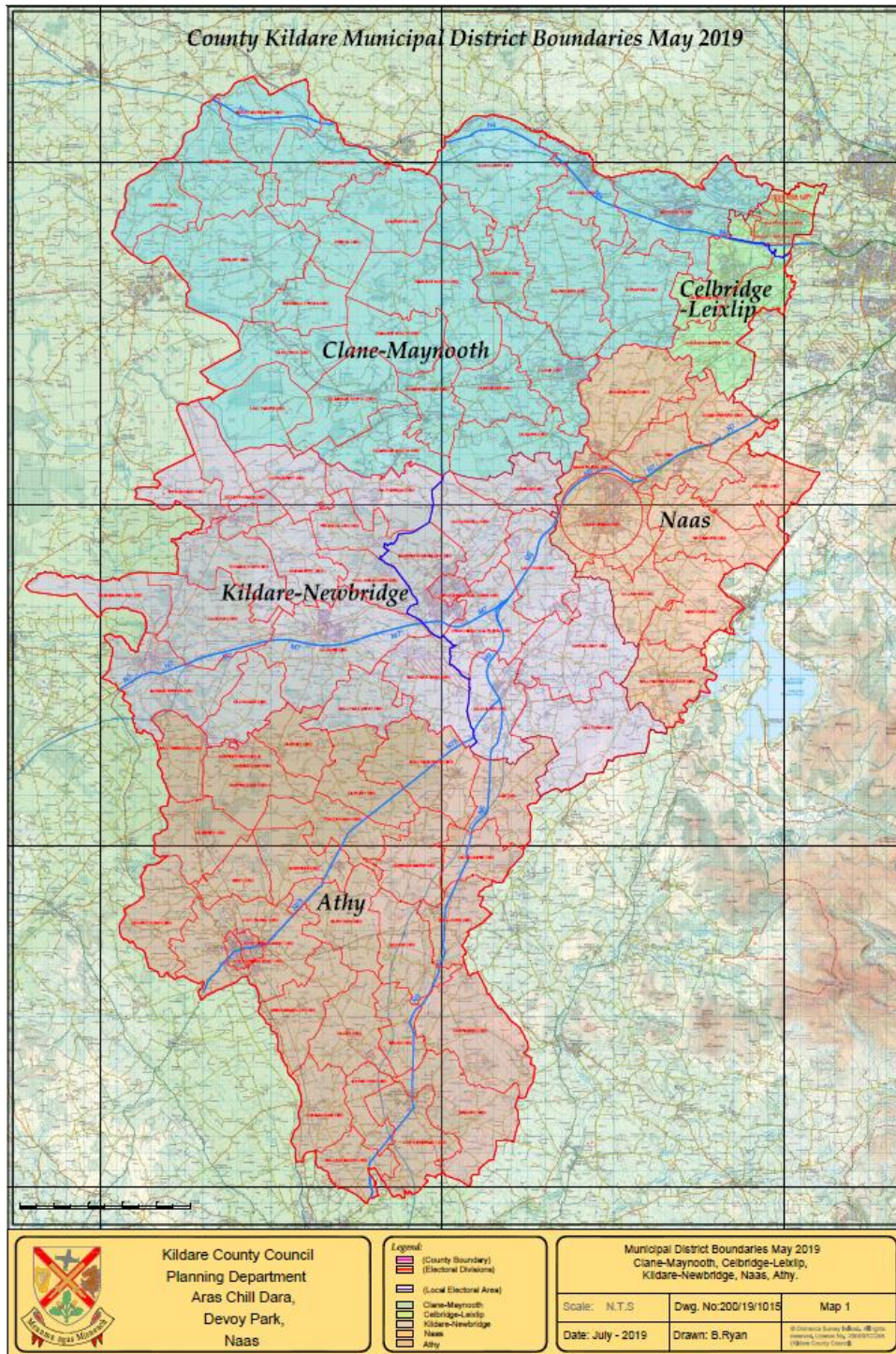
Proposed Amendment No. 1		
Chapter	Section	Page(s)
Chapter 1: Introduction & Strategic Context	Map 1.1 under Section 1.1	17

It is proposed to delete map 1.1 and replace it given the changes to the boundaries of the Municipal District boundaries since the adoption of the CDP.

### Map 1.1 — Municipal District Areas in County Kildare



**Map 1.1 Municipal District Areas in County Kildare**



Proposed Amendment No. 2		
Chapter	Section	Page(s)
Chapter 1: Introduction & Strategic Context	Section 1.4.1(i)	21

**Proposed Amendment:**

- Delete Section 1.4.1 (i) National Spatial Strategy for Ireland (NSS) 2002-2020 and replace with text in relation to the National Planning Framework.
- Create a new Section 1.4.1 (i)(a) in relation to the Implementation Roadmap for the National Planning Framework.

**1.4.1 National Policies and Strategies**

The following paragraphs set out a brief summary of the main provisions of national plans, policies and strategies, which relate to the proper planning and sustainable development of the area covered by this Plan.

~~(i) National Spatial Strategy for Ireland (NSS) 2002-2020~~

~~The NSS provides a framework to promote and direct balanced regional development and sustainable growth. It also guides policies, programmes and investment. The strategy emphasises continued strong growth in the Greater Dublin Area (GDA) but with significant improvement in the regions outside the capital and more particularly in the nine gateway cities and nine hub towns. Kildare has neither a gateway nor hub town and as such will have to compete with higher order cities and towns to secure funding for strategic investment opportunities. Notwithstanding this, the GDA is identified for consolidation and in strategic terms the following issues are of particular importance for Kildare:~~

- ~~-Effective integration of land use and transportation;~~
- ~~-Supporting the region's capacity for innovation;~~
- ~~-Facilitating ease of movement of people and goods; and~~
- ~~-Maintaining a high quality environment.~~

~~The review of the National Spatial Strategy commenced in December 2015 and is due to be updated and replaced by the National Planning Framework (NPF). A Roadmap for the delivery of the National Planning Framework 2016, published in December 2015, outlined the process and timeline for the delivery of the NPF. The NPF will be structured around the following four potential themes:~~

- ~~- Maximising the potential of our cities, town and rural areas to be successful, sustainable places;~~
- ~~- Identifying infrastructure priorities~~
- ~~- Transitioning to a low carbon economy~~
- ~~- Ensuring the resilience of our natural resources and cultural assets.~~

~~It is expected that a Draft National Planning Framework will be published in 2017. In the interim the County Development Plan has to have regard to the provisions of the existing National Spatial Strategy.~~

#### **(i) Project Ireland 2040: National Planning Framework**

The National Planning Framework (NPF) is a Government plan for action and delivery between now and 2040. The document was adopted in February 2018 and replaces the National Spatial Strategy. The NPF, supported by the National Development Plan (NDP), is the Government's high-level strategic plan for shaping the future growth and development of the country to the year 2040. It is the Government's overarching long-term policy initiative to make Ireland a better country for all citizens. The NPF sets out 10 National Strategic Outcomes and 75 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.

The NPF will be implemented at a regional level through the Regional Spatial Economic Strategies (RSEs) and at county level through development plans. It is also implemented through other plans and programmes at national and regional level

[such as the National Climate Change Strategy, the National Development Plan and the Transport Strategy for the Greater Dublin Area 2016-2035.](#)

**(i)(a) Implementation Roadmap for The National Planning Framework (July, 2018)**

[The Roadmap sets out the way forward by addressing a number of implementation matters following the publication of the NPF.](#)

[Matters addressed in the Implementation Roadmap include:](#)

- 1) [Legal Status and Project Governance;](#)
- 2) [Enactment of legislation for the statutory underpinning of the NPF and alignment of County Development Plans;](#)
- 3) [Regional Spatial and Economic Strategies \(RSEs\), including:](#)
  - a. [Transitional Population Projections;](#)
  - b. [Metropolitan Areas;](#)
  - c. [Regional Centres – Plan Preparation;](#)
- 4) [Urban and Rural Regeneration and Development Fund;](#)
- 5) [The National Regeneration and Development Agency.](#)

[The Transitional Regional and County Population Projections to 2031 for the Mid-East counties are as follows:](#)

<b>Regions and Counties</b>	<b>2016</b>	<b>2026</b>	<b>2031</b>
Mid-East			
<b>Kildare</b>	<b>222,500</b>	<b>249,000-254,000</b>	<b>259,000-266,500</b>
<a href="#">Meath</a>	195,000	216,000-221,000	225,500-231,500
<a href="#">Wicklow</a>	142,000	155,000-157,500	160,500-164,000
<a href="#">Louth</a>	129,000	139,000-144,500	144,000-151,500
Subtotal	689,000	759,000-777,000	789,000-813,500

[Source: NPF Roadmap \(July 2018\) and RSES \(June, 2019\).](#)

Proposed Amendment No. 3		
Chapter	Section	Page(s)
Chapter 1: Introduction & Strategic Context	Section 1.4.2(i) and 1.4.2(ii)	24-25

**Proposed Amendment:**

- Delete Section 1.4.2 (i) Regional Planning Guidelines and replace with text in relation to Regional Spatial and Economic Strategy.
- Delete Section 1.4.2(ii) concerning the Retail Strategy for the GDA.
- Amend numbering of subsequent sub-headings.

**1.4.2 Regional Policies and Strategies**

Regional policies and strategies provide the policy link between national policies and guidance documents and local authority planning policies and decisions. The most relevant are outlined in the following sections.

~~(i) Regional Planning Guidelines for the Greater Dublin Area (RPGs) 2010-2022~~

~~The Regional Planning Guidelines (RPGs) is a policy document which aims to direct the future growth of the GDA and works to implement the strategic planning framework set out in the NSS. The Guidelines provide an overall strategic context for the Development Plans of each local authority in the GDA including population and housing targets, and also provide a framework for future investment in environmental services, transportation and other infrastructure. The core principles of the RPGs are as follows;~~

- ~~— Dublin as the capital will serve a wide range of international, national, regional and local needs.~~
- ~~— The Dublin and Mid-East Regions will be attractive, vibrant locations for industry, commerce, recreation and tourism and will be a major focus for economic growth within the State. In this regard, Maynooth, Leixlip and Naas have been identified as primary economic growth towns and as part of economic clusters with adjoining designated towns. Kildare town and Athy in south Kildare are designated as secondary economic growth centres serving south Kildare.~~

- ~~—Development in the GDA shall be directly related to investment in integrated high quality public transport services and focused on compact urban form. The key growth centres in the county are located on or in close proximity to quality public transport services, comprising Naas, Newbridge, Maynooth, Leixlip, Celbridge, Kilcock, Kildare, Monasterevin, Kilcullen and Athy.~~
- ~~—Development within the Metropolitan Area which includes the north east Kildare towns of Maynooth, Leixlip, Celbridge and Kilcock, will be consolidated to achieve a more compact urban form, allowing for the accommodation of a greater population than at present, with a much enhanced public transport system, with the expansion of the built up areas providing for well designed urban environments linked to high quality public transport networks, enhancing the quality of life for residents and workers alike.~~
- ~~—Development in the Hinterland Area will be focused on the high quality integrated growth and consolidation of development in key identified towns to include Kildare, Monasterevin, Kilcullen and Athy, separated from each other by extensive areas of strategic green belt land devoted to agriculture and similar uses. These towns will have high levels of employment activity, higher order shopping and a full range of social services, with good road and bus linkages to other towns and by high quality public transport to Dublin City. They will play a key role in serving the surrounding rural communities and smaller towns and villages.~~

~~The Planning and Development Act 2000 (as amended) places an obligation on the planning authority to prepare a 'core strategy' which shows that the development objectives in the plan are consistent, as far as practicable, with national and regional development objectives set out in the National Spatial Strategy and Regional Planning Guidelines. Chapters 2 and 3 set out the Core Strategy.~~

~~(ii) Retail Strategy for the Greater Dublin Area 2008-2016~~

~~This Strategy aims to set out a co-ordinated and sustainable approach to the assessment and provision of retail within the GDA so that:~~

- ~~— Adequate and suitable provision is made to meet the needs of changing population patterns, both overall and locally, and provide for healthy competition and consumer choice.~~
- ~~— Retail is provided in suitable locations, integrated within existing growth areas and public transport investments.~~
- ~~— Significant overprovision is avoided, which would place more marginal locations under severe pressure and undermine sustainability driven policies aimed at revitalising town centres.~~

~~A series of policy recommendations draws on quantitative analysis undertaken as part of the review, examining market patterns, expenditure and future growth projections. By setting out a strategic framework for retail, the strategy seeks to give guidance on where future retail should be provided and what issues need to be addressed.~~

~~To this end, the strategy proposes a retail hierarchy as a core spatial policy around which future growth, rejuvenation and expansion in the retail sector needs to be focused. The retail planning strategy and policies for County Kildare are framed within the context of the Retail Strategy for the GDA.~~

**(i) Eastern & Midland Regional Spatial and Economic Strategy**

The Regional Spatial and Economic Strategy (RSES) is a strategic plan and investment framework to shape future development and to better manage regional planning and economic development throughout the Region. The Strategy replaces the Regional Planning Guidelines (RPGs) for the GDA. It identifies the Eastern and Midland Region's key strategic assets, opportunities and challenges and provides policy responses in the form of Regional Policy Objectives, to ensure that people's needs – such as access to housing, jobs, ease of travel and overall well-being – are met.

The principal statutory purpose of the RSES is to support the implementation of Project Ireland 2040 - The National Planning Framework (NPF) and National Development Plan (NDP). Therefore, it provides a development framework for the



region through the provision of a Spatial Strategy, Economic Strategy, Metropolitan Area Strategic Plan (MASP), Investment Framework and Climate Action Strategy.

The RSES will be implemented in policy by way of the County Development Plan and Local Economic and Community Plans (LECPs). The RSES will be realised by the delivery of European and national funding that will achieve the Regional Strategic Outcomes (and NPF National Strategic Outcomes) expressed in the Strategy. These funds will focus on the priorities and key aspects of the RSES to sustainably grow the Region to 2031 and beyond.

A Metropolitan Area Strategic Plan (MASP) forms part of the Strategy, which identifies several large scale strategic residential and economic development areas, that will deliver significant development in an integrated and sustainable manner in the metropolitan area, of which the area of Maynooth, Leixlip, Celbridge and Kilcock forms part (northeast of the county).

The Planning and Development Act 2000 (as amended) places an obligation on the planning authority to prepare a 'core strategy' which shows that the development objectives in the plan are consistent, as far as practicable, with national and regional development objectives set out in the National Planning Framework and the Regional Spatial and Economic Strategy. Chapters 2 and 3 set out the Core Strategy and Settlement Strategy for County Kildare.

- ~~(iii)~~ **(ii) Transport Strategy for the Greater Dublin Area 2016-2035**
- ~~(iv)~~ **(iii) Eastern and South Eastern River Basin Management Plans (2009-2015)**
- ~~(v)~~ **(iv) Water Supply Project Eastern and Midlands Region**

Proposed Amendment No. 4		
<b>Chapter</b>	<b>Section</b>	<b>Page(s)</b>
Chapter 1: Introduction & Strategic Context	Section 1.4.3	26-27

**Proposed Amendment:**

Create a new Section 1.4.3 (iii) and amend subsequent numbering.

