



Proposed Material Alterations to Proposed Variation (No.1): Kilcullen Settlement Plan of the Kildare County Development Plan 2023-2029

7 February 2025





Planning Department,
Kildare County Council,
Áras Chill Dara,
Devoy Park, Naas,
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This report has been prepared by
the Forward Planning Team of
Kildare County Council.

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Section 1

1.1 Introduction

The Proposed Variation (No.1): Kilcullen Settlement Plan of the Kildare County Development Plan 2023 – 2029 (here after referred to as the Draft Plan) was placed on public display from Tuesday 22nd October 2024 to Wednesday 20th November 2024 inclusive. The Chief Executives Report on submissions and observations received in respect of the Draft Plan was submitted to the Elected Members of Kildare County Council for their consideration on 17th December 2024.

Having considered the Proposed Variation (No.1): Kilcullen Settlement Plan of the Kildare County Development Plan 2023 – 2029 and the Chief Executives Report, it was resolved by the Members at a Special Meeting of Elected Members of Kildare County Council held on Monday 27th January 2025 to alter the Proposed Variation (No.1): Kilcullen Settlement Plan of the Kildare County Development Plan 2023-2029, and these alterations constitute a material alteration to the Draft Plan.

In accordance with Section 13(5) of the Planning and Development Act 2000 (as amended), the Proposed Material Alterations are hereby published for public consultation for a period of 4 weeks

1.2 How to Read the Proposed Material Alterations

The Proposed Material Alterations are referred to as **Proposed Material Alterations No. 1 – No. 32** in Section 2 and are accompanied by associated maps where relevant, and where appropriate with changes cross-referenced.

Where Proposed Material Alterations affect land use zonings, same have been identified on Map A: Land Use Zoning (Proposed Material Alterations) and a copy is attached in Appendix A of this report.

The text of the Proposed Variation to the Kildare County Development Plan and the Draft Settlement Plan for Kilcullen is shown in its normal font. Proposed deletions are shown in ~~blue strikethrough~~ text. Proposed additions are shown as *red italic* text.

Note: Should any of the Proposed Material Alterations listed in Section 2 of this report be adopted into the Proposed Variation (No.1): Kilcullen Settlement Plan of the Kildare County Development Plan 2023 – 2029, consequential changes may occur in various sections throughout the Draft Settlement Plan and Appendix A (Land Use Objective Maps) including Volume 1 and Volume 2 of the Kildare County Development Plan 2023-2029 as a result.

Section 3 of the Report provides a list of Non-Material Changes that arose as part of the submissions and observations received on the Draft Plan. Furthermore, Section 4 of the report provides a list of typographical errors.

Section 5 of the report includes a table with the updated Development Objectives and referencing contained within the Draft Plan to reflect the proposed material amendments here within. Section 3, 4 and 5 are presented for information purposes only.

1.3 Environmental Assessments

In accordance with Section 13(6)(aa) of the Planning and Development Act 2000 (as amended), Kildare County Council have screened the Proposed Material Alterations and have determined that a Strategic Environmental Assessment (SEA) is not required with respect to some of the Proposed Material Alterations and an Appropriate Assessment (AA) is not required for the Proposed Material Alterations of Proposed Variation (No.1): Kilcullen Settlement Plan of the Kildare County Development Plan 2023 – 2029,

In this regard, the following documents are published for inspection and public consultation:

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

1.4 Your Role – Making a Submission/Observation

A copy of the Proposed Material Alterations is on display from Friday 7th February until 4 pm on Monday 10th March 2025 during normal opening hours at the following locations:

- On the Proposed Variation (No.1): Kilcullen Settlement Plan dedicated online public consultation portal at: [Variation 1 of Kildare County Development Plan 2023 - 2029 - Kilcullen Settlement Plan | Kildare County Council](#)
- Kilcullen Branch Community Library, New Abbey Road, Kilcullen, Co. Kildare, R56 Y438
- Planning Department, Kildare County Council, Áras Chill Dara, Devoy Park, Naas, County Kildare W91 X77F

Written submissions or observations with respect to the Proposed Variation (No.1): Kilcullen Settlement Plan of the Kildare County Development Plan 2023-2029 and associated documents, which include information on the likely significant effects on the environment of implementing the proposed material alterations, may be made to the Planning Authorities within the above stated period. Written submissions or observations should be clearly marked “**Proposed Material Alterations to the Proposed Variation (No.1): Kilcullen Settlement Plan**” and be submitted either via:

- The online public consultation portal at:
[Variation 1 of Kildare County Development Plan 2023 - 2029 - Kilcullen Settlement Plan | Kildare County Council](#)

OR

- In writing to:
 - Senior Executive Officer, Planning Department, Kildare County Council, Áras Chill Dara, Naas, County Kildare W91 X77F

Please make your submission in **one medium only**, i.e., online or hard copy. Any submission or observation should state your name and where relevant, the body or organisation represented and also the proposed material amendment(s) number(s). E-mail and fax submissions or late submissions will not be accepted.

All submissions or observations with respect to Proposed Variation (No.1): Kilcullen Settlement Plan of the Kildare County Development Plan 2023-2029 and associated documents will form part of the statutory Chief Executives Report to be presented to the Elected Members. Only submissions or observations made in respect of the Proposed Material Alterations and accompanying documents (including submissions relating to the likely significant effects on the environment of implementing the Proposed Material Alterations) will be taken into consideration before the making of any material alteration to the Proposed Variation and Draft Settlement Plan. Submissions or observations in relation to any other aspects of the Proposed Variation and Draft Settlement Plan **cannot be considered** at this stage in the process.

The Proposed Material Alterations Chief Executives Report will be published on the online public consultation portal: [Variation 1 of Kildare County Development Plan 2023 - 2029 - Kilcullen Settlement Plan | Kildare County Council](#)

Details of your privacy entitlements and obligations under GDPR can be read here:

www.kildarecoco.ie/YourCouncil/GovernanceandCompliance/DataProtection/

www.meath.ie/council/your-council/your-data-and-access-to-information/data-protection

1.5 The Next Steps

Following the above public consultation period, a Chief Executives Report will be prepared on any submissions or observations received with respect to the Proposed Material Alterations of the Proposed Variation and Draft Settlement Plan and accompanying SEA, AA and SFRA documents, and this report will be submitted to the Elected Members of Kildare County Council for their consideration. Members shall consider the Proposed Material Alterations and the Chief Executives Report and shall, no later than a period of 6 weeks after the Chief Executives Report has been furnished, make or amend the Proposed Variation and Draft Settlement Plan as appropriate.

