



**Variation No.1**

**Kildare  
County  
Development  
Plan**

**2023-2029**

**Volume 2**





Planning Department,  
Kildare County Council,  
Áras Chill Dara,  
Devoy Park, Naas,  
Co. Kildare W91 X77F

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

## Introduction

Kildare County Council, as planning authority, hereby gives notice pursuant to Section 13(2) of the *Planning and Development Act 2000* (as amended), of *Proposed Variation No. 1: Kilcullen Settlement Plan of the Kildare County Development Plan 2023 – 2029*.

The Proposed Variation will be incorporated into Volume 2 (Small Towns and Villages Strategy) of the *Kildare County Development Plan 2023-2029*.

### Reason for Proposed Variation No.1: Kilcullen Settlement Plan

The proposed Variation will provide a Settlement Plan for Kilcullen to replace the expired *Kilcullen Local Area Plan 2014 – 2020* (LAP), to include a written statement and mapped objectives to provide a coherent planning policy framework for Kilcullen to guide the planning and sustainable development of the town. The Settlement Plan aligns with current National, Regional and County growth targets and policy objectives, including the County Development Plan 2023-2029 Core Strategy targets. The Settlement Plan presents an opportunity to review existing land use zoning objectives ensuring forthcoming development is carried out in a sequential approach and consistent with compact growth (NPO 3c) guidelines.

### The Proposed Variation

The *Proposed Variation No. 1: Kilcullen Settlement Plan* of the Kildare County Development Plan 2023-2029 will comprise a Written Statement and related Mapped Objectives. The Proposed Variation is supported by the following environmental reports:

- An Appropriate Assessment (AA) Screening Report pursuant to the EU Habitats Directive (92/43/EEC),
- A Strategic Environmental Assessment Screening Report pursuant to the Planning and Development (Strategic Environmental Assessment (SEA) Regulations 2004 - 2011.
- An amended Strategic Flood Risk Assessment (SFRA) Report of the Kildare County Development Plan 2023-2029, pursuant to Section 28 of the *Planning and Development Act 2000* (as amended); and
- A Surface Water Management Strategy (SWMS) for the Kilcullen Settlement Plan area.

The Proposed Variation will require consequential amendments to Volume 1: Written Statement and Volume 2: Small Towns, Environs, Villages and Rural Settlements of the Kildare County Development Plan 2023 – 2029. The amendments incorporated will include the insertion of a new section Volume 2A, Kilcullen Settlement Plan which will follow similar principles and current framework of the existing Small Town Plans set out in Volume 2. The following reports and changes should be read in conjunction with the above outlined environmental reports.

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

## Proposed Amendments

### Volume 1: Written Statement

The following amendments are proposed

#### Chapter 2: Core Strategy

~~**CS 09** Review and prepare on an ongoing basis a portfolio of Local Area Plans (LAPs) for the mandatory LAP settlements (and environs, where appropriate) of Naas, Maynooth, Newbridge, Leixlip, Kildare, Athy, Celbridge, Kilcock, Monasterevin, Sallins, Clane and Kilcullen in accordance with the objectives of the County Development Plan and all relevant Section 28 Ministerial Guidelines.~~

**CS 09** Ensure that up-to-date settlement plans (specific to be determined through the County Development Plan review/variation) are in place for those County Kildare settlements in the Settlement Hierarchy in accordance with the obligations of the planning legislation and in accordance with relevant *Ministerial Guidelines*, regional planning objectives, and the County Development Plan.

#### Chapter 5: Sustainable Mobility & Transport

##### ~~Chapter 5 – Sustainable Mobility & Transport~~

~~TM A2 Prepare, implement and review (where appropriate) Local Transport Plans (LTPs)/ Area Based Transport Assessments (ABTAs)<sup>5</sup> for each of the statutory LAP settlements<sup>6</sup> in County Kildare in consultation with TII and the NTA, based on the following ABTA guidelines published by the TII/NTA – ABTA ‘How to Guide’, Pilot Methodology (September, 2021) and the Area Based Transport Assessment Advice Note (December, 2018). LTPs/ABTAs will include the transport priorities for each settlement in terms of public transport infrastructure and services; cycle investment; improvements to the pedestrian environment; parking measures and road enhancements. LTPs/ABTAs must be developed to provide a framework to cater for the movement of pedestrians, cyclists, public transport services and private vehicles which are aligned with the hierarchy of users and modal shift targets set out in this Plan. The Accessibility and Movement Objectives of Local Area Plans should be based on relevant LTPs/ABTAs~~

~~<sup>6</sup> Naas, Maynooth, Newbridge, Celbridge, Leixlip, Athy, Kilcock, Kildare Town, Clane, Monasterevin, Kilcullen and Sallins~~