**(iii) Climate Resilient Kildare: Kildare County Council Climate Change Adaption Strategy 2019 – 2024**

This Strategy forms part of the National Adaptation Framework (NAF) which was published in response to the provisions of the Climate Action and Low Carbon Development Act 2015.

This Local Authority Adaptation Strategy is the primary implementation instrument at local level to:

- Ensure a proper comprehension of the key risks and vulnerabilities of climate change is attained.
- Bring forward the implementation of climate resilient adaptation actions in a planned and proactive manner.
- Ensure that climate adaptation considerations are mainstreamed into all plans and policies including the CDP and LAPs and integrated into all operations and functions of the local authority.

**(iv) Local Area Plans**

In accordance with the Planning and Development Act 2000 (as amended), Local Area Plans (LAPs) are required to be prepared for designated Census towns within the county with a population over 5,000. Towns with a population of 1,500 also require LAPs to be prepared, unless objectives for the area of the town are included within the County Development Plan.

LAPs set out in greater detail the Council’s requirements for new development, including such factors as density, layout and design requirements, community

facilities, transportation, open space and recreational facilities. These plans must be consistent with the County Development Plan.

Local Area Plans were adopted for Kilcock, Kilcullen, Kildare, Newbridge, Maynooth, Monasterevin and Sallins during the course of the 2011-2017 County Development Plan.

A number of small towns which previously had LAPs were incorporated into the County Development Plan in 2012, by way of a variation. These are Kill, Prosperous, Rathangan, Athgarvan, Derrinturn and Castledermot.

~~This Plan will replace the Naas Town Development Plan 2011—2017 and the Athy Town Development Plan 2012—2018 when adopted.~~ Kildare County Council will prepare Local Area Plans for Naas and Athy to provide more detailed planning policies for these areas.

The local area plans will be set within the overall framework of the County Development Plan including the Core Strategy and other overarching policies and development management objectives and standards.

#### **(v) Other Plans and Strategies**

A number of other plans and strategies have been carried out which inform the preparation of this Plan and include:

- a) The County Heritage Plan ~~2005-2009~~ 2019 – 2025 which outlined an action plan for the conservation, preservation and enhancement of Kildare's heritage including natural heritage. ~~This Plan is being reviewed and a new Heritage Plan will be published in 2017.~~
- b) The County Biodiversity Plan 2009-2014 provides a framework for conserving biodiversity and natural heritage at a local level. It consists of a number of practical actions which serve to raise awareness of and enhance the protection, conservation and management of our natural heritage.

- c) The Kildare Age Friendly Strategy 2016- 2018 aims to make Kildare a great place to grow old. The strategy highlights that this can only be achieved through maximum collaboration, cohesion and cooperation across groups and agencies. Age friendly indicators developed by The World Health Organisation relate to the health, care, transport, housing, labour, social protection, information and communication sectors. The policies and objectives of this plan promote an age friendly county that enables people of all ages to actively participate.

Proposed Amendment No. 5		
Chapter	Section	Page(s)
Chapter 2: Core Strategy	Section 2.1 and 2.2	32

**Proposed Amendment:**

- Amend Section 2.1 and 2.2;
- Insert new Figure 2.1;
- Amend numbering of Fig 2.1 to Fig 2.1 (a) .

**2.1 Statutory Context and Background**

The Planning and Development (Amendment) Act, 2010 introduced a requirement for an evidence based “Core Strategy” to form part of all Development Plans. The purpose of the Core Strategy is to articulate a medium-to-longer term quantitatively based strategy for the spatial development of the area of the planning authority and in doing so to demonstrate that a development plan and its policies and objectives are consistent with national and regional development objectives set out in the ~~National Spatial Strategy (2002) and the Regional Planning Guidelines (2010)~~ [National Planning Framework \(2018\)](#), [the Implementation Roadmap \(2018\)](#) and [the Eastern and Midland Regional Assembly’s Regional Spatial and Economic Strategy \(2019\)](#).

The Act requires a Core Strategy to include a settlement hierarchy; evidence-based population and housing targets for all towns, villages and the open countryside; to demonstrate how future development supports public transport and services; and to demonstrate regard for the Retail Planning Guidelines for Planning Authorities, DECLG (2012).

While the Act does not expressly require the Core Strategy to contain information concerning other land uses such as employment and commercial zones, the Guidance Note on Core Strategies, DECLG (2010) recommends that planning authorities undertake an appropriate level of analysis to ensure that sufficient lands are zoned at suitable locations, taking account of higher level planning policies and required physical infrastructure.

The Core Strategy should be represented in the written statement, by a diagrammatic map or other such visualisations, and in the Core Strategy tables.

## **2.2 Strategy**

In accordance with the Planning and Development (Amendment) Act, 2010, the first Core Strategy for Kildare was set out in the 2011-2017 County Development Plan. The Core Strategy in this Plan builds on the principles of the previous Strategy. Chapter 2 Core Strategy and Chapter 3 Settlement Strategy set out an overarching strategy for the development of the county to 2023 and beyond and translate the strategic planning framework of the ~~NSS and RPGs~~ [NPF and RSES](#) to county level. The Core Strategy addresses the period from Census 2011 to 2023 and incorporates ~~preliminary~~ population and household figures from Census 2016 (CSO July 2016).

It is recognised that, as Kildare ~~is part of the~~ [traverses the three designated areas, namely the Core Region, the Metropolitan Area and the Gateway Region as per the Regional Spatial and Economic Strategy](#) ~~Greater Dublin Area (GDA)~~ it will be influenced by and have influence over future economic, social and environmental trends in the region. The ~~RPGs (and forthcoming~~ [Regional Spatial and Economic Strategy](#)) provides a broad planning framework giving an overall strategic context to

the development plans of each local authority in the [GDA Eastern and Midland Region](#).

**Fig 2.1 Settlement Strategy for Eastern and Midland Region**



This Development Plan seeks to encourage the focus of new development on:

- (i) Consolidation within the existing urban footprint, [by ensuring 30% of all new homes are targeted within the existing built-up areas to achieve compact](#)

growth of urban settlements; ~~with particular focus on the Metropolitan and Hinterland towns;~~

- (ii) Supporting the achievement of more sustainable towns and villages through residential and employment opportunities with a focus on urban regeneration and compact growth together with supporting social and community facilities;
- (iii) Supporting national investment in public transport services by focusing new development areas in key locations to achieve the integration of land uses and high quality public transport provision;
- (iv) Achieving economies of scale for services and infrastructure in identified growth towns;
- (v) Promoting economic development and employment opportunities within defined ~~economic clusters~~ Strategic Employment Development Areas in the North-West corridor of the Metropolitan Area, in line with the overall Growth Strategy;
- (vi) Facilitating development in the smaller towns and villages in line with the ability of local services to cater for growth that responds to local demand;
- (vii) Recognising the role of the rural countryside in supporting the rural economy and its role as a key resource for agriculture, equine, bloodstock, forestry, energy production, tourism, recreation, mineral extraction and rural based enterprises;
- (viii) Supporting, facilitating and promoting the sustainable development of renewable energy sources in the county;
- (ix) Protecting local assets by preserving the quality of the landscape, open space, recreational resources, natural, architectural, archaeological and cultural heritage and material assets of the county;
- (x) Promoting social inclusion and facilitating the delivery of objectives contained in the Kildare Local Economic and Community Plan (LECP) 2016-2021.

### **Subsection 2.3.1.2 Population Density 2011**

**Figure 2-1** Figure 2.1 (a) **Population Change per Municipal District 2006-2011**

Proposed Amendment No. 6		
Chapter	Section	Page(s)
Chapter 2: Core Strategy	Section 2.4, 2.5, 2.5.1 Map 2.3, and Table 2.2	38 - 40

**Proposed Amendment:**

- Delete and replace text at Section, 2.4, 2.5 and 2.5.1;
- Delete and replace Map 2.3;
- Delete and replace Table 2.2.

**2.4—Planning Policy Zones—Regional Context**

~~The Regional Planning Guidelines for the Greater Dublin Area 2010-2022 (RPGs) identify two planning policy zones in the Greater Dublin Area (GDA) (Refer to Map 2.3). These comprise the Metropolitan Area which includes the north-east Kildare towns of Maynooth, Leixlip, Celbridge and Kilcock in northeast Kildare and the Hinterland Area which includes the rest of Kildare.~~

~~—The key objective for the future development of the **Metropolitan Area** is to ensure consolidation of urban centres, development of brownfield sites especially along public transport corridors, the provision and facilitation of an integrated public transport system and the achievement of a greater use of sustainable transport modes through the integration of land use and transportation planning.~~

~~—Development in the **Hinterland Area** is to be concentrated in strategically placed, strong and dynamic urban centres absorbing most new population growth in the Hinterland Area and acting as key centres for the provision of services for surrounding smaller towns in rural areas, with all other towns and villages growing at a sustainable and self-sustaining scale.~~

~~These planning policy zones are supported by a settlement hierarchy with the identification of key growth towns to be consolidated, developed and supported~~



within a sustainable urban form. Map 2.3 illustrates the RPG settlement strategy including the Metropolitan and Hinterland Areas.

## **2.5 Settlement Hierarchy Regional Context**

The settlement strategy of the RPGs ranks settlements in the GDA from Large Growth Towns to Moderate Sustainable Growth Towns. At the lower level of the settlement hierarchy each local authority within the GDA should define small towns and villages as part of the development plan process.

### **2.5.1 Settlement Hierarchy – Defining Principles**

The principles governing the categorisation of each settlement type are summarised in the following paragraphs followed by Table 2.2 which identifies the overall settlement hierarchy for County Kildare.

**Large Growth Towns** – are strategically positioned to make the most of their connectivity and high quality connections to Dublin City Centre, whilst also supporting and servicing a wider local economy. They are important centres for delivery of public services, alongside IDA promoted companies, high order retail businesses and supported enterprise centres providing a strong commercial hub.

Large Growth Towns are divided into Levels I and II. This recognises the smaller population base and a lesser range of facilities provided within Level II towns. The division allows for growth in Level II towns in line with new facilities and services as these towns expand.

**Moderate Sustainable Growth Towns** – are located within both the Metropolitan and Hinterland Areas. They are at sub-county town level, with lesser levels of economic activity beyond that required to service the local population. Most of these towns are envisaged as having an interacting and supporting role to their adjacent higher order town in the Hinterland areas or as part of Dublin City within the Metropolitan area.

**Small Towns within the Hinterland Area** – are not listed under the RPGs. Such centres are to comprise populations of between 1,500 and 5,000, with relatively

small and locally financed businesses. In terms of facilities, the RPGs recognise that small towns contain retail facilities mainly in the convenience category, and services such as primary schools, secondary schools, health clinics and sports facilities.

**Villages** comprise populations of circa 1,000 people, serving smaller rural catchment areas and providing local services with, in some cases, smaller scale rural enterprises.

**Map 2.3: RPG Settlement Strategy 2010 – 2022**



## Table 2.2 Settlement Hierarchy and Typology County Kildare

Table 2.2  
Settlement Hierarchy and Typology County Kildare

Hierarchy	Description	Locations
<b>Large Growth Towns I</b>	Key destinations, economically active towns supporting surrounding areas.	<b>Naas</b>
<b>Large Growth Towns II</b>	Smaller in scale but strong active growth towns, economically vibrant with high quality transport links to larger towns/city	<b>Newbridge Maynooth Leixlip (inc. Collinstown)</b>
<b>Moderate Sustainable Growth Towns</b>	In Metropolitan area districts increased densities at nodes on public transport corridors.  In Hinterland Areas, circa 10km from large growth town on public transport corridor, serve rural hinterland as market town.	<b>Celbridge Kilcock  Kildare Monasterevin Kilcullen Athy</b>
<b>Small Towns</b>	Good bus or rail links; circa 10km from large growth towns.	<b>Clane Prosperous Rathangan Sallins Athgarvan Castledermot Derrinturn Kill</b>

Delete

### 2.4 Growth Strategy – Regional Context

The Regional Spatial and Economic Strategy (RSES) sets out the Settlement Hierarchy for the Region, and identifies key locations for population and employment growth, coupled with investment in infrastructure and services to meet those growth needs. An evidence-led asset based approach was used to inform the overall Growth Strategy which is underpinned by the Settlement Hierarchy for the region.

The Growth Strategy for the Region:

- Supports the continued growth of Dublin as the national economic engine;
- Delivers sustainable growth of the Metropolitan Area through the Dublin Metropolitan Area Strategic Plan (MASP). This includes Maynooth, Leixlip, Celbridge, and Kilcock and their immediate surrounds;
- Supports rural areas with a network of towns and villages;

- Embeds a network of Key Towns - Naas and Maynooth in County Kildare - through the region to deliver sustainable regional development;
- Supports the transition to a low carbon, climate resilient and environmentally sustainable region.

## **2.5 Settlement Hierarchy– Regional Context**

The Settlement Hierarchy provides for three distinct areas across the Eastern and Midland Region comprising of the Dublin Metropolitan Area, the Core Region and the Gateway Region. Located within the region are the Regional Growth Centres of Athlone, Drogheda and Dundalk which were identified by the NPF and the Key Towns, Naas and Maynooth, as recognised in the RSES. The other towns and villages in the Settlement Hierarchy will be defined at local level through the Development Plan (Table 2.3 refers).

County Kildare is predominantly located within the Core Region, with the exception of the northeast of the county which is located in the Dublin Metropolitan Area and a portion in the southwest of the county which forms part of the Gateway Region (refer to Map 2.3).

The Dublin Metropolitan Area includes the highly urbanised settlements of Maynooth, Leixlip, Celbridge and Kilcock which have strong connection to Dublin City and County. A Metropolitan Area Strategic Plan is included in the RSES. Strategic Development Areas have been identified at key nodes along high-quality public transport corridors in tandem with the delivery of infrastructure and enabling services. In Maynooth, lands to the south east at Railpark and to the north and west near the University have been identified for strategic residential development in tandem with the new research and technology zoning adjoining Maynooth University for strategic economic development. In Leixlip, the former Hewlett Packard site and Collinstown site have been identified as strategic employment areas. The greenfield lands at Confey have also been identified for residential development and mixed uses close to Confey Railway Station.

The Core Region includes the peri-urban 'hinterlands' in the commuter catchment around Dublin. It contains a strong network of county and market towns that have a good level of local employment, services and amenities, which serve their resident populations and a wider catchment area. It is noted in the RSES that some areas have emerged mainly as commuting towns, experiencing high rates of population growth but with a weak level of services and functions for resident populations. These town's will require 'catch up' investment in local employment and services in order to become more self-sustaining and to improve sustainable mobility, particularly in those places where there are high levels of car dependency.

Athlone Town has been identified as a Gateway Town with the potential to act as an economic growth driver in the Midlands. The Athlone Gateway Region comprises of an extensive network of county and sub county towns and small towns and villages, which support the wider rural and agricultural area where the population is more dispersed. In County Kildare a small section of the county along its south-western border is included in the Gateway Region.

