

MEMO

Date: 06/02/2025
To: Conor Mellett, County Development Plan Implementation Team.
From: Tim Cooke
Pages: 8 inc. this page
Regarding: Killcullen Settlement Plan – Material Alterations

Dear Conor,

1. RPS Consulting have reviewed the Proposed Material Amendments as provided by Kildare County Council in the context of the *STRATEGIC FLOOD RISK ASSESSMENT OF THE KILDARE COUNTY DEVELOPMENT PLAN 2023-2029* (CDP SFRA) as amended to include Kilcullen as a Small Town.

All Proposed Material Amendments as noted in the attached Land Use Zoning Map are located within Flood Zone C and therefore do not change the Flood Risk Assessment or conclusion as included in Section 7.1.3 of the CDP SFRA Report, or the Justification Test as applied and concluded in Appendix C of the CDP SFRA Report. For consistency with the Settlement Plan, minor in-text references and figures will require to be updated to reflect material amendments if land use zoning changes are adopted.

2. RPS Consulting have reviewed the Proposed Material Amendments as provided by Kildare County Council in the context of the *KILCULLEN SETTLEMENT PLAN Surface Water Management Strategy*

None of Proposed Material Amendments as noted in the attached Land Use Zoning Map alter the assessment on conclusions drawn within the Surface Water Management Strategy. For consistency with the Settlement Plan, minor in-text references and figures will require to be updated to reflect material amendments if land use zoning changes are adopted.

Kind Regards,

Tim Cooke
Senior Associate
Flooding & Drainage
tim.cooke@rps.tetratech.com

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1 ASSESSMENT OF PMAS WITH RESPECT TO SFRA

Proposed Material Alteration	Reference	Impact on Flood Risk Assessment	Minor Reporting amendments required
PMA No.1	Table 2-7 Residential Development Capacity Audit	None	N/A
PMA No.2	Section 3. Development Objectives	None	N/A
PMA No.3	Section V2 2.7.2 Regeneration/Public Realm	None	N/A
PMA No.4	Section V2 2.7.2 Regeneration/Public Realm	None	N/A
PMA No.5	Map V2A-1 – Land Use Zoning	None	<ul style="list-style-type: none"> Update Figure 9-1, Figure in Section 7.1.2 and Figure in Appendix C to reflect land use change from <i>A - Town Centre / Opportunity Site</i> to <i>E(1) – Community and Education</i>.
PMA No.6	Section V2 2.7.4 Education, Social and Community Infrastructure	None	N/A
PMA No.7	Map V2A-1 – Land Use Zoning	None	<ul style="list-style-type: none"> Update Figure 9-1, Figure in Section 7.1.2 and Figure in Appendix C to reflect land use change from <i>A - Town Centre / Opportunity Site</i> to <i>E(2) – Community and Education</i>.
PMA No.8	Volume 2: Kildare County Development Plan 2023-2029	None	N/A
PMA No.9	Section V2 2.7.2 Regeneration/Public Realm	None	N/A
PMA No.10	Section V2 2.7.4 Education, Social and Community Infrastructure	None	N/A
PMA No.11	Section V2 2.7.4 Education, Social and Community Infrastructure	None	N/A
PMA No.12	V2 2.7.7 Retail Development	None	N/A
PMA No.13	V2 2.7.7 Retail Development	None	N/A
PMA No.14	Section V2 2.7.10 Surface Water Drainage and Flood Alleviation	None	<ul style="list-style-type: none"> Update Section 8.1 to include: <i>ST KL51</i> “Ensure all development proposals along the River Liffey Corridor comply with Chapter 12: Biodiversity and Green Infrastructure (notably BI O41 and Table 12.4), The Planning System and Flood Risk Management (OPW, 2009) and ‘Planning for Watercourses in the Urban Environment’ (Inland Fisheries Ireland, 2020).”
PMA No.15	V2. 2.7.10 Surface Water Drainage and Flood Alleviation	None	<ul style="list-style-type: none"> Update Section 8.1 to include: <i>ST KL52</i> “Collaborate and support Uisce Éireann and other inter agency service departments with the preparation and implementation of future Storm Water Separation