In making the Proposed Variation (No.1): Kilcullen Settlement Plan of the Kildare County Development Plan, the Elected Members of Kildare County Council must consider Proposed Material Alterations to the Proposed Variation and Draft Settlement Plan, the environmental reports and the Chief Executives Report on any submissions/observations received and decide whether to make the Proposed

Variation and Draft Settlement Plan with or without the Proposed Material Alterations.

Section 13(7) of the Planning and Development Act 2000 (as amended) states that the Members of the Council are restricted to:

- Considering the proper planning and sustainable development of the area to which the plan relates;
- The statutory obligations of the local authority; and
- Any relevant policies or objectives for the time being of the Government or any Minister of the Government.

In addition, the Elected Members, acting in the interests of the common good and the proper planning and sustainable development of the area, must, in accordance with the '*Code of Conduct for Councillors*' (July 2019) prepared under the Local Government Act 2001 (as amended), carry out their duties in a transparent manner, must follow due process and must make their decisions based on relevant considerations.

Section 2 Proposed Material Alterations

Following a review of the *Draft Kilcullen Settlement Plan* the following material alterations are recommended for incorporation into the final version of the *Kilcullen Settlement Plan*. It should be noted these include recommendations made outside those received as a result of a submission/observation during the consultation period. There are a total of 32 Proposed Material Alterations to Proposed Variation (No.1): Kilcullen Settlement Plan of the Kildare County Development Plan 2023-2029 which are set out hereunder. Proposed text deletions are shown in ~~striketrough blue~~ and proposed new text is highlighted in *red italics*.

Proposed Material Alteration No. 1

(CER Report PMA 2)

Table 2-7 Residential Development Capacity Audit

Amend table to reflect zoning changes and amend site labels as follows;

Site Ref.	Location	Gross Site Area (Ha.)	Site in Built-up area (CSO boundary)	Residential Yield	Net Density
N/A	Infill Sites within CSO Built-Up Area		Yes	14	35-40
C (1)	*Riverside	2.49	Yes	92 (part of the site permitted under 22312861 is zoned Town centre (Site ref A1). Currently 9 Units complete	40*
C (2)	Logstown Road north <i>New Abbey Road</i>	1.52 <i>4.3</i>	Yes <i>No</i>	53 <i>121 (as per site layout under current application ref. 2461327)</i>	35-40
C (3)	Market Square Road south	2.14	Yes	86	35-40
C (4)	Logstown Road south	1.91	No	67	35-40

	<i>Nicholastown</i>	<i>1.97</i>	<i>No</i>	<i>78</i>	
C (5)	Kilcullenbridge	3.94 <i>1.8</i>	Yes	138 <i>72</i>	35-40
	Total	12 <i>12.7</i>		436 <i>449</i>	
<i>SS</i>	<i>Naas Road</i>	<i>8.68</i>	<i>No</i>	<i>86</i>	<i>10</i>
A (1)	*Riverside	0.23	Yes	17 (this site was permitted under 22312861 and is zoned Town centre)	78*
A (2)	Newbridge Road (Mart Site)	6.6 <i>2.24</i>	Yes (2.18ha inside CSO BUA)	231 <i>78</i>	35-40
A (3)	Market Square Road north	1.2	Yes	42	35-40
A (4)	New Abbey Road	1.9	Partially (most of it is outside the CSO) BUA)	66 <i>59 (as per site layout under current live application ref. 2461327)</i>	35-40
A (5)	Naas Road	0.8	Yes	28	35-40
	Total	10.73 <i>6.37</i>		384 <i>224</i>	
	Overall Total			826 <i>759</i>	

Assumption: The stated residential yield is based on the gross site area. The net site area residential yield (net yield) would be c.75% of the stated residential yield.

Proposed Material Alteration No.2

(CER Report PMA 6)

Section 3. Development Objectives

Add the following text to existing paragraph;

The Kilcullen Settlement Plan will be incorporated into the framework set out in Vol. 2 of the County Development Plan, this plan aims to ensure the town develops as a thriving area where people want to live as well as having a key economic and social function for its community. The following objectives aim to support the sustainable growth of the town, support appropriate economic opportunities and build on the towns unique character and natural assets. Associated land use objective maps are included in Appendix A.

In preparation of this plan, the Kilcullen Design Statement (2023) has provided a valuable reference into the local community's vision and aspirations for the town, including its regeneration and sustainable development going forward. The principles and actions outlined in this design statement has informed the development objectives set out below in the Kilcullen Settlement Plan.

Footnote: The Kilcullen Design Statement, researched and written by Paul Hogarth Company was commissioned by Kilcullen Community Action (KCA) in 2021 with funding from Kildare LEADER Partnership and Kildare County Council.

Proposed Material Alteration No.3

(CER Report PMA 7)

Section V2 2.7.2 Regeneration/Public Realm

Amend Objective ST KL 12, as follows;

ST KL12 To leverage funding from relevant national or other appropriate sources to support the development of projects/proposals which will serve to improve the public realm and other civic spaces within the town, *including the Market Square and Bentley's Lane Regeneration Plan. Note: Bentley's Lane is in private ownership.*

Proposed Material Alteration No.4

Section V2 2.7.2 Regeneration/Public Realm

Amend Objective ST KL 16, as follows;

(i) Require that any planning application at the Opportunity site (See OP2 on LUZ Map and Town Centre Map) includes a landmark mixed-use development which shall consolidate this town centre location thereby creating a strong presence at this infill location.

Consideration should be given to the provision of car parking during the preparation of the masterplan, and through the development management process.

Proposed Material Alteration No.5

Map V2A-1 – Land Use Zoning

Lands Measuring 2.1 hectares, amend from 'A Town Centre / Opportunity Site' to 'E(1) – Community and Education'.



Note: The proposed amendment will require consequential amendments to Table 2.7 of the Proposed Variation. The proposed amendment will also require consequential boundary changes to Opportunity Site 1 identified on Map V2A-1 (Land Use Zoning) and Map V2A-2 (Town Centre).