### **2.5.1 Settlement Hierarchy – Defining Principles**

The principles governing the categorisation of each settlement type are summarised in the following paragraphs followed by Table 2.2 which identifies the overall settlement hierarchy for County Kildare.

**Key Towns** – large economically active service and/or county towns (Naas and Maynooth) that provide employment for their surrounding areas and with high-quality transport links and the capacity to act as growth drivers to complement the Regional Growth Centres.

**Self-Sustaining Growth Towns** - Self-Sustaining Growth Towns with a moderate level of jobs and services – includes sub-county market towns and commuter towns with good transport links and capacity for continued commensurate growth to become more self-sustaining.

**Self-Sustaining Towns** - Self-Sustaining Towns with high levels of population growth and a weak employment base which are reliant on other areas for employment and/or services and which require targeted 'catch up' investment to become more self-sustaining.

**Towns and Villages** - Towns and villages with local service and employment functions.

**Rural** – Smaller villages and the wider rural region.

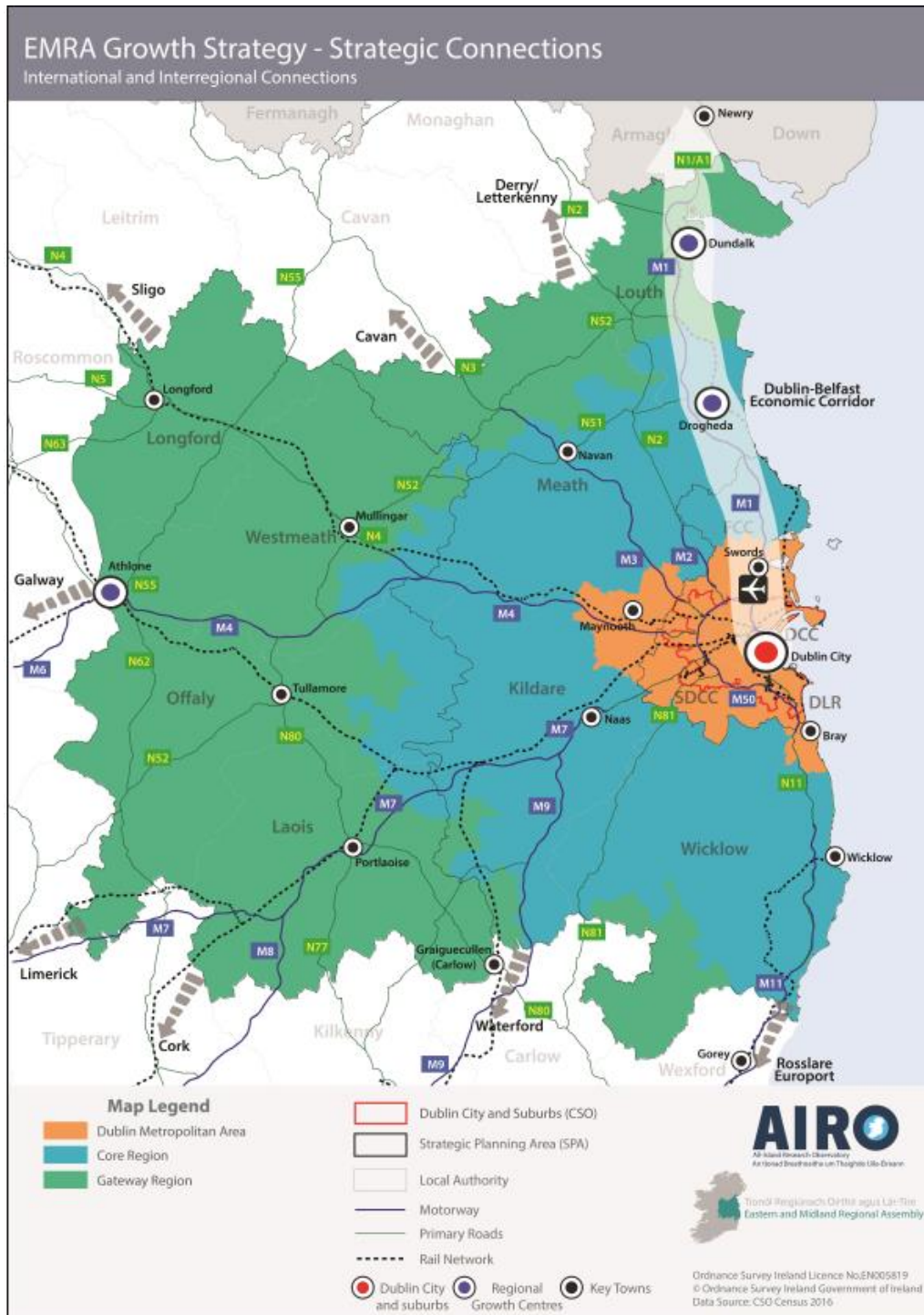
There is continued considerable pressure for development of single homes in the rural area across County Kildare. The National Planning Framework acknowledges that this is a national issue and further acknowledges that in rural Ireland, many people seek the opportunity to build their own homes but find it difficult to do so in smaller settlements because of a lack of available sites and services. The NPF also states that in order to assist this, local authorities will be supported in undertaking, the necessary land acquisition, site preparation and local infrastructure provision to deliver self-build development options in smaller towns/villages.

National Policy Objective (NPO) 18b of the NPF specifically makes provision to develop a programme for 'new homes in small towns and villages' with local authorities, public infrastructure agencies such as Irish Water and local communities to provide serviced sites with appropriate infrastructure to attract people to build their own homes and live in small towns and villages.

It is envisaged that the provision of serviced sites to create 'build your own home' opportunities within the existing footprint of rural settlements will provide an alternative to one-off housing in the countryside. The development capacity of individual proposals shall be controlled to 10-15% of the existing housing stock over the lifetime of the Plan (VRS 6). Larger Schemes will only be considered where they relate to important strategic sites (e.g. infill within the core of a village/settlement, or the redevelopment of backlands) and will be contingent on the agreement of a masterplan and the agreement of a phasing arrangement as per Policy VRS 6 contained in Volume 2, Section 2.4.

The following Map 2.3 illustrates the overall Growth Strategy for the region and identifies the three distinct regions that County Kildare forms part including the location of the Key Towns of Naas and Maynooth within the wider regional context.

**Map 2.3: EMRA Growth Strategy 2019 - 2031**



**Table 2.2 Settlement Hierarchy County Kildare**

<u>Hierarchy</u>	<u>Description</u>	<u>Locations</u>
<u>Key Towns</u>	<u>Large towns which are economically active that provide employment for their surrounding areas. High quality transport links and the capacity to act as regional drivers to complement the Regional Growth Centres.</u>	<u>Naas</u> <u>Maynooth</u>
<u>Self-Sustaining Growth Towns</u>	<u>Moderate level of jobs and services.</u>	<u>Newbridge</u> <u>Leixlip</u> <u>Kildare Town</u> <u>Athy</u>
<u>Self-Sustaining Towns</u>	<u>High levels of population growth and a weak employment base.</u>	<u>Celbridge</u> <u>Kilcock</u> <u>Monasterevin</u>
<u>Small Towns</u>	<u>Local service and employment functions in close proximity to higher order urban areas.</u>	<u>Sallins</u> <u>Kilcullen</u> <u>Kill</u> <u>Clane</u>
<u>Rural Towns</u>	<u>Local service and employment functions within a largely rural economy.</u>	<u>Prosperous</u> <u>Rathangan</u> <u>Athgarvan</u> <u>Castledermot</u> <u>Derrinturn</u>



Proposed Amendment No. 7		
<b>Chapter</b>	<b>Section</b>	<b>Page(s)</b>
Chapter 2: Core Strategy	Section 2.7	42

**Proposed Amendment:**

Amend text under Section 2.7.

**2.7 Preferred Development Strategy**

The preferred development strategy has been informed by ~~the RPGs~~ [RSES](#) and the environmental sensitivities of the county. It is based on building strong urban centres while protecting the rural hinterlands. The focus is on achieving:

- Critical mass in the ~~Metropolitan urban areas~~ [Metropolitan Area Strategic Plan \(MASP\) area](#) (Maynooth, Leixlip, Celbridge, Kilcock) and in ~~key towns~~ [the Key Towns of Naas and Maynooth](#); ~~and villages in the Hinterland (Naas, Newbridge, Athy, Kildare, Monasterevin and Kilcullen)~~;
- [Measured growth with emphasis on economic growth in the towns identified as Self-Sustaining Growth Towns and Self-Sustaining Towns as per Table 2.2](#);
- Establishing a hierarchy of smaller rural settlements to develop rural centres capable of providing a range of services and employment to their local populations;
- Managing development in rural areas with a focus on agricultural diversification, appropriate rural enterprise (e.g. renewable energy production) and the strengthening of existing towns and villages;
- Protecting the environment by implementing an environmental protection policy which recognises the various environmentally sensitive zones within the county but not to mutually exclude appropriate and otherwise acceptable uses and development.

Proposed Amendment No. 8		
Chapter	Section	Page(s)
Chapter 2: Core Strategy	Section 2.8 and 2.9 Table 2.3 and 2.4 Figure 2.3 and 2.4	43 - 45

**Proposed Amendment:**

- Deletion of Section 2.8;
- Deletion of Table 2.3 and Table 2.4;
- New text under Section 2.8;
- Insertion of new Table 2.3 Population Projections to 2031;
- Insertion of Table 2.4 Population and Housing Targets;
- Deletion of Section 2.9;
- Deletion of Figure 2.3 and Figure 2.4;
- New text under Section 2.9.

**~~2.8 — Population and Housing Growth~~**

~~The RPGs translate the national and regional population and housing targets set by the NSS to county level. The Core Strategy legislation requires the County Development Plan to be consistent with the population allocations and housing targets set out in the RPGs.~~

~~The current RPG targets date from 2009 and are based on demographic data derived from Census 2006. Updated population and housing targets are likely to be published in 2017 as part of the preparation of the National Planning Framework (NPF) and Regional Spatial and Economic Strategies (RSES), the planned successors to the NSS and RPGs. The 2009 figures will continue to apply until such time as the updated figures are issued by the RPGs.~~

~~The population target for the Greater Dublin Area is 1,955,800 persons by 2016 and 2,103,900 persons by 2022. Within the GDA, the population target for the Mid East~~

Region is 594,600 persons by 2016 and 639,700 persons by 20221 (Refer to Table 2.3).

~~Table 2.3 NSS/RPG Population Targets for Mid-East Region and GDA~~

~~Table 2.4 RPG Population and Housing Targets for County Kildare 2016 and 2022~~

Table 2.3  
NSS/RPG Population Targets for Mid- East Region and GDA

	Census 2011	Census 2016 <sup>2</sup>	Target 2016	Target 2022
Mid East Region	531,087		594,600	639,700
GDA	1,804,156		1,955,800	2,103,900

The RPGs population targets and housing allocations for County Kildare are set out in Table 2.4 with Census 2006, Census 2011 and Census 2016 housing and population figures included to allow for comparison.

Table 2.4  
RPG Population and Housing Targets for County Kildare 2016 and 2022

County Kildare	Census 2006	Census 2011	Census 2016	Target 2016	Target 2022	Target end Q1 2023*
Pop	186,335	210,3		234,422	252,640	253,600
Housing	68,840	78,794	80,746	93,748	112,477	113,243

\* Adjusted to end Q1 2023 based on the quarterly average 2011-2022.

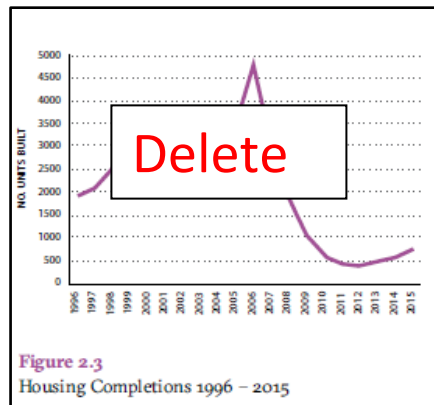
Census 2016 indicates that population growth in the GDA was slower than anticipated by the RPGs. The 2016 population of Kildare is 12,292 persons below the RPG 2016 allocation for the County, while the number of households is 13,002 units below the RPG 2016 target.

The RPG population targets for Kildare (Table 2.4 refer) represent an increase of 30,510 persons on Census 2016 levels by 2022.

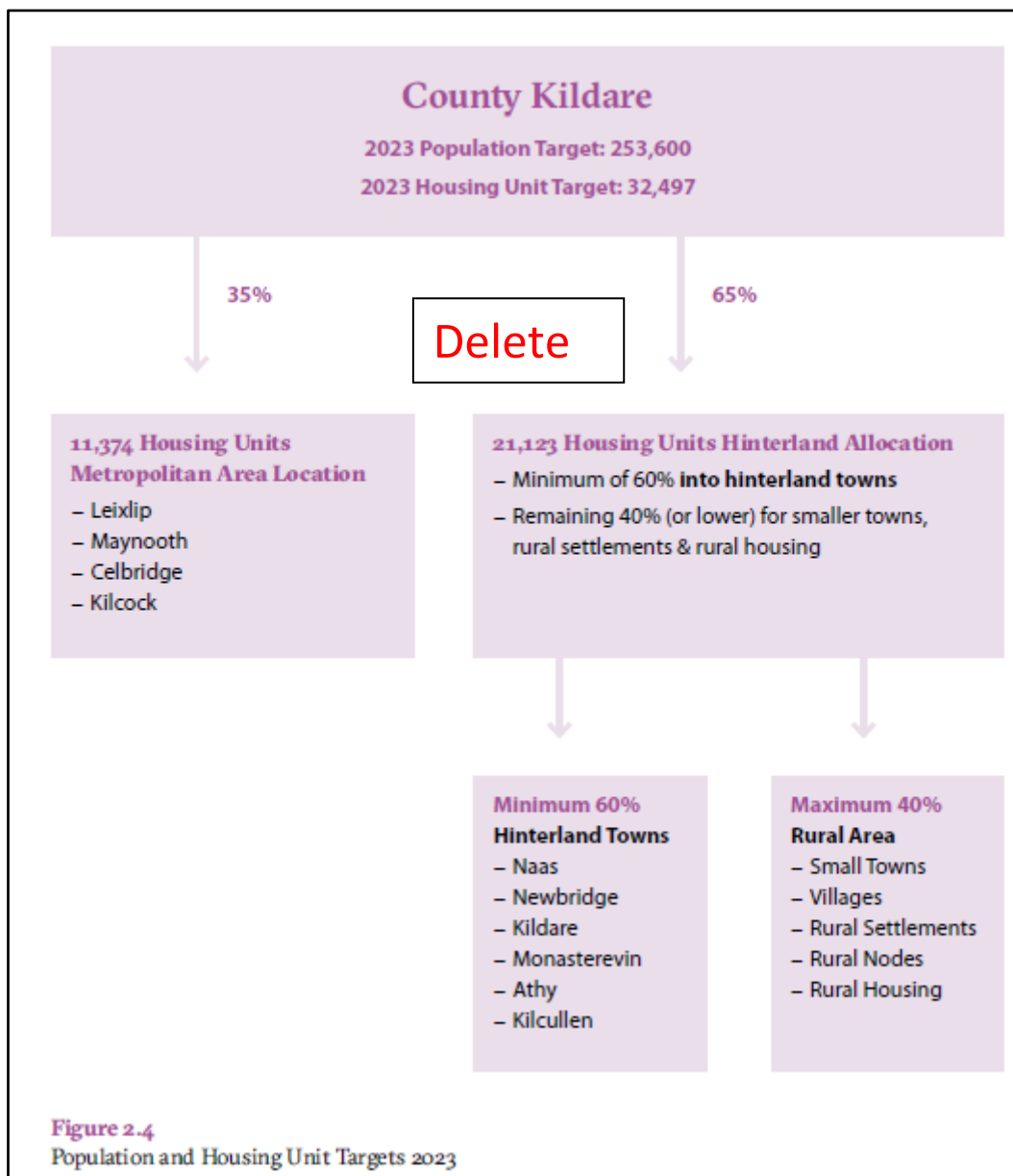
The RPG housing allocations for Kildare (Table 2.4 refers) represent an increase of 31,731 housing units on Census 2016 levels by 2022.