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Proposed Material Alteration	Reference	Impact on Flood Risk Assessment	Minor Reporting amendments required
<i>Programs / Drainage Area Plans for Kilcullen where feasible."</i>			
PMA No.16	V2 2.7.12 Architectural and Archaeological	None	N/A
PMA No.17	Section V2 2.7.13 Natural Heritage	None	N/A
PMA No.18	Section V2. 2.7.15 Movement and Transport	None	N/A
PMA No.19	Section V2. 2.7.15 Movement and Transport	None	N/A
PMA No.20	Section V2. 2.7.15 Movement and Transport	None	N/A
PMA No.21	Section V2. 2.7.15 Movement and Transport	None	N/A
PMA No.22	Map V2A-1 – Land Use Zoning	None	<ul style="list-style-type: none"> Update Figure 9-1, Figure in Section 7.1.2 and Figure in Appendix C to reflect land use change from 'C(5) New Residential' to 'F – Open Space and Amenity'
PMA No.23	C4 Zoning – Logstown Road South	None	<ul style="list-style-type: none"> Update Figure 9-1, Figure in Section 7.1.2 and Figure in Appendix C to reflect land use change from 'C (4) New Residential' to 'I – Agriculture'.
PMA No.24	C2 Zoning – Logstown Road North	None	<ul style="list-style-type: none"> Update Figure 9-1, Figure in Section 7.1.2 and Figure in Appendix C to reflect land use change from 'C(2) New Residential' to 'F – Open Space & Amenity'.
PMA No.25	C2 Zoning – Logstown Road North	None	<ul style="list-style-type: none"> Update Figure 9-1, Figure in Section 7.1.2 and Figure in Appendix C to reflect land use change from 'C(2) New Residential' to 'I – Agriculture'.
PMA No.26	SS Zoning – New Abbey Road	None	<ul style="list-style-type: none"> Update Figure 9-1, Figure in Section 7.1.2 and Figure in Appendix C to reflect land use change from 'SS Service Sites' to 'F – Open Space and Amenity'
PMA No.27	SS Zoning – New Abbey Road	None	<ul style="list-style-type: none"> Update Figure 9-1, Figure in Section 7.1.2 and Figure in Appendix C to reflect land use change from 'SS Service Sites' to 'C – New Residential'
PMA No.28	C(4) Zoning – Kilcullenbridge	None	<ul style="list-style-type: none"> Update Figure 9-1, Figure in Section 7.1.2 and Figure in Appendix C to reflect land use change from 'C(4) New Residential' to 'I – Agriculture'
PMA No.29	H Zoning – Nicholastown	None	<ul style="list-style-type: none"> Update Figure 9-1, Figure in Section 7.1.2 and Figure in Appendix C to reflect land use change from 'I – Agriculture' C – New Residential, H – Industry and Warehousing, and SR – Strategic Reserve
PMA No.30	Section V2. 2.7.15 Movement and Transport	None	N/A

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Proposed Material Alteration	Reference	Impact on Flood Risk Assessment	Minor Reporting amendments required
PMA No.31	Map V2A-1 – Land Use Zoning	None	<ul style="list-style-type: none"> Update Figure 9-1, Figure in Section 7.1.2 and Figure in Appendix C to reflect land use change from 'I – Agriculture' to 'SS – Service Sites'
PMA No.32	Map V2A-5 – Green Infrastructure	None	<ul style="list-style-type: none"> Update Figure 9-1, Figure in Section 7.1.2 and Figure in Appendix C to reflect additional 'Recreation and Amenity Spaces'
Proposed Non-Material Change A	Volume 1: Written Statement, Kildare County Development Plan 2023-2029	None	N/A
Proposed Non-Material Change B	Section V2 2.7.2 Regeneration/Public Realm	None	N/A
Proposed Non-Material Change C	Section V2 2.7.3 Tourism Development	None	N/A