**TM A2** Prepare, implement and review (where appropriate) transport and mobility strategies for each settlement commensurate to their scale and complexity to provide an evidence-base for objectives and actions included within settlement plans. Local Transport Plans (LTPs)/ Area Based Transport Assessments (ABTAs) shall be prepared for the Key Towns and Self-Sustaining Growth Town settlements in County Kildare in consultation with TII and the NTA. Smaller settlements will benefit from the preparation of a Transport and Mobility Strategy to support their settlement plans and objectives / actions. Transport and mobility strategies will be developed to provide a framework for the

movement of pedestrians, cyclists, public transport services and private vehicles which are aligned with the hierarchy of users and modal shift targets set out in this Plan. Transport and mobility strategies will include measures for pedestrian, cycle, public transport infrastructure and services, road / street corridor enhancement, demand management and freight management. LTPs / ABTAs will be prepared in accordance with appropriate national guidelines, such as the ABTA 'How to Guide', Pilot Methodology (September, 2021) and the Area Based Transport Assessment Advice Note (December, 2018) published by NTA / TII.

## Volume 2: Small Towns, Environs, Villages and Rural Settlements

The proposed Variation will include the creation and insertion of separate *Volume 2A, Kilcullen Settlement Plan*. This provides a settlement strategy with associated text, tables, objectives and mapped objectives (including land use zoning objectives).

Changes consequent to the inclusion of Volume 2A: Kilcullen Settlement Plan within *Volume 2: Small Towns, Environs, Villages and Rural Settlements* are also included as proposed amendments to the development plan (including references within policy, objectives, tables, supporting text and maps).

Proposed amendments are proposed to the following sections of Volume 2:

Volume Title	
V2 Contents	
V2 / 2.1.1	Introduction
V2 2.1.2	Background
V2 2.1.4	Development Strategy for Small Towns
V2 2.1.6	Strategic Flood Risk Assessment (SFRA)
V2 2.1.8	Small Town Environs Plans

Rename County Development Plan volume title.

Volume 2: Settlement Plans

~~Volume 2: Small Towns, Environs, Villages and Rural Settlements~~

Update Table of Contents as follows:

### **Contents**

Amend existing Contents Table - Section 2

## **2. SMALL TOWN & ENVIRONS PLANS**

- 2.1 Small Towns**
- 2.2 Castledermot**
- 2.3 Derrinturn**
- 2.4 Kill**
- 2.5 Prosperous**
- 2.6 Rathangan**
- 2.7 ~~Ladytown Environs~~ Kilcullen**
- 2.8 ~~Blessington Environs~~ Ladytown Environs**
- 2.9 ~~Small Town Maps~~ Blessington Environs**
- 2.10 ~~Environs Maps~~ Small Town Maps**
- 2.11 Environs Maps**

Amend and insert new Section (Volume 2A) after Section 3. **Villages and Rural Settlements**

## **Volume 2A – Kilcullen Settlement Plan**

*Update Introduction, as follows:*

### **V2 1.1 Introduction**

Amend paragraph in Section 1.1 as follows:

For the purpose of Volume 2 the towns of ~~Kilcullen~~, Sallins and Clane shall not be included as part of the Small Towns as a Local Area Plan has been prepared for each of these settlements. All other towns, villages and settlements, as identified above, shall be included in Volume 2, **Volume 2A**, The Blessington and Ladytown Environs Plans are also included in Volume 2.

### **V2 2.1 Small Towns**

#### **V2 2.1.1 Background**

Replace the following paragraph in Section 2.1.1

~~Under the Settlement Strategy, Castledermot, Derrinturn, Kill, Prosperous and Rathangan are designated as towns. Sallins and Kilcullen, recorded populations in the 2016 Census of 5,849 and 3,710 respectively, and are also designated as towns. However, given their existing population levels together with the level of growth experienced in these two towns in the intervening period, the towns of Sallins and Kilcullen will continue to be governed by individual LAPs. Each small town plan has associated zoning objectives and this is dealt with in the land use zoning matrix in Table 2.4 of this chapter (see below).~~

Under the Settlement Strategy, Castledermot, Derrinturn, Kilcullen, Kill, Prosperous and Rathangan are designated as towns. Sallins recorded a population in the 2016 Census of 5849 and is also designated a town. However, given its existing population level together with the level of growth experienced in the intervening period, Sallins will continue to be governed by its individual LAP. Each small town plan has associated zoning objectives and this is dealt with in the land use zoning matrix in Table 2.4 of this chapter (see below).