Proposed Material Alteration No.6

Section V2 2.7.4 Education, Social and Community Infrastructure

Amend Objective ST KL27, as follows;

Facilitate the improvement and expansion of educational, sports, recreational and cultural facilities for St. Brigid's Primary School and the Cross and Passion College Secondary School. *Land Use Zoning E(1) has been identified to facilitate the expansion and delivery of educational and community services for the town when required.*

Amend Table 2.2 – Small Towns Land Use Zoning Objectives, Volume 2 Kildare County Development Plan 2023-2029 to include the following Specific Objective to ‘E – Community and Educational’ Land Use;

Ref	Use	Land-Use Zoning Objectives
E	Community and Educational	<p>To provide for community and educational facilities.</p> <p>This zoning objective provides for local, civic, religious, community and educational facilities including healthcare, childcare, residential nursing homes, fire station, courthouse, schools, churches, meeting halls and other community facilities, ancillary neighbourhood uses and services.</p> <p><u><i>Specific Objectives</i></u></p> <p><i>E(1) Newbridge Road, Kilcullen Settlement Plan – These lands comprise 2.1ha and have been identified to accommodate the expansion of education and community facilities (see objectives ST KL27 and ST KL29</i></p>

Note: ST KL29 – Reference amended as per Proposed Material Alterations, refer to Section 5 of this report.

Proposed Material Alteration No.7

Map V2A-1 – Land Use Zoning

Lands Measuring 2.23 hectares, amend from 'A Town Centre / Opportunity Site' to 'E(2) – Community and Education'.



Note: The proposed amendment requires consequential amendments to Table 2.7 of the Proposed Variation. The proposed amendment will also require consequential boundary changes to Opportunity Site 1 identified on Map V2A-1 (Land Use Zoning) and Map V2A-2 (Town Centre).

Proposed Material Alteration No.8

Volume 2: Kildare County Development Plan 2023-2029

Amend Table 2.2 – Small Towns Land Use Zoning Objectives,

Include the following Specific Objective to ‘E – Community and Educational’ Land Use;

Ref	Use	Land-Use Zoning Objectives
E	Community and Educational	<p>To provide for community and educational facilities.</p> <p>This zoning objective provides for local, civic, religious, community and educational facilities including healthcare, childcare, residential nursing homes, fire station, courthouse, schools, churches, meeting halls and other community facilities, ancillary neighbourhood uses and services.</p> <p><u><i>Specific Objectives</i></u></p> <p><i>E(2) Newbridge Road, Kilcullen Settlement Plan – These lands comprise 2.23ha and have been identified to support the development of Age Friendly Housing / specialist housing for older persons and other specialist housing subject to appropriate siting and design considerations.</i></p>

Amend Table 2.4 – Small Towns – Land Use Zoning Matrix, Volume 2 Kildare County Development Plan 2023-2029 to include the following Land Use; ‘Age Friendly Housing’

Table 2.4 - Small Towns - Land Use Zoning Matrix

Land Use	A: Town Centre	B: Existing Residential/ Infill	C: New Residential	E: Community & Education	F: Open Space & Amenity	H: Industry & Warehousing	KEI: Equine Based Leisure, Tourism & Enterprise	R: Retail & Commercial	T: General Development	T1: General Development	U: Utilities/ Services	V: Equestrian	SR: Strategic Reserve	SS: Serviced Sites	Q: Enterprise & Employment
Age Friendly Housing	Y	Y	Y	Y	N	N	N	N	O	N	N	N	N	N	N

Proposed Material Alteration No.9

Section V2 2.7.2 Regeneration/Public Realm

Amend Objective ST KL 15, as follows;

ST KL15 (iii) ~~Any proposed development located within the Opportunity Site shall have regard to the Greenway route identified within the Mobility objectives Map.~~

(iii) *To require the preparation of a town centre car parking strategy to demonstrate that sufficient car parking provision is made on site or at alternative locations in the town to protect the primacy of the town centre.*

Proposed Material Alteration No.10

(CER Report PMA 3)

Section V2 2.7.4 Education, Social and Community Infrastructure

Insert new objective as follows;

ST KL29 Facilitate and support the provision of a new youth hub centre/ suitable space at an appropriate and accessible location benefitting from a suitable Land Use Zoning Objective (LUZO).

Proposed Material Alteration No.11

Section V2 2.7.4 Education, Social and Community Infrastructure

Amend Objective ST KL22, as follows;

ST KL22 Facilitate the provision of a BMX and Skateboarding Park *on F: Open Space and Amenity lands* adjacent to the existing Kilcullen GAA pitches (please refer to Maps attached) *or on appropriately zoned land.*

Proposed Material Alteration No.12

V2 2.7.7 Retail Development

Insert new objective and update reference order accordingly;

ST KL37 To reinforce and support the Main Street and Core Retail Area (Footnote) of the town as the priority location for future retail development, ensuring quality of design and integration/linkage within the existing urban form/layout being fundamental pre-requisites.

(Footnote) Kilcullen Core Retail area is defined in Map V1 – 8.5 in Chapter 8 Urban Centres & Retail, Kildare County Development Plan 2023-2029

Proposed Material Alteration No.13

V2 2.7.7 Retail Development

Insert new objective as follows;

ST KL38 To recognise and support the continued operation of independent retailers within Kilcullen Town Centre and to acknowledge the value of this aspect of retail provision including saddlers, butchers etc as an intrinsic part of town's identity.

Proposed Material Alteration No.14

(CER Report PMA 4)

Section V2 2.7.10 Surface Water Drainage and Flood Alleviation

Amend Objective ST KL48 as follows;

~~ST KL48 Ensure that development along urban watercourses must comply with the Inland Fisheries Ireland Guidance 'Planning for Watercourses in the Urban Environment' (2020), including the maintenance of a minimum riparian zone of 35 metres for river channels greater than 10 metres in width, and 20 metres for rivers channels less than 10 metres in width. Development within this zone will only be considered for water compatible developments.~~

ST KL51 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)

Proposed Material Alteration No.15

(CER Report PMA 5)

V2. 2.7.10 Surface Water Drainage and Flood Alleviation

Insert new objective as follows;

ST KL52 Collaborate and support Uisce Éireann and other inter agency service departments with the preparation and implementation of future Storm Water Separation Programs / Drainage Area Plans for Kilcullen where feasible.