This leaves a remaining allocation of 31,731 units from April 2016 to the end of 2022. The RPG allocation adjusted to the end of the first quarter of 2023 (end of Plan period) results in a population allocation of 253,600 persons and a housing target of 113,243 units to the end of the plan period. This equates to a housing allocation of 32,497 additional units in Kildare between April 2016 and April 2023.

**Figure 2.3 Housing Completions 1996 – 2015**



**Figure 2.4 — Population and Housing Unit Targets 2023**



## 2.8 Population and Housing Growth

The Implementation Roadmap for the National Planning Framework provides for transitional regional and county population projections to 2031 as illustrated in Table 2.3.

**Table 2.3 Population Projections to 2031**

Regions and Counties	2016	2026	2031
Mid-East			
<b>Kildare</b>	<b>222,500</b>	<b>249,000-254,000</b>	<b>259,000-266,500</b>
Meath	195,000	216,000-221,000	225,500-231,500
Wicklow	142,000	155,000-157,500	160,500-164,000
Louth	129,000	139,000-144,500	144,000-151,500
Subtotal	689,000	759,000-777,000	789,000-813,500

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

The above figures for Kildare provide for a population range for the period 2026 and 2031. Taking the higher range for each year the county population is projected to increase by 31,500 persons to 2026 with an additional 12,500 to the year 2031.

The NPF Roadmap population projections already incorporate headroom figures for all parts of the country. However, in certain counties of which Kildare is one, the Council may provide for an additional 25% headroom with regards to the figures, where projected population growth is projected to be at or above the national average baseline.

Table 2.4 illustrates the population figures represented as housing targets for the period 2016 to 2023.

**Table 2.4 Population and Housing Targets**

<u>Census 2016 Pop</u>	<u>Census 2016 Dwellings</u>	<u>NPF 2026 Pop Growth (with 25% increase)</u>	<u>NPF 2026 growth target in units</u>	<u>Population growth to 2023</u>	<u>Dwellings Target to 2023</u>
<u>222,504<sup>2</sup></u>	<u>80,746</u>	<u>39,370</u>	<u>14,060<sup>3</sup></u>	<u>16,863</u>	<u>6,023</u>

<sup>2</sup> NPF implementation Roadmap rounded the population figure down.

<sup>3</sup> Occupancy Rate of 2.8 applied as per 2016 Census.

## **2.9 — Distribution of Growth and Housing Land Capacity**

### **Distribution of Growth**

Growth targets have been allocated to towns, villages and settlements based on the RPG targets and RPG policy requirements. It is a requirement of the RPGs that a minimum of 35% of overall growth is directed into the Metropolitan area (Maynooth, Celbridge, Leixlip and Kilcock) and the remaining 65% to the Hinterland area (Figure 2.4 refers). Of the proportion allocated to the Hinterland, in line with national and regional policy to direct growth into designated growth centres, a minimum of 60% of the allocation is directed to the main urban centres (Naas, Newbridge, Kildare, Monasterevin, Athy and Kilcullen) with the remaining 40% to small towns/villages and the rural countryside.

Chapter 3 sets out the allocation of housing in more detail. Section 3.5, Table 3.3 sets out growth targets for towns, villages, rural settlements, rural nodes and the open countryside during the Plan period, based on a requirement for 32,497 housing units.

### **Housing Land Capacity**

Section 3.6, Table 3.4 sets out the capacity of identified housing lands to accommodate RPG growth allocations during the Plan period. The capacity of housing lands identified in Local Area Plans (LAPs), Environs Plans, Village Plans and Settlement Plans is set out in addition to the capacity assigned to rural areas. While sufficient land is identified to cater for the housing demands of the county up to 2023 and beyond some Towns, Villages and Settlements have surplus capacity relative to the Core Strategy allocation and some have a shortfall. The zoning surpluses and shortfalls that are identified in Table 3.4 will be addressed through the relevant land use plans, as appropriate.

### **Headroom**

It is considered that the growth allocations for each Town, Village and Settlement, as set out in Table 3.3 incorporates an inbuilt headroom to meet anticipated need and to ensure continuity of supply of zoned lands over the 9 year period from 2017 to 2026 and beyond, in accordance with the requirements of the Development Plan Guidelines, DECLG, 2007. This approach is supported by the population growth

~~forecasts published by the CSO in 2013 and preliminary Census results published in July 2016.~~

~~The RPG target of 32,497 completions to the end April 2023 necessitates an annual average output of c. 4,642 housing units over the seven year period from 2016-2023. This is very high when compared against historic completion rates in Kildare. Fig. 2.3 shows annual completions of 2,869 units per annum over the 10 year period from 2000 to 2009. Over a nine year period from 2017 to 2026 an annual average output of c. 3,250 units would be required. This is considered achievable based on historic outputs.~~

~~The capacity of settlements in Kildare to accommodate the level of growth envisaged by the RPGs and to deliver sustainable communities that are well served by social and physical infrastructure will need to be carefully considered as part of the Local Area Plan process for the Growth Towns.~~

## **2.9 Distribution of Growth and Housing Land Capacity Distribution of Growth**

Growth targets have been allocated to towns, villages and settlements based on the ~~RPG targets and RPG policy requirements~~ [NPF Implementation Roadmap and the RSES](#). Chapter 3 sets out the allocation of housing in more detail. Section 3.5, Table 3.3 sets out growth targets for towns, villages, rural settlements, rural nodes and the open countryside during the Plan period, based on a requirement for 6,023 housing units.

### **Housing Land Capacity**

~~Section 3.6, Table 3.4 sets out the capacity of identified housing lands to accommodate the RPG growth allocations during the Plan period. The capacity of housing lands identified in Local Area Plans (LAPs), Environs Plans, Village Plans and Settlement Plans is set out in addition to the capacity assigned to rural areas. While sufficient land is identified to cater for the housing demands of the county up to 2023 and beyond some Towns, Villages and Settlements have surplus capacity relative to the Core Strategy allocation and some have a shortfall. The zoning~~



~~surpluses and shortfalls that are identified in Table 3.4 will be addressed through the relevant land use plans, as appropriate.~~

The capacity of settlements in Kildare to accommodate the level of growth envisaged by the NPF and to deliver sustainable communities that are well served by social and physical infrastructure will need to be carefully considered as part of the Local Area Plan process for the relevant towns. For villages and rural settlements, the Plan states in Volume 2 that population growth of Villages should not grow beyond 25% of the Census 2016 population with a growth of 20% for Rural Settlements over the period of the plan.

Proposed Amendment No. 9		
Chapter	Section	Page(s)
Chapter 2: Core Strategy	Section 2.11, 2.11.1, 2.11.5,	46

**Proposed Amendment:**

- Amendments to Section 2.11;
- Text amendments to Section 2.11.1 – 2.11.6 with additional sub-section to increase to 2.11.8

**2.11 Overall Economic Strategy**

The strategy for the future economic development of the county is set out in Chapter 5 and is informed by the ~~existing RPGs~~ NPF, RSES, and the Local Economic and Community Plan (LECP) prepared by the Kildare Local Community and Development Committee in 2015. The focus will be on developing the Key Towns to act as economic drivers and provide for strategic employment locations supported by the regionally important self-sustaining growth towns and self-sustaining towns. The development of the part of Kildare in the MASP area will support the future growth of the Metropolitan Area through the strategic development of the North-West corridor which has been identified through MASP along the Maynooth/Dunboyne commuter line/DART. ~~the strategic economic growth centres and supporting the sustainable~~

~~economic growth towns. The economic growth centres are focused on multi-modal corridors. These connect the economic growth centres within the region with both the Dublin City region gateway and beyond through adjoining regions to other key towns and NSS gateways, benefiting from national investment on these corridors.~~

### ~~2.11.1 Primary Economic Growth Towns~~

~~Naas, Maynooth and Leixlip are identified as primary economic growth towns to be promoted for regional enterprise. In these towns critical mass is a core objective for economies of scale to justify strategic infrastructure provision.~~

### 2.11.1 Key Towns

Naas and Maynooth are identified as Key Towns. They have the potential to accommodate commensurate levels of population and employment growth, facilitated by their location on public transport corridors and aligned with requisite investment in services, amenities and sustainable transport. The growth of the Key Towns will require sustainable, compact and sequential development and urban regeneration in the town core.

### **2.11.2 Economic Clusters**

Economic clusters are also promoted as part of the overall economic strategy. Naas is clustered with Newbridge and Kilcullen while Maynooth ~~and Leixlip are~~ is clustered with Leixlip, Celbridge and Kilcock. Clusters are to develop in a mutually dependent way, so that the amenities and economies of the whole cluster are greater than the sum of the individual parts.

### ~~2.11.3 Secondary Economic Growth Towns~~

~~Kildare Town and Athy are identified as secondary economic growth centres, providing an important and complementary role in developing economic growth and sectoral interests in tandem with primary economic growth towns. Athy has close linkages and interactions with Carlow in the south east region.~~

#### **2.11.4 Hinterland Towns**

~~The town of Monasterevin within the Hinterland area will provide new employment opportunities at a district level for the urban areas as well as its large rural hinterland. Employment uses that build on the existing assets of the town (such as the quality of transportation infrastructure and equestrian and heritage links) should be encouraged. This will assist in reducing long distance commuting patterns creating more sustainable communities.~~

#### **2.11.3 Self-Sustaining Growth Town**

Newbridge, Leixlip, Kildare and Athy have been designated as Self-Sustaining Growth Towns. The RSES define these towns as those with a moderate level of jobs and services, which adequately cater for the people of its service catchment with good transport links and capacity for continued commensurate growth.

#### **2.11.4 Self-Sustaining Town**

Celbridge, Kilcock and Monasterevin are identified as Self-sustaining Towns. RSES describe these settlements as those with high levels of employment growth and a weak employment base which are reliant on other areas for employment and/or services and which require targeted 'catch-up' investment to become more self-sustaining. Accordingly, these towns require contained growth, focusing on driving investment in services, employment growth and infrastructure while balancing housing delivery. Growth shall be focused on consolidation and inclusion of policies in relation to improvements in services and employment provision.

#### **2.11.5 Small Towns and Villages**

~~The small towns of Athgarvan, Castledermot, Clane, Derrinturn, Kill, Prosperous, Rathangan and Sallins together with the villages of Johnstown, Straffan, Ballymore Eustace, Allenwood, Johnstownbridge, Coill Dubh/Coolearagh, Kilmeague, Caragh, Kildangan, Suncroft, Robertstown and Ballitore, Crookstown, Moone, Timolin will seek to supply new local employment opportunities.~~

### **2.11.5 Small Towns**

Sallins, Kilcullen, Kill and Clane have received the Small Town designation. They contain local service and employment functions such as convenience retail, proximate to larger urban centres. The Council will seek to supply new local employment opportunities.

### **2.11.6 Rural Towns**

Prosperous, Rathangan, Athgarvan, Castledermot and Derrinturn are rural towns that provide local service and employment functions within a largely rural economy. Employment opportunities should build on the local assets of the settlements.

### **2.11.7 Villages**

The villages of Johnstown, Straffan, Ballymore Eustace, Allenwood, Johnstownbridge, Coill Dubh/Coolearagh, Kilmeague, Caragh, Kildangan, Suncroft, Robertstown, Ballitore, Crookstown, Moone, and Timolin located in rural settings will seek to supply new local employment opportunities, while also addressing decline, with a special focus on activating the potential for their renewal and development.

### **~~2.11.6~~ 2.11.8 Rural Areas**

Within the rural areas there are clear locational requirements for employment generating uses including, but not limited to, green energy projects such as renewable energies and resource recovery, but also food production, agri-business, quarrying, forestry, bloodstock, horticulture and rural based tourism.

Proposed Amendment No. 10		
Chapter	Section	Page(s)
Chapter 2: Core Strategy	Section 2.15, 2.16.1, 2.16.2 and 2.14.5	47 and 48

**Proposed Amendment:**

- Amendments to text under Section 2.15 to 2.14.5<sup>4</sup>;
- Correct clerical error in numbering relating to Section 2.14.5.

**2.15 Climate Change**

The National Climate Change Adaptation Framework ‘Building Resilience to Climate Change’ was published by the Department of the Environment, Community and Local Government in 2012. ~~Local authorities are obliged to prepare Local Adaptation Plans in consultation with all relevant internal and external stakeholders.~~ [Kildare County Council co-hosts the Climate Action Regional Office \(CARO\) leading 17 local authorities in the region. Kildare County Council has prepared a document titled Climate Resilient Kildare: published a Climate Change Adaptation Strategy 2019 – 2024.](#) ~~is committed to preparing a Local Adaptation Plan.~~ [This](#) which will inform policy making at a county and local level in the future.

[The purpose of the Adaptation Strategy is to:](#)

- [Ensure that a proper understanding of the key risks and vulnerabilities of climate change is attained.](#)
- [Bring forward the implementation of climate resilient adaptation actions in a planned and proactive manner.](#)
- [Ensure that climate adaptation considerations are mainstreamed into all plans and policies and integrated into all operations and functions of the local authority.](#)

---

<sup>4</sup> Please note numbering sequencing error in the adopted Kildare County Development Plan 2017 - 2023

The Strategy comprises of six high levels goals which will be embedded in all the functions and services of Kildare County Council as follows:



Source: Climate Resilient Kildare: Climate Change Adaptation Strategy 2019-2024

The County Development Plan seeks to promote a series of policies and objectives throughout that will ameliorate the effects of climate change and introduce resilience to its effects to support the implementation of the National Climate Change Strategy 2007-2012, DEHLG (2007) and the National Climate Change Adaptation Framework Building Resilience to Climate Change, DECLG (2012).