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2 ASSESSMENT OF PMAS WITH RESPECT TO SWMS

Proposed Material Alteration	Reference	Impact on Surface Water Management Strategy	Minor Reporting amendments required
PMA No.1	Table 2-7 Residential Development Capacity Audit	None	N/A
PMA No.2	Section 3. Development Objectives	None	N/A
PMA No.3	Section V2 2.7.2 Regeneration/Public Realm	None	N/A
PMA No.4	Section V2 2.7.2 Regeneration/Public Realm	None	N/A
PMA No.5	Map V2A-1 – Land Use Zoning	None	<ul style="list-style-type: none"> Minor Report text update in Section 6.8 to include <i>E(1) – Community and Education</i> in listed land uses for Catchment G. Update Report Table 6-1 to include <i>E(1) – Community and Education</i> Update Report Figure 6-2 to include <i>E(1) – Community and Education</i>
PMA No.6	Section V2 2.7.4 Education, Social and Community Infrastructure	None	As per PMA No.5
PMA No.7	Map V2A-1 – Land Use Zoning	None	<ul style="list-style-type: none"> Minor Report text update in Section 6.8 to include <i>E(2) – Community and Education</i> in listed land uses for Catchment G. Update Report Table 6-1 to include <i>E(2) – Community and Education</i> Update Report Figure 6-2 to include <i>E(2) – Community and Education</i>.
PMA No.8	Volume 2: Kildare County Development Plan 2023-2029	None	As per PMA No.7
PMA No.9	Section V2 2.7.2 Regeneration/Public Realm	None	N/A
PMA No.10	Section V2 2.7.4 Education, Social and Community Infrastructure	None	N/A
PMA No.11	Section V2 2.7.4 Education, Social and Community Infrastructure	None	N/A
PMA No.12	V2 2.7.7 Retail Development	None	N/A
PMA No.13	V2 2.7.7 Retail Development	None	N/A
PMA No.14	Section V2 2.7.10 Surface Water Drainage and Flood Alleviation	None	N/A

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PMA No.15	V2. 2.7.10 Surface Water Drainage and Flood Alleviation	None	N/A
PMA No.16	V2 2.7.12 Architectural and Archaeological	None	N/A
PMA No.17	Section V2 2.7.13 Natural Heritage	None	N/A
PMA No.18	Section V2. 2.7.15 Movement and Transport	None	N/A
PMA No.19	Section V2. 2.7.15 Movement and Transport	None	N/A
PMA No.20	Section V2. 2.7.15 Movement and Transport	None	N/A
PMA No.21	Section V2. 2.7.15 Movement and Transport	None	N/A
PMA No.22	Map V2A-1 – Land Use Zoning	None	<ul style="list-style-type: none"> Update Report Figure 6-2 to include land use zone update from <i>C(5) New Residential</i> to <i>F – Open Space and Amenity</i>
PMA No.23	C4 Zoning – Logstown Road South	None	<ul style="list-style-type: none"> Minor Report text update in Section 6.5 to include land use <i>I – Agriculture</i> Update Report Table 6-1 to include land use <i>I – Agriculture</i> Update Report Figure 6-2 to include land use zone update from <i>C(4) - New Residential</i> to <i>I – Agriculture</i>
PMA No.24	C2 Zoning – Logstown Road North	None	<ul style="list-style-type: none"> Update Report Figure 6-2 to include land use zone update from <i>C(2) New Residential</i> to <i>F – Open Space & Amenity</i>
PMA No.25	C2 Zoning – Logstown Road North	None	<ul style="list-style-type: none"> Update Report Figure 6-2 to include land use zone update from <i>C(2) New Residential</i> to <i>I – Agriculture</i>
PMA No.26	SS Zoning – New Abbey Road	None	<ul style="list-style-type: none"> Update Report Figure 6-2 to include land use zone update from <i>SS Service Sites</i> to <i>F – Open Space and Amenity</i>
PMA No.27	SS Zoning – New Abbey Road	None	<ul style="list-style-type: none"> Minor Report text update in Section 6.11 to remove land use <i>SS Service Sites</i> and include <i>C - New residential</i> Update Report Table 6-1 to remove land use <i>SS Service Sites</i> from Catchment J and include <i>C - New residential</i> Update Report Figure 6-2 to include land use zone update from <i>SS Service Sites</i> to <i>C – New Residential</i>
PMA No.28	C(4) Zoning – Kilcullenbridge	None	<ul style="list-style-type: none"> Update Report Figure 6-2 to include land use zone update from <i>C(4) New Residential</i> to <i>I – Agriculture</i>