Proposed Material Alteration No.16

V2 2.7.12 Architectural and Archaeological

Amend Objective ST KL52 as follows;

ST KL52 ~~Investigate To the~~ designation of an Architectural Conservation Area (ACA) to protect the historic urban core of Kilcullen *through the preparation of a detailed assessment, analysis and report*, and to resist the demolition of and conserve/enhance buildings of significance identified through the NIAH in advance of any ACA designation *within twelve months of the adoption of this plan.*

Proposed Material Alteration No.17

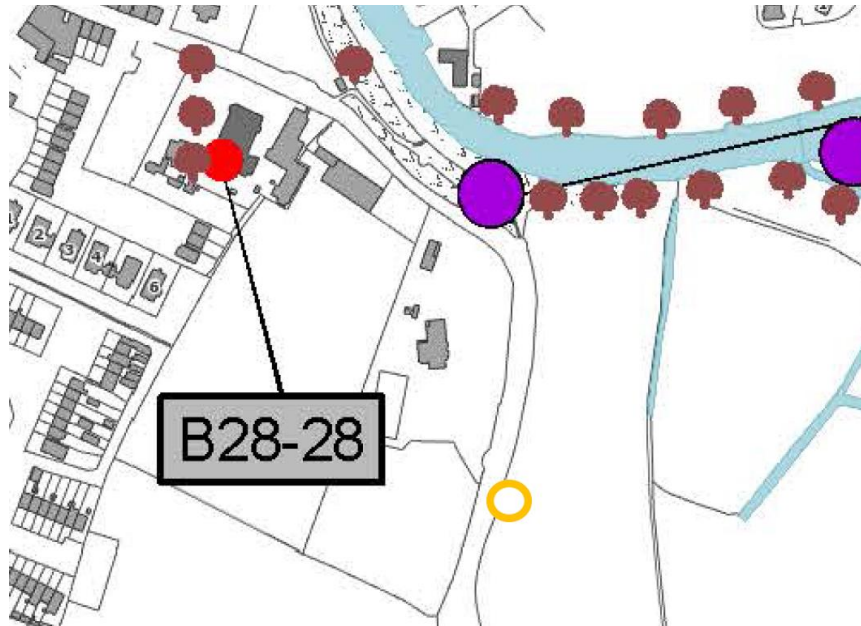
(CER Report PMA 8)

Section V2 2.7.13 Natural Heritage

Amend Objective ST KL53 as follows;

STKL573 (xii) *Mature Beech Tree on the New Abbey Road (R413) adjacent River Lodge House (See Heritage Map for Location)*

Note: Update Map V2A-6 (Natural and Built Heritage) as follows (Proposed inclusion outlined in yellow);



Proposed Material Alteration No.18

(CER Report PMA 9)

Section V2. 2.7.15 Movement and Transport

Insert new objective as follows;

ST KL89 Collaborate with the National Transport Authority (NTA) and Transport for Ireland (TFI) Local Link Service providers to improve existing bus stop facilities and supporting infrastructure, including the identification of alternative bus stop facilities which can become fully accessible.

Proposed Material Alteration No.19

Section V2. 2.7.15 Movement and Transport

Amend Objective ST KL83 as follows;

ST KL83 *To work with the National Transport Authority (NTA) to identify within 12 months of the adoption of the Settlement Plan, a suitable location to facilitate a bus turning point in the town that can support existing Local Link and public transport service providers. Locations such as business campus north and south of the town should be considered.*

Proposed Material Alteration No.20

Section V2. 2.7.15 Movement and Transport

Insert new objective as follows;

ST KL90 – To prepare all necessary evidence-based assessments in advance of progressing item ‘Y’ in Table 5.4 ‘Priority Road and Bridge Projects’ of Chapter 5, Volume 1, Kildare County Development Plan 2023-2029.

Proposed Material Alteration No.21

(CER Report PMA 10)

Section V2. 2.7.15 Movement and Transport

Insert new objective as follows;

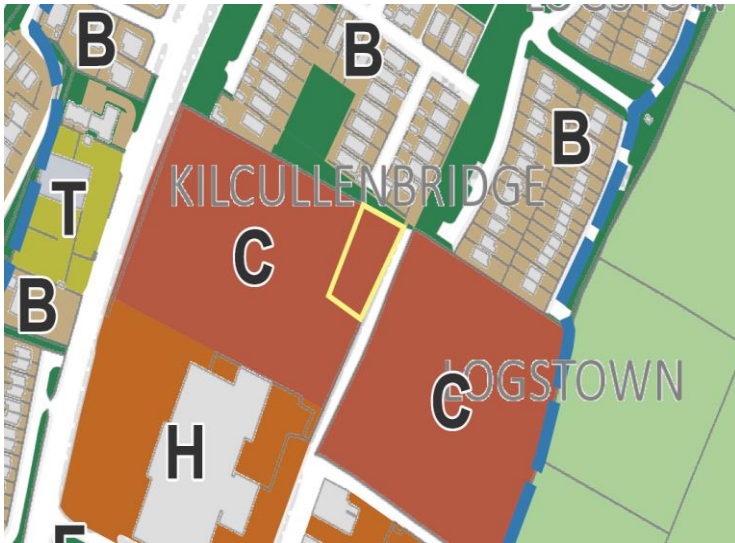
ST KL91 Support the provision of charging infrastructure for electric vehicles (EVs) on public and private land in accordance with County Development Plan standards.

Proposed Material Alteration No.22

(CER Report PMA 1)

Map V2A-1 – Land Use Zoning

Amend zoning on Lands Measuring 0.17 hectares, from 'C(5) New Residential' to 'F – Open Space and Amenity'



Note: The proposed amendment will require consequential amendments to Table 2.7 of the Proposed Variation.

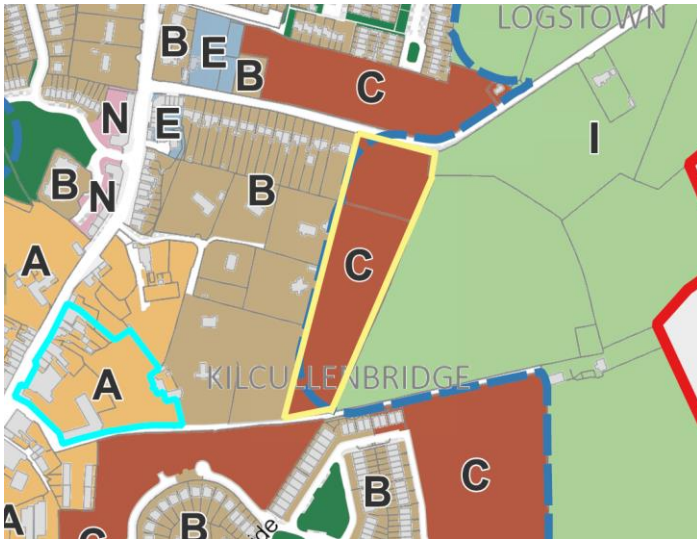
Proposed Material Alteration No.23

(CER Report PMA 11)

C4 Zoning – Logstown Road South

Map V2A-1 – Land Use Zoning

Lands Measuring 1.91 hectares, amend from 'C (4) New Residential' to 'I – Agriculture'.



Note: The proposed amendment will require consequential amendments to Table 2.7 of the Proposed Variation.