## **2.16 Delivering the Core Strategy**

### **2.16.1 Policies: Settlement Strategy**

It is the policy of the Council to:

**CS 1** Provide new housing provision in accordance with the County Settlement Hierarchy.

- CS 2** Direct appropriate levels of growth into the designated growth ~~centres and moderate sustainable growth~~ towns as designated in the Settlement Strategy.
- CS 3** Support rural communities through the identification of lower order centres including small towns, villages and settlements to provide more sustainable development centres in the rural areas.
- CS 4** Deliver sustainable compact urban areas through the regeneration of towns and villages through a plan-led approach which requires delivery of a least 30% of all new homes that are targeted in these settlements to be within their existing built up footprint.
- CS 4(a)** Develop in accordance with the National Planning Framework (NPO 18b) a programme for new homes in small towns and villages in association with public infrastructure agencies, local communities, housing bodies and landowners to identify lands for the provision of low density serviced sites with appropriate infrastructure throughout settlements identified as Rural Towns, Villages and Rural Settlements (as identified in Table 3.3).

## 2.16.2 Policies: Economic Development

It is the policy of the Council to:

- CS 5** Support the development of the identified ~~strategic growth centres~~ Key Towns of Naas and Maynooth, ~~Leixlip and Newbridge~~ as focal points for regional critical massing and employment growth.
- CS 6** Encourage and facilitate new employment opportunities ~~within~~ which improve the cluster-specific business environment ~~economic clusters and the hinterland towns~~.
- CS 7** Promote targeted 'catch up' investment to support self-sustaining local employment, and in services, sustainable transport and amenities in places that have experienced rapid commuter driven population growth. ~~and attract economic activity at appropriate locations throughout the county~~.
- CS 8** Address commuting patterns by building up the local economy to a more sustainable level by promoting self-sustaining employment-based development opportunities in settlements to provide for employment growth for the existing population in order to reverse commuting patterns.

**2.14.5 2.16.5 Policies: National Climate Change Strategy**

It is the policy of the Council to:

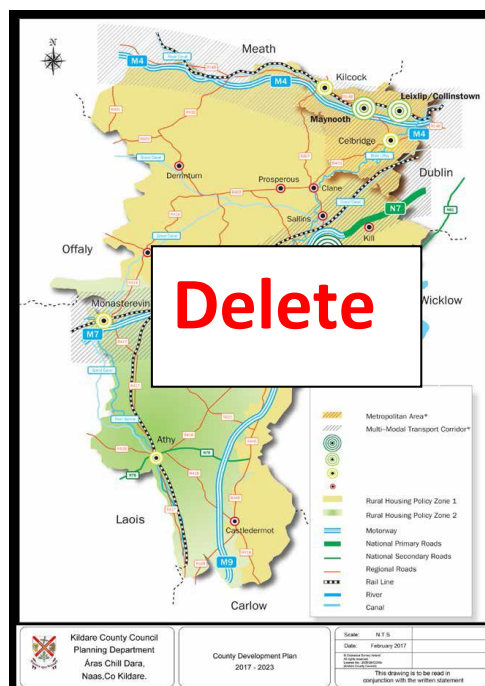
**CS 16** Support the implementation of the National Climate Change Strategy and the National Climate Change Adaption Framework Building Resilience to Climate Change 2012 through the County Development Plan and through the ~~preparation of a Climate Change Adaptation Plan~~ the implementation of the Climate Resilient Kildare: Climate Change Adaptation Strategy 2019 – 2024 in conjunction with all relevant stakeholders. Ensuring that climate action considerations are integrated into land use planning, and aid the transition to a climate resilient local carbon society, promoting and maximising the most efficient and sustainable use of land.

Proposed Amendment No. 11		
Chapter	Section	Page(s)
Chapter 2: Core Strategy	Section 2.16	49

**Proposed Amendment:**

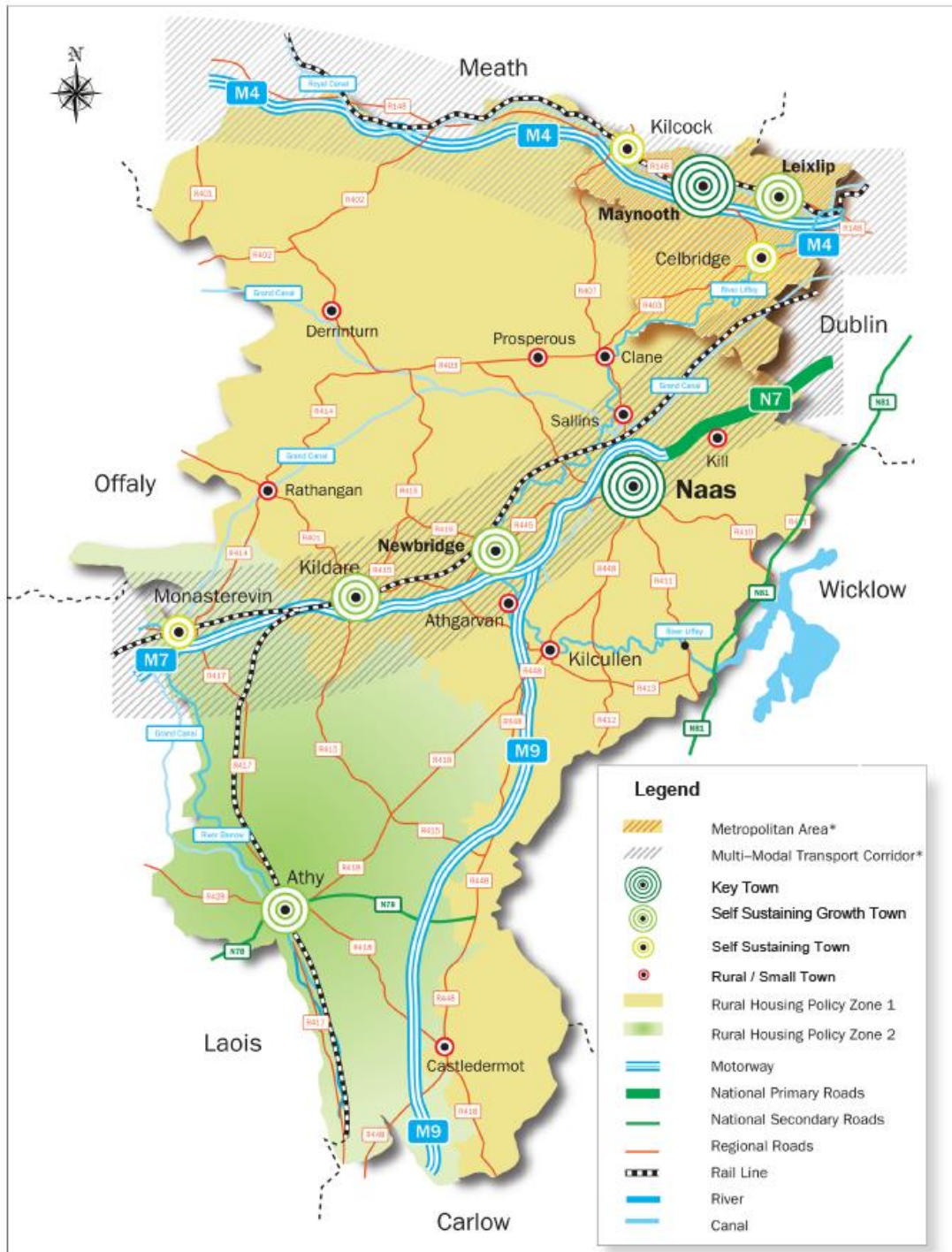
Delete Map 2.6 Core Strategy Map and replace with a revised map.


~~Map 2.6 Core Strategy Map~~





**Map 2.6 Core Strategy Map**




**Kildare County Council**  
 Planning Department  
 Áras Chill Dara,  
 Naas, Co Kildare.

**Core Strategy Map**  
 County Development Plan  
 Proposed Variation No.1  
 2017 - 2023

Scale: N.T.S	Map Ref: V1.2.6
Date: December 2019	Drawing No: 200/19/1020
© Ordnance Survey Ireland All rights reserved. License No. 02500/000008 (Kildare County Council)	Drawn by: H.M.F
This drawing is to be read in conjunction with the written statement	

Proposed Amendment No. 12		
Chapter	Section	Page(s)
Chapter 3: Settlement Strategy	Section 3.1, 3.2, 3.3, 3.4 Table 3.1, Map 3.1.	52 -55

**Proposed Amendment:**

- Amend text under Section 3.1, Section 3.2 and Section 3.3;
- Replace Table 3.1 County Kildare Settlement Hierarchy 2011 -2017,
- Delete and replace Map 3.1 Settlement Hierarchy map;
- Replace text under Section 3.4;
- Deletion of Section 3.4.1 – 3.4.4.

**3.1 Background**

A settlement strategy is a spatial expression of population distribution, settlement size, settlement role and settlement hierarchy. The settlement strategy in this Plan provides a strategic direction to the management of growth, investment and resources in accordance with the core strategy outlined in Chapter 2.

This chapter accords with the over-arching strategic policies of the [Regional Planning Guidelines \(RPGs\)](#), [National Planning Framework \(NPF\)](#) and the [Eastern & Midland Regional Spatial & Economic Strategy 2019-2031 \(RSES\)](#) whilst having regard to key planning considerations including infrastructure provision and environmental protection. This Plan proposes a structured approach to spatial planning and a settlement strategy founded on a well-developed urban structure supporting diverse rural areas.

The strategy is based on the consideration of environmental sensitivities, survey work and the level of existing and proposed physical and social infrastructure. It seeks to strengthen the urban fabric of the county, with an emphasis on building critical mass in key towns. Rural populations will continue to be supported through the settlement centres and through a sustainable approach to maintaining rural

economy and population, balanced against responsible environmental protection.

### 3.2 Setting the Context

The diversity of County Kildare requires a settlement strategy designed to sustain a healthy network of settlements across ~~both the Metropolitan and Hinterland~~ [the Dublin Metropolitan Area, the Core Region and the Gateway Region](#) areas of the county.

An examination of the dynamics and distribution of population and settlement within the county for the period ~~2006-2011~~ [2011-2016](#) indicates the following key trends:

- = The period showed continued increase in population ~~at an average rate of 4,795 persons per annum over the five years, representing a slight decrease in the average of 5,598 over the preceding four years (2002-2006).~~
- ~~The greatest growth in population in the County's urban areas was in Newbridge with an increase in population of 4,519 persons, followed by Celbridge (2,275), Maynooth (1,795), Clane (1,734), Sallins (1,477) and Kilcock (1,433).~~ [all be it at a slower rate than previously with 5.8% growth in the five year period since 2011 \(an additional 12,192 people\). This was the third highest rate of growth in the State and was well in excess of the State average of +3.8% and marginally higher than the rate of growth in EMRA \(+5.4%\) and the Eastern regional average \(+5.3%\).](#)
- Continued pressure for development at the edges of the County's main urban centres and in the adjoining rural hinterlands.
- A limited number of areas experienced population stagnation including north of Rathangan, ~~south of Ballymore Eustace~~, Newbridge town centre, Pollardstown, Ballysax, ~~west Athy and~~ south of Maganey [and Tipperkevin.](#)
- [Between 2011 and 2016, a total of 13 of the 89 Electoral Divisions \(EDs\) in Kildare witnessed population decline. Highest increases in population were recorded in Naas Rural \(+16.3%\), Maynooth \(+16.8%\), Straffan \(+19.2%\) and Oldconnell \(+22.7%\).](#)
- The draw of Dublin as an employment hub, with ~~40%~~ [39.1%](#) of the workforce leaving Kildare for employment, is reflected in the County's settlement pattern. Higher population densities are located in the Metropolitan northeast and

within and around the towns of Naas, Newbridge, Athy, Kildare, Monasterevin and Kilcullen.

- Between 2009 and 2013 rural one-off dwellings accounted for 40% of all builds in Kildare. This high figure reflected the relatively low level of construction within the urban areas of Kildare due to the economic downturn and capacity /infrastructural issues within the Osberstown waste water treatment catchment. An average of 264 rural dwellings were built per annum in Kildare between 2009-2015. This has consolidated a pattern of dispersed rural development.

### **3.3 Settlement Hierarchy**

A settlement hierarchy is set out to underpin decisions regarding the location and scale of new developments such as housing, employment creation and social and physical infrastructure provision. Investment in infrastructure should be focused on locations that are the most environmentally robust and provide the best economic return.

National and regional planning policy documents referenced in Section 1.4.1 of this Plan and the environmental sensitivities referred to in Section 2.6 have informed the Preferred Development Strategy for the county, as detailed in Section 2.7. The Preferred Development Strategy forms the basis for the settlement hierarchy. An analysis of the capacity of towns and villages throughout the county to accommodate future growth has been undertaken. The key issues examined in determining the capacity of each settlement for development include the following:

- Strategic Environmental Assessment of this Plan;
- ~~RPGs for the Greater Dublin Area 2010-2022~~ [Eastern & Midlands Regional Spatial and Economic Strategy 2019-2031](#);
- Existing population base;
- Level of social infrastructure;
- Level of physical infrastructure;
- Environmental constraints;
- Settlement form; and

- The Sustainable Residential Development in Urban Areas and accompanying Urban Design Manual, DECLG (2009).

Arising from the foregoing considerations, the Settlement Hierarchy for County Kildare is outlined in Table 3.1. A total of 74 settlements are identified ranging from ~~Large Growth Towns~~ Key Towns to Rural Nodes. Map 3.1 illustrates the Settlement Hierarchy. The key principles governing the role of each settlement category are set out in Section 3.4.