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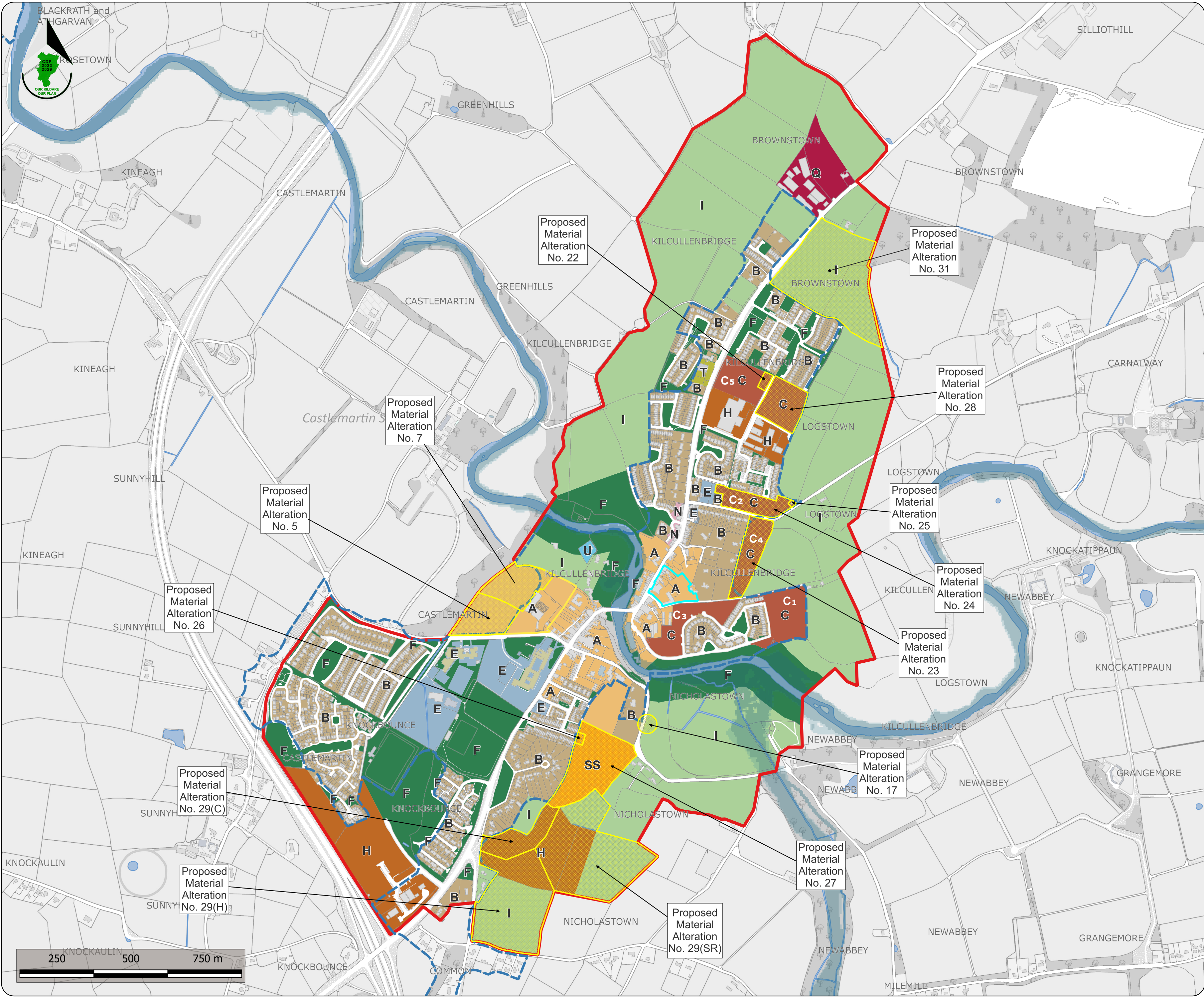
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Proposed Material Alteration	Reference	Impact on Surface Water Management Strategy	Minor Reporting amendments required
PMA No.29	H Zoning – Nicholastown	None	<ul style="list-style-type: none"> Minor Report text update in Section 6.11 to include land use 'SR – Strategic Reserve' and 'C - New residential' Update Report Table 6-1 to include 'C - New residential' and 'SR – Strategic Reserve' in Catchment J. Update Report Figure 6-2 to include land use zone updates
PMA No.30	Section V2. 2.7.15 Movement and Transport	None	N/A
PMA No.31	Map V2A-1 – Land Use Zoning	None	<ul style="list-style-type: none"> Minor Report text update in Section 6.6 to include land use 'SS – Service Sites' Update Report Table 6-1 to include land use 'SS Service Sites' in Catchment E Update Report Figure 6-2 to include land use zone update from 'I – Agriculture' to 'SS – Service Sites'
PMA No.32	Map V2A-5 – Green Infrastructure	None	<ul style="list-style-type: none"> Minor report text and figure updates to reflect additional 'Recreation and Amenity Spaces' for Catchments C, F, G and J.
Proposed Non-Material Change A	Volume 1: Written Statement, Kildare County Development Plan 2023-2029	None	N/A
Proposed Non-Material Change B	Section V2 2.7.2 Regeneration/Public Realm	None	N/A
Proposed Non-Material Change C	Section V2 2.7.3 Tourism Development	None	N/A