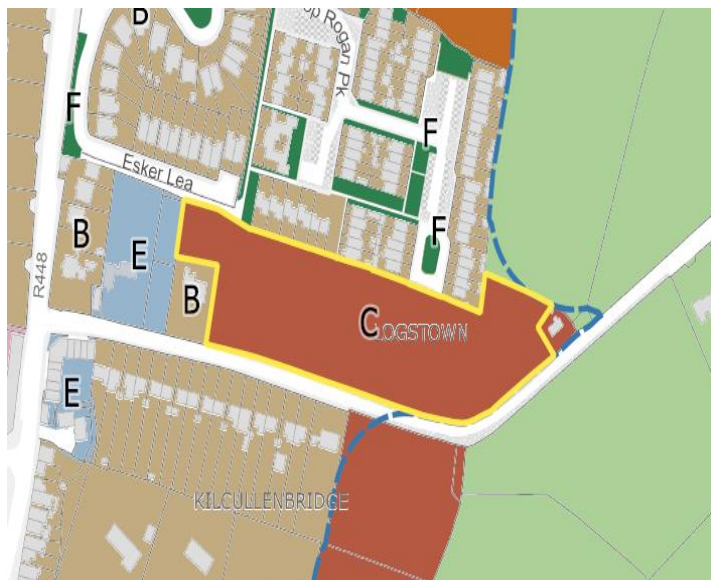
Proposed Material Alteration No.24

(CER Report PMA 12)

C2 Zoning – Logstown Road North

Map V2A-1 – Land Use Zoning

Lands Measuring 1.48 hectares, amend from 'C(2) New Residential' to 'F – Open Space & Amenity'.



Note: The proposed amendment will require consequential amendments to Table 2-7 of the Proposed Variation.

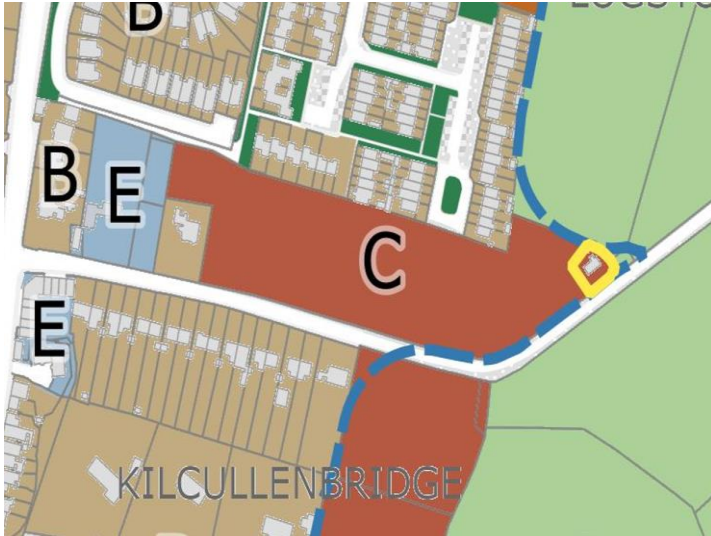
Proposed Material Alteration No.25

(CER Report PMA 13)

C2 Zoning – Logstown Road North

Map V2A-1 – Land Use Zoning

Lands Measuring 0.04 hectares, amend from 'C(2) New Residential' to 'I – Agriculture'.



Note: The proposed amendment will require consequential amendments to Table 2-7 of the Proposed Variation

Proposed Material Alteration No.26

(CER Report PMA 14)

SS Zoning – New Abbey Road

Map V2A-1 – Land Use Zoning

Amend zoning on Lands Measuring 0.1 hectares, from 'SS Service Sites' to 'F – Open Space and Amenity'



Note: The proposed amendment will require consequential amendments to Table 2-7 of the Proposed Variation.

Proposed Material Alteration No.27

(CER Report PMA 15)

SS Zoning – New Abbey Road

Map V2A-1 – Land Use Zoning

Amend zoning on Lands Measuring 4.3 hectares, from 'SS Service Sites' to 'C – New Residential'



Note: The proposed amendment will require consequential amendments to Table 2.7 of the Proposed Variation.

Proposed Material Alteration No.28

C(4) Zoning – Kilcullenbridge

Map V2A-1 – Land Use Zoning

Amend zoning on Lands Measuring 1.97 hectares, from 'C(4) New Residential' to 'I – Agriculture'



Note: The proposed amendment will require consequential amendments to Table 2.7 of the Proposed Variation.

Proposed Material Alteration No.29

H Zoning – Nicholastown

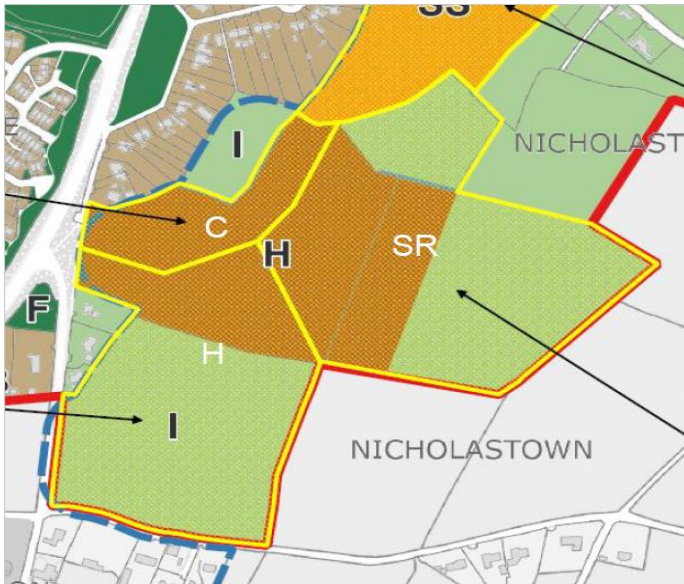
Map V2A-1 – Land Use Zoning

Replace 'H – Industry and Warehousing' lands measuring c.7.0ha and surrounding 'I – Agriculture' lands with the following new land use zonings and quantum's as follows;

C – New Residential – 1.97ha

H – Industry and Warehousing – 7.0ha

SR – Strategic Reserve – 8.62ha



Note: The proposed amendment will require consequential amendments to Table 2.7 of the Proposed Variation.