~~Table 3.1 — County Kildare Settlement Hierarchy 2011 — 2017~~

**Table 3.1**  
County Kildare Settlement Hierarchy 2011- 2017

Settlement Category	Designated Settlement
Large Growth Town I	Naas
Large Growth Town II	Maynooth, Leixlip (including Collinstown), Newbridge
Moderate Sustainable Growth Towns	<b>Metropolitan Area</b> Celbridge, Kilcock  <b>Hinterland Area</b> Athy, Kildare, Monasterevin, Kilcullen
Small Towns	Clane, Sallins, Castlederris, Kildangan, Athgarvan, Derrinturn,
Villages	Johnstown, Straffan, Ballymore-Eustace, Allenwood, Johnstownbridge, Coill Dubh / Coolearagh, Kilmeague, Caragh, Kildangan, Suncroft, Robertstown & Ballitore/Timolin/Moone/Crookstown
Rural Settlements	Broadford, Milltown, Kiltel, Staplestown, Ardclough, Allen, Brannockstown, Twomilehouse, Brownstown, Cutbush, Maddenstown, Nurney, Calverstown, Rathcoffey, Narraghmore, Maganey/ Levitstown, Kilmead, Kilberry
Rural Nodes	Clogherinka, Cadamstown, Kilshanchoe, Newtown, Tirmoghan, Carbury, Timahoe, Lackagh /Mountrice, Ballyshannon, Ballyroe, Kilkea, Ellistown, Moyvalley, Rathmore/Eadestown, Newtownmoneenluggagh, Kildoon, Booleigh, Castlemitchell, Williamstown, Clongorey/Blacktrench, Ballyteague, Lullymore, Ticknevin, Tipperkevin, Killina

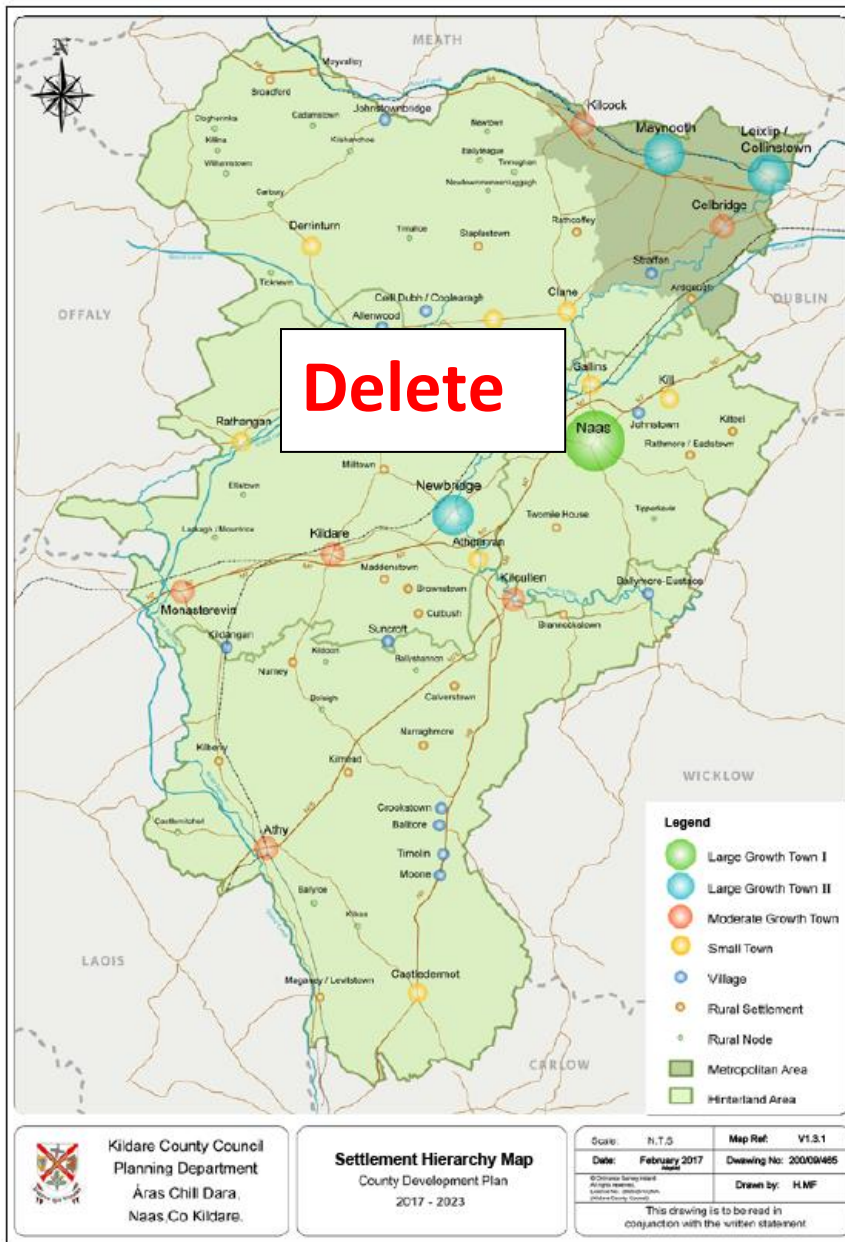
(Replace Table 3.1 with as follows:)

**Table 3.1 County Kildare Settlement Hierarchy 2011-2017**

<u>Settlement Category</u>	<u>Designated Settlement</u>
<u>Key Town</u>	<u>Naas and Maynooth</u>
<u>Self-Sustaining Growth Town</u>	<u>Newbridge, Leixlip, Kildare Town, Athy</u>
<u>Self-Sustaining Town</u>	<u>Celbridge Kilcock and Monasterevin</u>
<u>Small Towns</u>	<u>Sallins, Kilcullen, Kill, Clane</u>
<u>Rural Towns</u>	<u>Prosperous, Rathangan, Athgarvan, Castledermot, Derrinturn</u>
<u>Villages</u>	<u>Johnstown, Straffan, Ballymore-Eustace, Allenwood, Johnstownbridge, Coill Dubh / Coolearagh, Kilmeague, Caragh, Kildangan, Suncroft, Robertstown &amp; Ballitore/Timolin/Moone/Crookstown,</u>
<u>Rural Settlements</u>	<u>Broadford, Milltown, Kilteel, Staplestown, Ardclough, Allen, Brannockstown, Twomilehouse, Brownstown, Cutbush, Maddenstown, Nurney, Calverstown, Rathcoffey, Narraghmore, Maganey/ Levitstown, Kilmead, Kilberry</u>
<u>Rural Nodes</u>	<u>Clogherinka, Cadamstown, Kilshanchoe, Newtown, Tirmoghan, Carbury, Timahoe, Lackagh /Mountrice, Ballyshannon, Ballyroe, Kilkea, Ellistown, Moyvalley, Rathmore/Eadestown, Newtownmoneenluggagh, Kildoon, Booleigh, Castlemitchell, Williamstown, Clongorey/Blacktrench, Ballyteague, Lullymore, Ticknevin, Tipperkevin, Killina</u>


# Map 3.1 — Settlement Hierarchy Map

Map 3.1  
Settlement Hierarchy Map



### Map 3.1 Settlement Hierarchy Map




**Kildare County Council**  
 Planning Department  
 Áras Chill Dara,  
 Naas, Co Kildare.

**Settlement Hierarchy Map**  
 County Development Plan  
 Proposed Variation No.1  
 2017-2023

Scale: N.T.S	Map Ref: V1.3.1
Date: December 2019	Drawing No: 200/19/1019
<small>© Ordnance Survey Ireland          All rights reserved.          Licence No. 0104/02004          Planning Authority: Kildare County Council</small>	Drawn by: HMF
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE WRITTEN STATEMENT	



### **3.4— Designated Role of Settlement Strategy**

~~Within the hierarchy each settlement category has a designated role.~~

### **3.4 Designated Role of Settlement Category**

Within the Settlement Hierarchy each settlement category has a designated role which is underpinned by its position in the overall growth strategy for the county. Maynooth and Naas have been designated as Key Towns in the RSES. Decisions were made for the remaining designations in the hierarchy by undertaking an economic analysis of all towns to assess their performance, thereby providing an evidence-based assessment on their position within the hierarchy.

The Settlement Hierarchy contained within the Plan aligns with the regional Growth Strategy and the role of each town within the hierarchy is detailed in Section 2.11 Overall Economic Strategy of this Plan, which outlines the designations for self-sustaining growth and self sustaining towns along with the town and villages.

#### ~~3.4.1 Role of Large Growth Towns I and II~~

~~Large Growth Towns I (potential population of up to 50,000) and Large Growth Towns II (15,000-30,000) are designated to act as important self-sustaining regional economic drivers, accommodating significant new investment in transport, housing, economic and commercial activity, while capitalising on international connectivity and high-quality connections to Dublin City Centre. They also have a key role in supporting and servicing a wider local economy.~~

#### ~~3.4.2 Role of Moderate Sustainable Growth Towns~~

~~Moderate Sustainable Growth Towns are located both within the Metropolitan and hinterland areas. These towns in the Metropolitan area will continue to have a strong role as commuter locations within the fabric of continued consolidation of the Metropolitan area. Future growth is related to the capacity of high-quality public transport connections and the capacity of social and physical infrastructure. Connectivity to adjoining suburbs / towns and employment locations within the Metropolitan area is also a key requirement particularly focused on local bus / cycle/ pedestrian routes.~~

~~Within the Hinterland area the overall function is for the Moderate Sustainable Growth Towns to develop in a self-sufficient manner, reducing commuting levels and ensuring sustainable levels of housing growth, providing a full range of local services adequate to meet local needs at district level and for surrounding rural areas. The provision of a strong social infrastructure in tandem with growth in population, particularly in relation to schools and leisure facilities is also required.~~

~~These towns will also seek to encourage economic opportunities through the provision of high quality transport connections, good social infrastructure provision and a strong local labour market.~~

### ~~3.4.3 Role of Small Towns~~

~~Small Towns within the Hinterland area generally comprise populations of between 1,500—5,000. Their role is to develop as key local centres for services with levels of growth to cater for local need at an appropriate scale and to support local enterprise to cater for local demand. The rate of growth will be controlled to limit pressure on services, the environment and unsustainable commuting patterns. Small Town Plans have been prepared to provide a planning framework for their future development and are detailed in Volume 2, Section 1.~~

### ~~3.4.4 Role of Villages~~

~~Villages located both within the Metropolitan and Hinterland area will continue to develop as local centres for services with growth levels to cater for local need at an appropriate scale. There is a need to control expansion to minimise pressure on services, the environment and unsustainable commuting patterns. These villages will also support local enterprise that supports their sustainable growth.~~

~~Village plans have been prepared to provide a planning framework for their future development and are detailed in Volume 2, Section 2.~~

### **3.4.5<sup>1</sup> Role of Rural Settlements and Rural Nodes**

Rural Settlements and Rural Nodes are located throughout the county. It is proposed that settlements will develop as local centres for rural catchments with growth appropriate to cater for local demand. Lower densities will be encouraged in

appropriate locations to provide alternatives to one-off rural dwellings in the immediate rural area. Expansion will be controlled to minimise pressure on services, the environment and unsustainable commuting patterns. Rural Settlements have a higher order function than Rural Nodes. Rural Nodes comprise largely unserved areas with limited social and community infrastructure and will accommodate limited development at a sustainable scale for local demands by way of small scale cluster developments.

The planning framework for future development of the rural settlements is detailed in Volume 2, Section 2. Planning policy for future development in Rural Nodes is detailed in Chapter 4.

### 3.4.6<sup>2</sup> Sequential Approach

All towns, villages, settlements, rural nodes (as appropriate) should be developed in a sequential manner, with suitable undeveloped lands closest to the core and public transport routes being given preference for development in the first instance. Zoning shall extend outwards from the centre of an urban area with strong emphasis placed on encouraging infill opportunities. Areas to be zoned should generally be contiguous to existing zoned development lands.

Proposed Amendment No. 13		
Chapter	Section	Page(s)
Chapter 3: Settlement Strategy	Section 3.5, Table 3.2 & 3.3	56 - 60

#### Proposed Amendment:

- Amend Section 3.5;
- Delete Table 3.2 Housing Allocation 2016-2023;
- Delete and replace Table 3.3 Population and Housing Allocation;

### 3.5 Housing and Population Allocation

Chapter 2 outlines the ~~RPGs~~ [NPF Implementation Roadmap and RSES](#) population ~~allocation and housing growth targets~~ [projections](#) for the County to the ~~end of 2022~~

[for the periods 2026 and 2031](#). The ~~RPG targets~~ [projections](#) have been adjusted to the end of the first quarter of 2023, to coincide with the life of this Plan.

The population ~~target~~ [projection](#) for Kildare to the end of the Plan period is ~~253,600~~ [238,993](#), giving rise to the need for ~~32,497~~ [6,023](#)<sup>5</sup> additional residential units by 2023. ~~This equates to a population increase of 17% over 2011 levels.~~

~~The distribution of housing targets over the plan period, in accordance with the Core Strategy is outlined in Table 3.2. It should be noted that in calculating unit projections, the RPGs apply a standardised vacancy rate of 6.5% to reflect the need for the market to operate efficiently and to allow for the normal turnover of the housing stock.~~

~~In the RPGs the four Metropolitan towns of Maynooth, Celbridge, Leixlip and Kilcock must accommodate a minimum of 35% of the total growth rate allocation for the county. This target will increase their share of the total population in the county from 25% in 2011 to 27% in 2023.~~

~~The RPGs objective is to allocate growth within the Hinterland towns of Naas and Newbridge and to consolidate growth in Kildare, Athy, Monasterevin and Kilcullen. This is achieved by allocating a minimum 41% of the total growth rate for the county to these towns. This will increase their share of the total population in the county from 32% in 2011 to 35% in 2023.~~

[Table 3.3 lists the percentage allocation of growth in the various towns, villages and settlements in Kildare. It is acknowledged that Maynooth is designated as a Key Town in the Regional Spatial and Economic Strategy for the Eastern and Midlands Region, and also forms part of the north-west corridor area under the Metropolitan Area Strategic Plan \(MASP\) and provides significant levels of employment through Maynooth University, the M4 Business Park and other businesses. It is also recognised that the town is served by high capacity public transport which will](#)

---

<sup>5</sup> Giving an occupancy rate of 2.8

continue to improve with the electrification of the railway line over the next 6-8 years. The population of the town in 2016 was 14,585 with a housing stock of 5,171 units.

The town has experienced significant levels of new residential development both in private housing and student accommodation over the past 5 years and with extant permissions and pipeline developments, will see these levels continue for the next 3 years. New housing development on the Dunboyne, Celbridge and Dublin Roads provide for an additional 1,400 units and the proposed new neighbourhood at Railpark which will be facilitated by the LIHAF (Local Infrastructure Housing Activation Fund) funded Maynooth Eastern Relief Road will deliver between 800 and 900 units. There is further potential for the consolidation of the town through the redevelopment of a number of town centre sites. The delivery of these additional 2000+ units will result in a 38.6% increase in housing stock over a relatively short period of time. In order to allow these developments to be realised and for the town to continue to develop at a sustainable rate it is proposed that Maynooth will retain its current county allocation of 10.9%. Such a provision over the short-term (for the duration of this CDP up to 2023) will provide an opportunity for the town to absorb recent and pipeline developments. In allowing this 'absorption period', the Council will also be in a position to identify other social and physical infrastructure needs (through the preparation of an infrastructural assessment in accordance with Appendix 3 of the NPF) which will inform the sustainable development of the town into the future.

This Plan also acknowledges Regional Policy Objective 4.35 of the RSES which requires Kildare County Council to prepare a Joint LAP for Maynooth with Meath County Council in order to deliver a coordinated planning framework for the town.

~~Expansion in small towns is managed by retaining the 9% growth rate allocated over the period 2011-2017 to these settlements. The remaining 10% growth rate is allocated to the rural hinterland with 2% designated to Rural Settlements and Rural Nodes and 8% allocated to the wider rural area.~~

~~The percentage of the population residing in the County's towns and villages will continue to increase over the period of this Plan. While the proportion living in rural~~

settlements and the rural countryside is planned to reduce, the absolute numbers in these areas is expected to increase.