**V2 2.1.4 Development Strategy for Small Towns**

Amend Table 2.1 – Development Capacity of Small Towns

Small Towns	2016 Population Census	2021 Population Estimate (based on % growth from 2011-2016)	Population Target 2023 to 2028 (end of Q4) (persons)	Housing Target 2023 to 2028 (end of Q4) (units) in accordance with HSTGs	Residential Zoned Land Requirement (ha)	Target Residential Density (UPH)
Castledermot	1,475	1560	126	46	2	30-35
Derrinturn	1,602	1695	151	55	2	30-35
Kill	3,348	3,542	327	119	3	35-40
Prosperous	2,333	2,468	251	91	3	30-35
Rathangan	2,611	2,762	226	82	3	30-35
Kilcullen	3,710	3,925	629	229	8	35-40

**V2 2.1.6 Strategic Flood Risk Assessment (SFRA)**

Amend Section 2.1.6

The Plans for Castledermot, Derrinturn, Kill, Prosperous, ~~and Rathangan~~ and Kilcullen all contain lands within their Plan areas which are to be the subject of site-specific flood risk assessment appropriate to the type and scale of the development being proposed.

**V2 2.1.8 Small Town and Environs Plans**

Amend text in Section 2.1.8

Sections 2.2 – 2.6-7 contain the individual plans of each Small Town and Section 2.9-10 contain the zoning and objective maps of each Small Town. Refer to Volume 2A of this document for the individual plan, zoning objectives and associated maps for Section 2.7 Kilcullen Plan). These plans and maps should be read in conjunction with this section and Tables 2.2, 2.3 and 2.4 (see below).

Section 2.2; Castledermot Plan

Section 2.3; Derrinturn Plan

Section 2.4; Kill Plan

Section 2.5; Prosperous Plan

Section 2.6; Rathangan Plan

Section 2.7; Kilcullen Plan

**Table 2.2 – Small Towns Land Use Zoning Objectives**

Amend and insert new section to existing table Table 2.2

Ref	Use	Land-Use Zoning Objectives
N	Neighbourhood Centre	<p>To provide for new/existing neighbourhood centres and associated facilities.</p> <p><b>Note:</b> neighbourhood centres are intended to serve the immediate needs of local residents and workers and should not compete with similar retail uses within the town centre.</p>

**Table 2.4 – Small Towns – Land Use Zoning Matrix**

Amend and insert new section to existing table Table 2.4. Amend footnotes accordingly throughout document to reflect changes.

Land Use	N: Neighbourhood Centre
Amusement Arcade	N
Car Park	N
Cattle Shed / Slatted Unit / Broiler House	N
Cemetery	N
Community/ Recreational / Sports Buildings	O
Crèche / Playschool	Y
Cultural Uses / Library	O
Dancehall / Disco	N
Dwelling	O

Funeral Homes	O
Garage / Car Repairs	N
Guest House / Hotel / Hostel	O
Heavy Commercial Vehicle Park	N
Hot Food Take Away	O
Light Industry	N
Medical Consultant / Health Centre	Y
Motor Sales	N
Nursing Home / Retirement Village	N
Offices	O
Park/ Playground	O
Fuel Filling Station and associated ancillary uses	O
Places of Worship	O
Playing Fields	N

Pub	O
Restaurant	O
School	N
Shop (Comparison)	N
Shop (Convenience)	O <sup>2</sup>
Stable Yard	N
Tourist Related Facilities	O
Utility Structures	O
Warehouse (Wholesale) / Store / Depot	N
Workshops	N

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<sup>2</sup> No single unit shall exceed 200sqm of net retail space subject to a maximum number of three units. The total net retails space shall not exceed 300sqm.

Non-material amendments to Section headings as follows, consequent to including “Kilcullen Plan”

## **V 2 2.7 Ladytown Environs**

Replace and amend Section 2.7 with the following heading and associated text;

### **V 2 2.7 ~~Ladytown Environs~~ Kilcullen Plan**

**Refer to Volume 2A for full details of Kilcullen Settlement Plan and associated land use objective maps.**

## **V 2 2.8 Blessington Environs**

Amend and replace the following section including original text, numbering and associated tables with the following;

### **V 2 2.8 ~~Blessington Environs~~ Ladytown Environs**

## **V 2 2.9 Small Town Maps**

Amend and replace the following section including original text, numbering, maps and associated tables with the following;

### **V 2 2.9 ~~Small Town Maps~~ Blessington Environs**

## **V 2 2.10 Environs Maps**

Amend and replace the following section including original text, numbering, maps and associated tables with the following;

### **V 2 2.10 ~~Environs Maps~~ Small Town Maps**

**Insert new sub-section, including original text, maps and associated tables;**

## **V 2 2.11   Environs Maps**