Proposed Material Alteration No.30

Section V2. 2.7.15 Movement and Transport

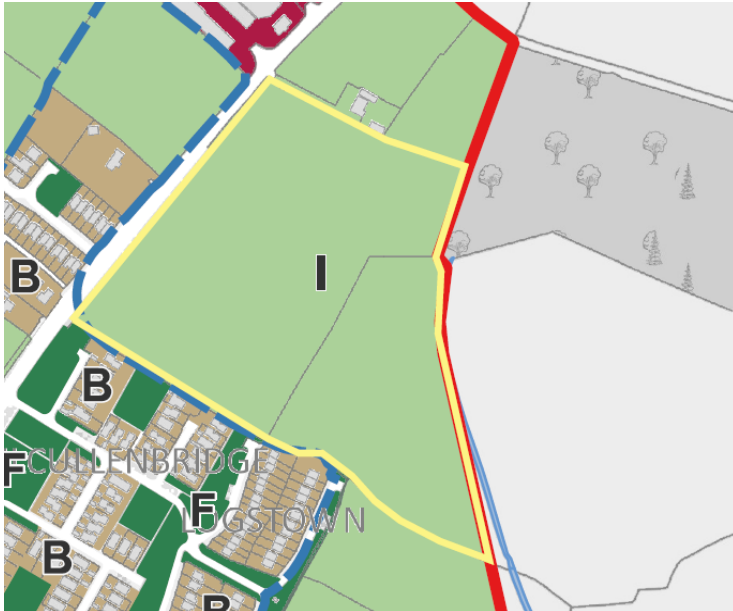
Amend Objective ST KL77 as follows;

ST KL~~8177~~ (iv) It is a requirement that site C(2) New Abbey Road and Site C(4) Nicholastown New Residential lands are connected by a new street corridor that integrates these two developments. The new street corridor may form part of a wider relief road in the future, should this project be supported by a business case. The street corridor will reflect the indicative relief road route identified as far as practical (See Map V2A-3) and connect R448 to R413. The new street will be delivered by developments along the corridor.

Proposed Material Alteration No.31

Map V2A-1 – Land Use Zoning

Amend zoning on Lands Measuring 8.68 hectares, from 'I – Agriculture' to 'SS – Service Sites'



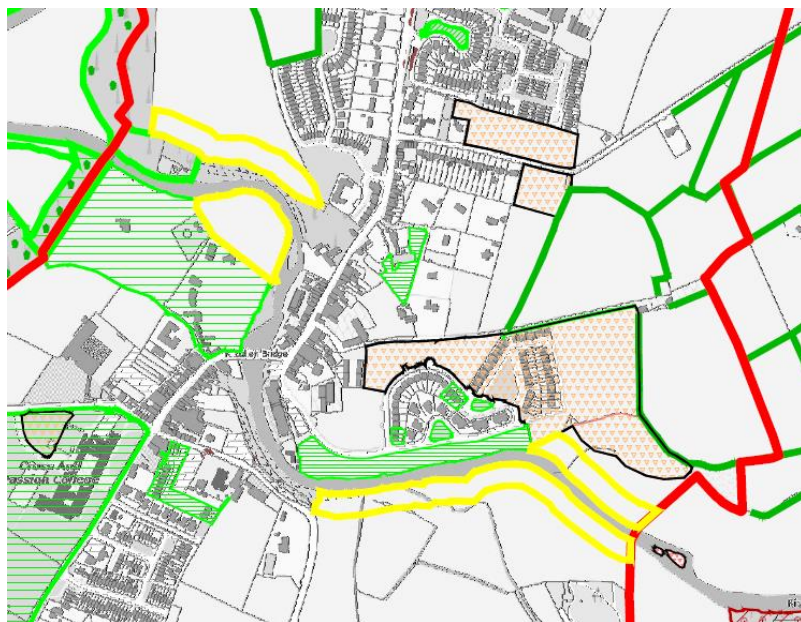
Note: The proposed amendment will require consequential amendments to Table 2.7 of the Proposed Variation.

Proposed Material Alteration No.32

(CER Report PMA 16)

Map V2A-5 – Green Infrastructure

Amend existing map to include and identify additional ‘Recreation and Amenity Spaces’ (see areas outlined in yellow) along the River Liffey Corridor to the east and west of the town within the settlement boundary.



Section 3 List of Non-Material Changes

A number of the Chief Executives' Recommendations detailed in the Chief Executives Report dated 17th December 2024 contained minor changes to the Draft Settlement Plan and Variation as a result of the submissions/observations received during the public consultation period. These changes are considered to be non-material in nature; however, they are important to note and as such are detailed below.

Proposed Non-Material Change A

Volume 1: Written Statement, Kildare County Development Plan 2023-2029

Chapter 5: Sustainability Mobility & Transport

Amend proposed objective TM A2 as follows;

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, **based on the ABTA process commensurate to their scale and complexity**, 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/ ABTA's/ **Transport and Mobility Strategies**, 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.

Proposed Non-Material Change B

Section V2 2.7.2 Regeneration/Public Realm

Amend Objective ST KL11, as follows;

ST KL11 Improve, ~~where feasible and practical~~, the quality of Kilcullen Main Street with new paving, mature trees, streetlamps, high quality seating, street furniture, *community notice boards* and *the* reduction in on-street car parking *where alternative locations have been identified and underground cabling where possible* to mark the importance of this area as the heart of the town centre. (see Town Centre Map)

Proposed Non-Material Change C

Section V2 2.7.3 Tourism Development

Amend Objective ST KL17 as follows;

ST KL17 Maximise the potential of the River Liffey for tourism and recreational purposes by improving public access to the river, including the provision of a linear park (in conjunction with the relevant statutory authorities) and subject to appropriate environmental *and ecological* assessments.

Section 4 List of Typographical Errors

The following outlines a number of typographical errors in the Draft Plan. These errors are considered non-material changes which will be made to the Draft Plan.

Section 1 – Context

Typographical Error No. 1

Section 1 – First Line

Kilcullen derives its name from Cill Cuillinn, the Church of the Holly and was an important crossing point of the ~~R~~River Liffey from Medieval times.

Section 1.1 – Settlement Overview

Typographical Error No. 2

Natural Heritage – First Line

The ~~R~~River Liffey flows through the town of Kilcullen.

Section 2.2 – Future Population and Housing Targets

Typographical Error No. 3

Fifth Line

Therefore, the ~~Town~~ *Settlement* Plan for Kilcullen must comply with the housing unit targets of the higher-level plan.

Typographical Error No. 4

Eight Line

Kilcullen Settlement Plan is a variation of the Kildare County Development Plan 2023-2029 and will be incorporated into Volume 2 of said Plan *as Volume 2A, Kilcullen Settlement Plan*.