**Table 3.2 — Housing Allocations 2016 – 2023**

Table 3.2  
Housing Allocation 2016 – 2023

	Settlement	Housing Unit Allocation 2016-2023	% County Total	% Allocation Metropolitan/Hinterland
<b>Metropolitan Allocation</b>	Leixlip Maynooth Celbridge Kilcock	11,406	35%	35%
<b>Hinterland Town Allocation</b>	Naas	13,356	41%	65%
<b>Rural Areas</b>	Small towns, Villages, Rural Settlements, Rural Nodes, One-off Rural Housing	18,235	54%	35%
<b>Total</b>		<b>32,497</b>	<b>100%</b>	

**Delete**

**Table 3.3 – Settlement Hierarchy – Population and Housing Unit Allocation 2016–2023**

Table 3.3  
Settlement Hierarchy – Population and Housing Unit Allocation 2016 – 2023

Settlement Type	Towns/Villages	2014 Pop Census	2016 Pop Est.	2014 Dwellings	2016 Dwellings Est.	Allocated Growth (%) 2016-2023	New Dwellings Target (unit) 2016-2023	2023 Dwellings Forecast	2023 Pop Forecast	
Large Growth Town I	Nass*	20,713	21,873	7,685	7,877	14.9%	4,842	12,719	28,111	
	Maynooth**	12,510	13,211	4,923	5,046	10.9%	3,542	8,588	18,996	
Large Growth Town II	Ladlip	15,452	16,317	5,506	5,644	10.2%	3,315	8,958	19,794	
	Newbridge	21,561	22,768	8,216	8,421	11.6%	3,770	12,191	26,896	
	Colbridge	19,537	20,631	6,911	7,084	10%	3,250	10,333	22,801	
Moderate Sustainable Growth Towns (6)	Kilcock**	5,533	5,843	2,160	2,214	4%	1,300	3,514	7,764	
	Kildara	8,142	8,598	3,263	3,345	4.7%	1,527	4,872	10,750	
	Monasterevin	3,710	3,918	1,617	1,657	2.6%	845	2,502	5,525	
	Kilculin					2.5%	812	2,230	4,927	
	Atty*†					4.8%	1,560	5,068	13,152	
	Clonsilla					2.4%	780	3,483	7,668	
Small Towns (8)	Prosperous					1%	325	1,103	2,432	
	Rathangan	2,374	2,507	928	951	0.9%	292	1,244	2,739	
	Sallins	5,283	5,579	1,978	2,027	1.9%	617	2,645	5,824	
	Altgarvan	1,016	1,073	337	345	0.7%	227	573	1,267	
	Castledermot	1,398	1,476	636	652	0.5%	162	814	1,792	
	Derrinstown	1,541	1,627	427	438	0.6%	195	633	1,396	
	Kill	3,095	3,268	1,200	1,230	1.3%	422	1,652	3,641	
	Villages (15)	Johnstown (1,004), Straffan (635), Ballymore Eustace (872), Allenwood (845), Johnstownbridge (650), Coll. Dubh (687) Coolearagh (384), Kilmacguire (907), Caragh (882), Kilbangan (470), Suncoff (735), Robertstown (669), Ballitore (556) Crookstown (129), Moone (144), Timolin (96)	9,779	10,327	3,029	3,105	3.7%	1,202	4,307	9,495
Rural Settlements (18) (2015 Survey)	Broadford (45), Milltown (177), Kiltale (163), Staplestown (98), Ardaraugh (153), Aiken (62), Brannockstown (186), Twomilehouse (263), Brownstown (456), Cutbush (246), Maddenstown (141), Nurney (342), Calverstown (459), Rathcoffey (170), Narraghamore (229), Maganey/Lewisstown (69), Kilmead (258) Kilberry (163)	2,960	3,126	1,950	1,990	1.3%	422	2,421	5,324	
	Rural Nodes (23)	Clogherinka, Cadamstown, Kilshanchoe, Newtown, Tirmoghan, Carbury, Timahoe, Lackagh/Mountrick, Ballyshannon, Ballyroe, Killea, Ellistown, Newtowmoneenkagagh, Kilkoon, Boolsleigh, Caddismitcheil, Wiltinstown, Clongony/BacKstreech, Ballylagan, Lullymore, Ticknavin, Tipperkevin & Killina, Moyvalley, Rathmore/Eadestown	53,395	56,385	18,717	19,185	0.50%	155	19,340	52,198
	Rural Dwellers					8%	2,600	2,600		
Urban Environs	Blessington Environs	429	453	160	164	1.00%	325	489	1,064	
<b>County Total</b>		<b>210,312</b>	<b>222,130</b>	<b>78,794</b>	<b>80,746</b>	<b>100%</b>	<b>32,407</b>	<b>113,181</b>	<b>253,552</b>	

Delete

\* Following the dissolution of the Town Council, the CDP incorporates the areas of the former Nass and Atty Town Councils and LAF's will be prepared for these Towns.  
 \*\* The Core Strategy Figures do not include Meath County Council's allocation for housing in the environs of Maynooth and Kilcock as follows:  
 - Maynooth - 200 residential units  
 - Kilcock - 398 units under Phase 1 (11.5 ha) and a further 65 ha of residential land under Phase 2  
 † The Core Strategy Figures do not include Meath County Council's allocation in the environs of Maynooth and Kilcock Refer to Table 3.2.

Note: The 2023 dwelling forecasts are based on the sum of "2016 Dwellings Estimates" plus "New Dwelling Target 2016-2023". The 2023 population forecasts are based on the sum of "2011 Dwellings (Census)" plus "New Dwelling Target 2016-2023", with IFC assumptions of housing vacancy and household occupancy applied. LAFs and other reviews will take account of new population and housing data, as it becomes available, including Census 2016 Population and Housing data.

**Table 3.3 Settlement Hierarchy – Population and Housing Unit Allocation 2016-2023**

Settlement Type	Towns / Villages	2016 Census Pop	2016 Dwellings	Allocated Growth (%) 2016-2023	2023 Dwellings Forecast	NPF 2026 Pop Growth	NPF 2026 Pop Growth in housing units	Population Growth to 2023 (annualised from 2026 NPF Figures)	Dwellings Target to 2023
Key Town	Naas	21,393	7,726	14.9%	12,568	5,866	2,095	2,514	898
	Maynooth	14,585	5,171	10.9%	8,713	4,291	1,533	1,839	657
Self-Sustaining Growth Town	Newbridge	22,742	8,260	11.6%	12,030	4,567	1,631	1,957	699
	Leixlip	15,504	5,524	10.2%	8,839	4,016	1,434	1,721	615
	Kildare	8,634	3,158	4.7%	4,685	1,850	661	793	283
	Athy	9,677	4,281	4.8%	5,841	1,890	675	810	289
Self-Sustaining Town	Celbridge	20,288	6,969	10.0%	10,219	3,937	1,406	1,687	603
	Kilcock	6,093	2,212	4.0%	3,512	1,575	562	675	241
	Monasterevin	4,246	1,706	2.6%	2,551	1,024	366	439	157
Town (Small)	Sallins	5,849	2,071	1.9%	2,688	748	267	321	114
	Kilcullen	3,710	1,401	2.5%	2,213	984	352	422	151
	Kill	3,348	1,227	1.3%	1,649	512	183	219	78
	Clane	7,280	2,741	2.4%	3,521	945	337	405	145
Town (Rural)	Prosperous	2,333	813	1.0%	1,138	394	141	169	60
	Rathangan	2,611	1,009	0.9%	1,301	354	127	152	54
	Athgarvan	1,176	373	0.7%	600	276	98	118	42
	Castledermot	1,475	622	0.5%	784	197	70	84	30
	Derrinturn	1,602	558	0.6%	753	214	76	92	33
Villages	Johnstown, Straffan, Ballymore Eustace, Allenwood, Johnstownbridge, Coill Dubh, Coolearagh, Kilmeague, Caragh, Kildangan, Suncroft, Roberstown, Ballitore, Crookstown, Moone, Timolin	10,327	3,105	3.7%	4,307	1,457	520	624	223
Rural Settlements	Broadford, Milltown, Killeel, Staplestown, Ardclough, Allen, Brannockstown, Twomilehouse, Brownstown, Cutbush, Maddenstown, Nurney, Calverstown, Rathcoffey, Narraghmore, Maganey/Levitstown, Kilmead, Kilberry	3,126	1,999	1.3%	2,421	512	183	219	78
Rural Nodes	Clogherinka, Cadamstown, Kilshancoe, Newtown, Tirmogham, Carbury, Timahoe, Lackagh/Mountrice, Ballyshannon, Ballyroe, Kilkea, Ellistown, Newtownmoneenaluggagh, Kildoon, Booleigh, Castlemitchell, Williamstown, Clongorey/Blacktrench, Ballyteague, Lullymore, Ticknevin, Tipperkevin & Killna, Moyvalley, Rathmore/Eadestown	56,385	19,068	0.5%	19,223	197	70	84	30
Rural Dwellers				8.0%	2,600	3,150	1,125	1,350	482
Blessington Environs		453	164	1.0%	489	394	141	169	60
County Total		222,504	80,158		112,647	39,370	14,060	16,863	6,023





Proposed Amendment No. 14		
<b>Chapter</b>	<b>Section</b>	<b>Page(s)</b>
Chapter 3: Settlement Strategy	3.6 and Table 3.4	63 - 64

**Proposed Amendment:**

- Amend text under section 3.6 Development Capacity;
- Delete Table 3.4 Development Capacity in Kildare.

**3.6 Development Capacity**

In order to implement the settlement strategy of this Plan, an understanding of the existing development capacity within each of the designated towns and villages is required. It should also be noted that the relevant requirements of the Habitats Directive and the River Basin Management Plans and Flood Risk Assessment may also impact on the development potential of particular areas.

~~Table 3.4 details the development capacity of identified housing lands in the county. The capacity of zoned lands in Local Area Plans (LAPs), Environs Plans, Village Plans and Settlement Plans in May 2016 is set out in addition to the capacity assigned to rural areas. While~~

Sufficient land is zoned to cater for the housing demands of the county up to 2023 and beyond, some Towns, Villages and Settlements have surplus capacity relative to the Core Strategy allocation and some have a shortfall. The zoning surpluses and shortfalls ~~that are identified in Table 3.4~~ will be reviewed through the relevant land use plans. In this regard, there shall be no presumption in law that any land zoned in a particular development plan (including a development plan that has been varied) shall remain so zoned in any subsequent development plan (Section 10(8) of the Planning and Development Acts 2000-2015 (as amended) refers). Alternative land use zonings will be considered in the first instance to address surplus residential zoning. In the event that surplus zonings are retained the development of lands will be subject to a sequential phasing approach, with phases extending outwards from the town or village core to more peripheral lands.

~~Three of the four Metropolitan towns in the north-east of the county have insufficient zoned land to cater for the target allocation over the period of this Plan. Kilcock has a slight oversupply while Leixlip, Maynooth and Celbridge have an undersupply. Within the Hinterland area the towns of Kildare, Athy and Sallins have surplus capacity for residential development. This will be addressed through the relevant LAPs.~~

The zoning of land in any forthcoming land use plan shall comply with the requirements as detailed in Appendix 3 of the NPF relating to a methodology for a tiered approach to land zoning. This methodology requires that land should not be zoned for development unless there is existing service capacity available (Tier 1) or the lands have the potential to become fully serviceable (Tier 2) during the life of the plan. Land use plans shall therefore contain a detailed Infrastructural Assessment for residential land that provides for an evidence-based approach to the servicing of potential sites to establish their suitability for zoning. However, infrastructural availability is not the sole determining factor in decisions on land zoning. There are other planning considerations such as the overall planned levels of growth, location, suitability for the type of development envisaged, availability of and proximity to amenities, schools, shops or employment, accessibility to transport services etc. The NPF states weighing up all of these factors, together with the availability of infrastructure, will assist planning authorities in determining an order of priority to deliver planned growth and development (NPF, 2018). The NPF also requires that land use plans (in respect of County Kildare) deliver 30% of all new housing within the existing built-up footprints of urban settlements. The built-up footprints have been defined by the CSO in the Census of Population and relate to a minimum of 50 occupied dwellings with a maximum distance between any dwelling and the building closest to it of 100 metres, where there is evidence of an urban centre.

Volume 2 of this plan sets out a planning framework for the future development of each of the Small Towns, Environs, Villages and Rural Settlements. Section 1 sets out the planning framework for ~~the~~ six of the rural towns/small towns with a population of under 5,000 people (Kill, Prosperous, Rathangan, Athgarvan, Derrinturn and Castledermot). The other rural/small towns above 5,000 people require a mandatory local area plan. The Settlement Strategy as detailed in Table

3.3 contains the allocated growth for each of these settlements and supersedes that which is produced in Volume 2. Section 2 sets out the land use strategy for the Villages and Rural Settlements. ~~The planning framework for all towns, environs areas, villages and rural settlements accords with their designated role within the overall Core Strategy.~~

~~A strategic land use and transportation study of north east Kildare including the Metropolitan area towns of Leixlip, Maynooth, Celbridge and Kilcock involving all strategic stakeholders (including Meath, Fingal and South Dublin County Councils) will be prepared, which will inform the future planning and development of this area.~~

The Development Capacity of the Villages and Rural Settlements are detailed in Section 2.4 of Appendix 2, Volume 2 of the Plan. The population growth of Villages should not grow beyond 25% of the Census 2016 population with a growth of 20% for Rural Settlements. It is envisaged that the provision of serviced sites to create 'build your own home' opportunities within the existing footprint of rural settlements will also provide an alternative to one-off housing in the countryside. The development capacity of individual proposals shall be controlled to 10-15% of the existing housing stock over the lifetime of the Plan. Larger Schemes will only be considered where they relate to important strategic sites (e.g. infill within the core of a village/settlement, or the redevelopment of backlands) and will be contingent on the agreement of a masterplan and the agreement of a phasing arrangement as per Policy VRS 6 contained in Volume 2, Section 2.4.

**Table 3.4 — Development Capacity in Kildare**

Housing Capacity	Year of Plan	Quantum of Undeveloped Zoned Land 2015 (Ha)	Core Strategy Allocation 2016-2023	Potential Units Deliverable 2015**	2016-2023 Capacity Deficit (units)***	2016-2023 Capacity Surplus (units)***	Units Granted / Not Built
Naas & Environs	2011	165.78	4,842	4,626	216		1,072
Maynooth****	2013	70	3,542	2,385	1,157		862
Leitlip	2010	63	3,315	2,209	1,106		68
Newbridge	2013	108	3,770	3,133	637		739
Colbridge	2010	83	3,250	2,681	569		145
Kilcock**	2015	57	1,300	1,577		277	651
Kildare	2012	134	1,527	3,554		2,027	1,013
Monasterevin	2016	26	845	576	269		207
Kilcullen	2014	36	812	798	14		151
Athy	2012	105	1,560	1,896		336	678
Clane	2009	45	780	823		43	331
Prosperous							27
Rathangan							140
Sallins							153
Athgarvan							39
Castledermot							135
Darrinstown							148
Kill							355
Johnstown, Straffan, Ballymore-Eustace, Allenwood, Johnstownbridge, Coll Dubh (Coolleagh, Kilmogus, Caragh), Kildangan, Suncroft, Robertstown, Ballitore, Crookstown/Moonee/Timolin (See Table 2.3 of Vol. 2 Section 2 for zoning)	CDP	See Village Plans	1,202	1,184			611
Blessington Environs	CDP	26.2	325	309			
Rural Settlements	CDP		423	402			
Rural Nodes	CDP		155	155			
Rural Dwellers	CDP		2,600	2,474			
<b>Total</b>			<b>32,497</b>	<b>33,011</b>	<b>3,968</b>	<b>3,996</b>	<b>7,525</b>
<b>Net Capacity 2016-2023</b>				<b>32,558</b>			

Delete

\* The capacity of undeveloped zoned land in the county was calculated as part of the Housing Land Availability Survey 2015 (reviewed March 2016 prior to the publication of the Draft County Development Plan). This survey determined the capacity of all undeveloped zoned land in the county based on the density standards set out in each Development Plan or Local Area Plan.