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3 LAND USE ZONING MAP INCLUDING PMAS



Comhairle Contae Chill Dara
Kildare County Council

Kilcullen

County Development Plan
2023 - 2029

Legend

- Kilcullen Settlement Boundary
- CSO Built Up Areas 2022
- Proposed Material Alteration Locations

Opportunity Sites

- Opportunity Site 1
- Opportunity Site 2

Land Use Zoning

- A Town Centre
- B Existing Residential & Infill
- C New Residential
- E Community and Educational
- F Open Space and Amenity
- H Industry & Warehousing
- I Agriculture
- N Neighbourhood Centre
- Q Enterprise and Employment
- SS Service Sites
- T General Development
- U Utilities and Services

Flood Zones

- Flood Zone A - 1.0% AEP
- Flood Zone B - 0.1% AEP

Please Note:
Where zonings are obscured on this map, please refer to the layer
'Draft Kilcullen LUZ - CDP Variation No. 1'
on the map page at
<https://webgeo.kildarecoco.ie/planningenquiry>

Stage	Date	Description
Material Alterations	06-02-2025	Proposed Material Alterations to the Draft Variation Published
Draft	22-10-2024	Draft Variation Published

Land Use Zoning Map

Scale: N.T.S.	Map Ref: V2A-1
Date: January 2025	Drawing No.: 200-25-1477
<small>Ordnance Survey Ireland data reproduced under OSI Licence number CIVIL5000173 © Ordnance Survey of Ireland/Kildare County Council</small>	<small>Drawn By: P. Doyle Carty Date: 30/01/2023</small>
<small>Checked By: M O'Loughlin Date: 30/01/2025</small>	<small>Approved By: J. Ward Date: 30/01/2025</small>
This drawing is to be read in conjunction with the written statement	