Typographical Error No. 5

Section 2.6 – Tiered Approach to Land Zoning

Sixth Line

the Kilcullen ~~Town~~ *Settlement* Plan is grounded in the knowledge that appropriate services are

Section V2 2.7.7 – Retail Development

Typographical Error No. 6

ST KL35 Work with all stakeholders in further promoting the asset of Kilcullen’s townscape and location on the ~~f~~*R*iver Liffey.

Section V2 2.7.10 – Surface Water Drainage and Flood Alleviation

Typographical Error No. 7

ST KL47 Apply the general policies, objectives and actions contained in Chapter 6 (Infrastructure & Environmental Services) of the Kildare County Development Plan (or as maybe amended) for the purpose of ensuring that flood risk management is fully integrated into the Kilcullen ~~Town~~ *Settlement* Plan and future development proposals in the town.

Section V2 2.7.13 –Natural Heritage

Typographical Error No. 8

ST KL53 (v) In the riparian zone along the ~~f~~*R*iver Liffey within the town boundary.

Section 5 Schedule of Development Objectives and Updated Numbering

The following section includes an updated composite list and referencing of Development Objectives contained within the Draft Settlement Plan, including amendments/additions as a result of recommendations outlined in this report which are to be incorporated into the final Kilcullen Settlement Plan.

V2 2.7.1 Town Centre		
Proposed Referencing	Draft Plan Referencing	Objective
ST KL1	ST KL1	Ensure that new development compliments the form and scale of existing older/traditional buildings in the town.
ST KL2	ST KL2	Encourage and promote development within the town centre, which is of a high standard of architectural design, and where appropriate is of contemporary architectural design, has an appropriate mix of uses, enhances the built environment, and delivers a high-quality public realm.
ST KL3	ST KL3	Promote Active Travel infrastructure and consider the removal of on-street car-parking on both sides of Main Street where appropriate and suitable alternative parking can be provided.
ST KL4	ST KL4	Actively encourage the rehabilitation, restoration, and re-use of vacant, derelict, and underutilised properties in the town centre.
ST KL5	ST KL5	Actively encourage the provision of shops and services to consolidate and strengthen the role of Kilcullen in meeting the needs of its population and its hinterland.

ST KL6	ST KL6	Encourage owners and developers in the town centre to provide for “living over the shop” as a means of promoting a more sustainable use of existing building stock while also maintaining an active residential presence within the town.
ST KL7	ST KL7	Relieve traffic congestion within the town centre by improving permeability. <ul style="list-style-type: none"> • Upgrade and improve the junction of the R448 and R415 by employing an adaptive traffic control system, which would provide for the safe movement of pedestrians and Vulnerable Road Users (VRUs).
ST KL8	ST KL8	Strengthen the Main Street by encouraging a diversity of shops and businesses to improve the vitality of the town centre.
ST KL9	ST KL9	Improve the quality of the town’s streetscape by: <ul style="list-style-type: none"> • Promoting and encouraging high quality shopfront design. • Encouraging the retention, sensitive repair, and re-use of traditional shopfronts. • Reducing visual clutter by removing existing and preventing the introduction of poor-quality signage.
ST KL10	ST KL10	Seek to limit the presence of non-active retail frontages on the Main Street.
V2 2.7.2 Regeneration/Public Realm		
Proposed Referencing	Draft Plan Referencing	Objective
ST KL11	ST KL11	Improve, where feasible and practical , the quality of Kilcullen Main Street with new paving, mature trees, streetlamps, high quality seating, street furniture, <i>community notice boards</i> and <i>the</i> reduction in on-street car parking <i>where alternative locations have been identified and underground cabling where possible</i> to mark the importance of this area as the heart of the town centre. (see Town Centre Map)

ST KL12	ST KL12	To leverage funding from relevant national or other appropriate sources to support the development of projects/proposals which will serve to improve the public realm and other civic spaces within the town, <i>including the Market Square and Bentley's Lane Regeneration Plan. Please Note: Bentley's Lane is in private ownership.</i>
ST KL13	ST KL13	Improve the town entry points at the Gateway locations (See Town Centre Map) to strengthen Kilcullen's identity to provide a better overall first impression of the town.
ST KL14	ST KL14	Survey derelict or vacant sites and to encourage and facilitate the re-use and regeneration of derelict land and buildings in Kilcullen as a priority. The Council will use its powers, where appropriate, to consider such sites for inclusion on the Register of Derelict Sites.
ST KL15	ST KL15	<p>(i) Require that any planning applications for the development of the Opportunity site (See OP1 on LUZ Map and Town Centre Map) at the existing Mart site and adjoining lands on the Newbridge Road consist of proposals which include a landmark mixed use / retail development, creating a strong frontage at this town centre location.</p> <p>(ii) This significant town centre site will be contingent on a masterplan and phasing arrangement being prepared by the landowner(s) and agreed in writing with the Planning Department of Kildare County Council.</p> <p>(iii) Any proposed development located within the Opportunity Site shall have regard to the Greenway route identified within the Mobility objectives Map. <i>To require the preparation of a town centre car parking strategy to demonstrate that sufficient car parking provision is made on site or at alternative locations in the town to protect the primacy of the town centre.</i></p>
ST KL16	ST KL16	(i) Require that any planning application at the Opportunity site (See OP2 on LUZ Map and Town Centre Map) includes a landmark mixed-use development, which shall consolidate this town centre location thereby creating a strong presence at this infill location. <i>Consideration should be given to the provision of car parking</i>

		<p><i>during the preparation of the masterplan, and through the development management process.</i></p> <p>(ii) This significant town centre site will be contingent on a masterplan and phasing arrangement being prepared by the landowner(s) and agreed in writing with the Planning Department of Kildare County Council.</p>
V2 2.7.3 Tourism Development		
Proposed Referencing	Draft Plan Referencing	Objective
ST KL17	ST KL17	Maximise the potential of the River Liffey for tourism and recreational purposes by improving public access to the river, including the provision of a linear park (in conjunction with the relevant statutory authorities) and subject to appropriate environmental <i>and ecological</i> assessments.
ST KL18	ST KL18	<p>(i) Improve the promotion and marketing of Kilcullen as a tourism destination (in particular attractions such as Dun Ailinne / Camphill Farm / River Liffey) and its close proximity to the Curragh.</p> <p>(ii) Investigate the feasibility of developing a greenway / cycle way connecting the town with the Corbally branch of the Grand Canal and other tourist attractions such as Dun Ailinne and the Curragh.</p> <p>(iii) Investigate the feasibility of a Thoroughbred Trail, which connects Kilcullen to equestrian facilities in the immediate vicinity.</p>
ST KL19	ST KL19	To support the introduction of consistent town branding at the town entry points in the form of high-quality signage, in order to strengthen Kilcullen's identity as a tourist destination.