\*\* The Net Capacity figure is the sum of all lands currently zoned, adjusted to exclude surplus zoning (capacity beyond the plan period) and include deficits that will be addressed through LARs.

\*\*\*\* The Core Strategy figures do not include Meath County Council's allocation for housing in the environs of Maynooth and Kilcock (refer to Table 3.3 for details)

Proposed Amendment No. 15		
<b>Chapter</b>	<b>Section</b>	<b>Page(s)</b>
Chapter 3: Settlement Strategy	Section 3.8 and 3.9	65 – 67

**Proposed Amendment:**

- Amend text under Section 3.8 and Section 3.9.

**3.8 Policies: Settlement Strategy**

It is the policy of the Council to:

**SS 1** Manage the county’s settlement pattern in accordance with the population and housing unit allocations set out in the RPGs, the Settlement Strategy and hierarchy of settlements set out in Table 3.1.

**SS 2** Direct growth into the ~~Large Growth Towns, followed by Moderate Sustainable~~

~~Growth Towns and Small Towns~~ Key Towns, followed by the Self-Sustaining Growth Towns and the Self-Sustaining Towns, whilst also recognising the settlement requirements of rural communities.

- SS 3** Ensure that the zoning of lands is in accordance with the Core Strategy and Settlement Strategy.
- SS 4** Review the zoning of lands in instances where there is an oversupply of land for housing and to consider alternative land use zoning objectives to reduce the quantum of housing lands in the first instance. The phased development of housing lands will be considered as a secondary solution only.
- SS 5** Implement through appropriate policies the principles and guidance set out in:

(i) The National Planning Framework (2018) and the Eastern & Midland Regional Spatial & Economic Strategy 2019-2031 (2019).

(ii) The Sustainable Residential Development in Urban Areas, DEHLG (2009) and accompanying Urban Design Manual-A Best Practice Guide (2009), and:

(iii) The Design Manual for Urban Roads and Streets, DTTS and DECLG (2013) and the Urban Development and Building Heights: Guidelines for Planning Authorities (2018), in the preparation and review of town, village and settlement plans.

### **3.9 Objectives: Settlement Strategy**

It is an objective of the Council to:

- SO 1** Support the sustainable long-term growth of the ~~Metropolitan Area towns of Leixlip, Maynooth, Celbridge and Killeck~~ Key Towns (Naas and Maynooth) and the area to the north-east of the county located within the MASP and zone additional lands, where appropriate, to meet the requirements of the Core Strategy and Settlement Hierarchy of this Plan.

- SO 2** Carry out a strategic Land Use, Employment and Transportation Study of north east Kildare including the [Dublin](#) Metropolitan area towns of Leixlip, ~~(and Collinstown)~~, Maynooth, Celbridge and Kilcock. The preparation of the study will have regard to existing and emerging local area plans. It is envisaged that the study will involve the participation of all strategic stakeholders, including the National Transportation Authority, adjoining local authorities (i.e. Meath, Fingal and South Dublin County Councils), the Regional Assembly, transportation providers, Waterways Ireland, Government Departments and Environmental Agencies.
- SO 3** Facilitate the implementation of the settlement strategy through the prioritisation of key strategic infrastructure in accordance with the Council's Capital Works Programme and subject to the availability of financial resources.
- SO 4** Ensure that the scale and form of developments envisaged within towns and villages is appropriate to their position within the overall Settlement Hierarchy set out in Table 3.1. Due regard will be given to the *Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities*, DEHLG (2009), the accompanying *Urban Design Manual – A Best Practice Guide* (2009), [Urban Development and Building Height Guidelines \(2018\)](#) and the Urban Design Guidelines contained within Chapter 15 of this Plan.
- SO 5** Implement Section 10(8) of the Planning and Development Acts 2000 (as amended) as appropriate which states “there shall be no presumption in law that any land zoned in a particular development plan (including a development plan that has been varied) shall remain so zoned in any subsequent development plan”.
- SO 6** Identify and retain green belt separation areas between the development boundaries of the County's towns and villages in the interest of avoiding coalescence of settlements and to retain their distinctive character and identity.

- SO 7** Provide a greater degree of co-ordination between large population centres and corresponding growth in employment, public infrastructure, strategic and local amenities, community facilities, schools, public transport etc. through a plan-led approach.
- SO 8** Support the development of rural settlements and rural areas in a balanced, sustainable manner, having regard to the overall settlement hierarchy, social, economic and environmental characteristics of their area and their residents and in accordance with the policies and objectives set out in Chapters 4, 10 and Section 1 Volume 2 as may be appropriate.
- SO 9** Sequentially develop lands within towns and villages in accordance with the Development Plan Guidelines, DEHLG (2007) [including any updated guidelines and deliver at least 30% of all new homes that are targeted in settlements within their existing built-up footprint \(defined by the CSO\).](#)
- SO 10** Prepare a preliminary monitoring evaluation report on the likely significant environmental effects of implementing the County Development Plan, to coincide with the Manager's report to the Elected Members on the progress achieved in securing plan objectives within two years of the making of the Plan. (This review is required under Section 15 of the Planning and Development Act 2000 (as amended)).
- ~~**SO 11** Assess as part of the mid-term review of this Plan (in accordance with Section 15 (2) of the Planning and Development Act 2000 (as amended), the implications of the 2016 Census data for the county, the forthcoming National Planning Framework and the Regional Spatial and Economic Strategy and any revised national population projections / allocations issued by the DHPCLG and to consider revisions if appropriate to the Settlement Strategy by way of variation of this Plan.~~
- SO 11** Prepare an Infrastructural Assessment for local area plans to inform the zoning of land based on their potential to be serviced.



~~**SO 12** Investigate, in consultation with government departments, statutory agencies and stakeholders, options for the future growth of Leixlip, including the feasibility of developing a new residential district to the north of the Dublin—Sligo rail corridor. The Regional Planning Guidelines designate Leixlip as a Large Growth Town II within the metropolitan area of Dublin. The future growth strategy for Leixlip should be consistent with emerging regional and national spatial planning policy, represent efficient use of public investment in infrastructure and facilities (transport, water, waste water and roads) and seek to minimise impacts on the environment.~~

~~**SO 13** Carry out a review of residential zonings in villages following the adoption of the Regional Spatial and Economic Strategy or prior to the publication of the Chief Executive's Two Year Progress Report on the County Development Plan, whichever is sooner. Where, taking into account national and regional planning policy, a shortfall of zoned land is identified, the Chief Executive shall initiate steps to address this.~~

## Chapter 5

Proposed Amendment No. 16		
<b>Chapter</b>	<b>Section</b>	<b>Page(s)</b>
Chapter 5: Economic Development, Enterprise & Tourism	Table 5.2 under Section 5.3.2	106

### Proposed Amendment:

- Delete and Replace Table 5.2.

### ~~Table 5.2 – Economic Development Hierarchy~~

Table 5.2  
Economic Development Hierarchy

Hierarchy of Employment Centres			Sectoral Strengths
Primary Economic Growth Towns / Clusters	<p><b>Metropolitan Area</b> Maynooth, Leixlip (including Collinstown) Both supported by Celbridge and Kildcock.</p> <p><b>Hinterland Area</b> Naas, Newbridge Supported by Kilcullen</p>	Identified for regional population growth and serve a pivotal role in employment and provision of goods and services.	<p>Knowledge based economy focusing on high-tech/biotechnology, research and development, ICT and manufacturing.</p> <p>High-tech manufacturing and research, ICT, food production, public administration, wholesale and retail trade, banking, tourism and bloodstock.</p>
Secondary Economic Growth Towns	Athy Kildare	Important supporting and complementary role in developing regional economic growth in tandem with the primary economic growth towns and large	<p>Development of high value added manufacturing sectors, logistics and internationally traded sectors in tandem with IDA support, around transport corridors and routes such as rail stations, is advocated, together with continued investment in education and skills development.</p> <p>It also has the opportunity and promote its economic growth capitalising as an tourism destination.</p>
District Employment Centres	Monasterevin	Main town providing employment needs of the urban area as well as a large rural hinterland.	Innovation in indigenous enterprise (both high-tech and traditional) and business start-ups.
Local Employment Centres	<p><b>Small Towns</b> Clane Prosperous Rathangan Sallins Athgarvan Castledermot Derrinturn Kill</p> <p><b>Villages</b> Johnstown Straffan Ballymore Eustace Allenwood Johnstownbridge Coill Dubh/ Coolearagh Kilmeague Caragh Kildangan Suncroft Robertstown Ballitore, Timolin Moone Crookstown</p>	Small towns and key villages providing employment needs for local hinterlands.	Local investment, generally small scale industry.
Rural Employment Areas	Rural Settlements, Rural Nodes and Rural Countryside.	Rural employment in the countryside.	Agriculture, horticulture, forestry, tourism, energy production, rural resource-based enterprises.

Delete

Replace Table 5.2 with the following:

**Table 5.2 – Economic Development Hierarchy**

<u>Hierarchy</u>	<u>Description</u>	<u>Locations</u>	<u>Sectoral Opportunities</u>
<u>Key Towns</u>	<p><u>Large towns which are economically active that provide employment for their surrounding areas and have a wide catchment.</u></p> <p><u>Key Towns have varying economies and sectors.</u></p> <p><u>High Quality transport links and the capacity to act as regional drivers to complement the Regional Growth Centres.</u></p>	<u>Naas</u>	<p><u>Naas – High quality high-density indigenous and Foreign Direct Investment within Millennium Park and the northwest quadrant of Naas town.</u></p> <p><u>Technology, IT and digital/tech sector including incubator units and shared space. Strengthen employment base through Tech Hub – MERITS Co-working space providing supports for technology entrepreneurs.</u></p> <p><u>High-tech manufacturing and research; Food processing and research including, the development of food incubation units.</u></p> <p><u>Re-intensification of industrial lands in the north east of the town. Exploit historic and amenity assets, regeneration of town centre to provide significant retail and commercial functions.</u></p> <p><u>Maynooth - knowledge-</u></p>

		<a href="#">Maynooth</a>	<p><a href="#">based employment focusing on ICT and manufacturing through the development of a research and technology campus.</a></p> <p><a href="#">Further development of Maynooth University as a leading third level research and educational facility - potential synergies to large new and established employers.</a></p> <p><a href="#">Development of St Patrick's College Campus for a mix of uses.</a></p>
<a href="#">Strategic Development Areas in the MASP<sup>6</sup></a>	<p><a href="#">Leixlip - Former Hewlett Packard site and Collinstown site to strengthen employment base for North Kildare.</a></p> <p><a href="#">Maynooth - New Research &amp; Technology Park adjoining Maynooth University.</a></p>	<a href="#">North-West Corridor – (Maynooth/ Dunboyne commuter line /DART)</a>	<p><a href="#">Business Parks comprising knowledge-based economy focusing on high tech/biotechnology, research and development, ICT and manufacturing.</a></p> <p><a href="#">Research and Technology</a></p>
<a href="#">Self-Sustaining Growth Towns</a>	<a href="#">Moderate level of jobs and services.</a>	<p><a href="#">Newbridge</a></p> <p><a href="#">Leixlip</a></p> <p><a href="#">Kildare Town</a></p> <p><a href="#">Athy</a></p>	<p><a href="#">Biotechnology, ICT, professional services, High-tech manufacturing and research.</a></p> <p><a href="#">Bloodstock, tourism, manufacturing, logistics,</a></p>

<sup>6</sup> Metropolitan Area Strategic Plan (MASP)

			<a href="#">food and beverage products.</a>
<a href="#">Self- Sustaining Towns</a>	<a href="#">High levels of population growth and a weak employment base.</a>	<a href="#">Celbridge</a> <a href="#">Kilcock</a>	<a href="#">Biotechnology, knowledge based digital enterprise, tourism, food and beverage products.</a>
<a href="#">Small Towns / Rural Towns</a>	<a href="#">Small Towns - Local service and employment functions near higher order urban areas.</a>  <a href="#">Rural Towns - Local service and employment functions within a largely rural economy.</a>	<a href="#">Sallins</a> <a href="#">Monasterevin</a> <a href="#">Kilcullen</a> <a href="#">Kill</a> <a href="#">Clane</a> <a href="#">Prosperous</a> <a href="#">Rathangan</a> <a href="#">Athgarvan</a> <a href="#">Castledermot</a> <a href="#">Derrinturn</a>	<a href="#">Small scale industry, diversification of the rural economy, new economic opportunities arising from digital connectivity and indigenous innovation and enterprise as well as more traditional natural and resource assets (e.g. food, energy, tourism)</a>

## Chapter 9:

Proposed Amendment No. 17		
<b>Chapter</b>	<b>Section</b>	<b>Page(s)</b>
Chapter 9: Retail	9.3.1 Table 9.2	192

### Proposed Amendment:

- Delete and replace Table 9.2 County Retail Hierarchy.

### ~~Table 9.2 — County Retail Hierarchy~~

**Table 9.2**  
County Retail Hierarchy

Level	Metropolitan Area	Hinterland Area
<b>Level 2</b>	<b>Major Town Centres</b>	<b>Twin County Town Centres</b>
	Leixlip (including Collinstown)	Naas and Newbridge
<b>Level 3</b>	<b>Town Centres</b>	<b>Sub County Town Centres/Town Centres</b>
	Tier 1 Town Centres Celbridge and M	Tier 1 Sub County Town Centre are Town
	Tier 2 Town Centres Kilcock	Centre n, Monasterevin
<b>Level 4</b>	<b>Village Centres</b>	<b>Local Centres – Small Towns &amp; Large Village Centres</b>
	Straffan	Tier 1 Small Town Centres Castledermot, Prosperous, Rathangan and Sallins  Tier 2 Large Village Centres Allenwood, Ballitore, Ballymore-Eustace, Crookstown, Derrinturn, Kill and Robertstown
<b>Level 5</b>	<b>Corner Shops</b>	<b>Smaller Village Centres/Crossroads/Rural Settlements</b>

Delete

**Table 9.2 County Retail Hierarchy**

<b><u>Level 2</u></b>	<b><u>Major Town Centres &amp; County (Principal) Town Centres</u></b>
	<u>Naas / Newbridge, Maynooth</u>
<b><u>Level 3</u></b>	<b><u>Town &amp; Sub-County Town Centres (Key Service Centres)</u></b>
	<u>Celbridge, Kilcock, Kilcullen, Athy, Kildare, Monasterevin, Clane, Leixlip</u>
<b><u>Level 4</u></b>	<b><u>Local Centres – Small Towns and Villages</u></b>
	<u>As designated under Table 3.3 Settlement Hierarchy</u>
<b><u>Level 5</u></b>	<b><u>Corner Shops / Small Villages</u></b>