V2 2.7.4 Education, Social and Community Infrastructure		
Proposed Referencing	Draft Plan Referencing	Objective
ST KL20	ST KL20	<p>Sensitively develop the River Liffey riverside in conjunction with all relevant statutory and non-statutory bodies to include the following:</p> <ul style="list-style-type: none"> (i) A linear park. (ii) High quality formal and informal seating arrangements. (iii) Investigate the provision of a high-quality cycling and pedestrian route along the riverside. (iv) The maintenance and planting of a mixture of semi mature and mature native tree species for the length of the linear park, both formally and informally; and (v) In the event of lighting being proposed along the river corridor, an Ecological Impact Assessment (and Appropriate Assessment where necessary) including bat and otter surveys should be conducted by specialists and the recommendations of the specialist studies shall be implemented where appropriate. This shall be done in consultation with NPWS and in line with advances in knowledge into the impact of lighting on bats and other species and to reflect advances in technology in the lighting industry.
ST KL21	STKL21	Facilitate and co-operate in the provision of community services including, local services, youth facilities, sports, schools, creches and other education and childcare facilities in tandem and in the vicinity of all new and existing residential development.
ST KL22	ST KL22	Facilitate the provision of a BMX and Skateboarding Park <i>on F: Open Space and Amenity lands</i> adjacent to the existing Kilcullen GAA pitches (please refer to Maps attached) <i>or on appropriately zoned land.</i>

ST KL23	ST KL23	Facilitate the improvement and expansion of GP facilities, health centres, local clinics, nursing homes, Garda service, library facilities and sports facilities in Kilcullen.
ST KL24	ST KL24	Encourage recreational / amenity / community facilities in Kilcullen to be multi-functional, fully accessible, and not used exclusively by any one group.
ST KL25	ST KL25	Investigate the feasibility of constructing pedestrian bridges across the river Liffey at the canoe club and north of Kilcullen bridge (see Mobility Map) subject to appropriate environmental assessments.
ST KL26	ST KL26	Support the Camphill Community Farm, café and shop as a notable attraction in the town.
ST KL27	ST KL27	Facilitate the improvement and expansion of educational, sports, recreational and cultural facilities for St. Brigid's Primary School and the Cross and Passion College Secondary School. <i>Land Use Zoning E(1) has been identified to facilitate the expansion and delivery of educational and community services for the town when required.</i>
ST KL28	ST KL28	Facilitate the development of a teen play facility on appropriately zoned lands in the town, subject to funding.
ST KL29	N/A	<i>Facilitate and support the provision of a new youth hub centre/ suitable space at an appropriate and accessible location benefitting from a suitable Land Use Zoning Objective (LUZO).</i>
V2 2.7.5 Residential		
Proposed Referencing	Draft Plan Referencing	Objective
ST KL30	ST KL29	Require the submission of a design statement for any scheme for 20 units or more or where deemed necessary by the planning authority. The design

		<p>statement should clearly describe how the proposal relates to the site and its context. The following must be addressed in a design statement:</p> <ul style="list-style-type: none"> (i) New development shall contribute to the formation of a compact settlement by being designed to integrate successfully with the existing settlement. (ii) Linkages to the town centre, public transport and other facilities must be provided. (iii) It must be demonstrated that the development reinforces the existing town centre. (iv) Local views into and out of the scheme must be recognised and reinforced through any development scheme. (v) There must be a response to local character without necessarily repeating adjacent forms and details. This shall include referencing the elements of the area that give character and a sense of place such as urban grain, historic core, buildings of architectural merit and local characteristics (e.g. local materials, building lines, walls, building heights, rivers, streams, trees / hedgerows and other local built/landscape features); (vi) Existing buildings, landform and ecological features should be noted on drawings. (vii) Proposals to contribute to the overall open space network of the settlement must be clearly set out. (viii) There must be a demonstration of contemporary and innovative architecture and design that ensures the creation of a unique sense of place; and (ix) The drawings and statement should illustrate why a particular design solution was arrived at for a particular site and how the design responds to the ecology, topography, and features (both natural and man-made) existing on site and immediately adjacent to the site.
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ST KL31	ST KL30	Support the development of age-friendly housing in Kilcullen, particularly on lands located within town centre or on lands proximate to the town centre, subject to appropriate siting and design considerations. Proposals should recognise the best practice model and delivery of such services for older people at McAuley Place, Naas.
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V2 2.7.6 Economic Development		
Proposed Referencing	Draft Plan Referencing	Objective
ST KL32	ST KL31	Promote Kilcullen as a local employment centre where investment can be focused on creating additional employment opportunities that will sustain the town and its local hinterland.
ST KL33	ST KL32	Accommodate a compatible mix of employment uses within the town centre.
ST KL34	ST KL33	Promote the Link Business Park (Q lands) on the Naas Road and the Kilcullen Business Campus (H) south of the town centre as appropriate locations to develop employment uses appropriate to its land use zoning.
V2 2.7.7 Retail Development		
Proposed Referencing	Draft Plan Referencing	Objective
ST KL35	ST KL34	Encourage and facilitate the continued development of a combined and unique heritage, retailing and tourism experience within the town and to encourage strong linkages between these attractions.
ST KL36	ST KL35	Work with all stakeholders in further promoting the asset of Kilcullen's townscape and location on the river Liffey.
ST KL37	N/A	<i>To reinforce and support the Main Street and Core Retail Area (Footnote) of the town as the priority location for future retail development, ensuring quality of design and integration/linkage within the existing urban form/layout being fundamental pre-requisites.</i>

		<i>(Footnote) Kilcullen Core Retail area is defined in Map V1 – 8.5 in Chapter 8 Urban Centres & Retail, Kildare County Development Plan 2023-2029</i>
ST KL38	N/A	<i>To recognise and support the continued operation of independent retailers within Kilcullen Town Centre and to acknowledge the value of this aspect of retail provision including saddlers, butchers etc as an intrinsic part of town's identity.</i>
V2 2.7.8 Water Supply		
Proposed Referencing	Draft Plan Referencing	Objective
ST KL39	ST KL36	Ensure that all new developments in Kilcullen utilise and connect to existing water infrastructure.
V2 2.7.9 Wastewater		
Proposed Referencing	Draft Plan Referencing	Objective
ST KL40	ST KL37	Ensure the changeover from septic tanks to collection networks in all cases where this is feasible (subject to connection agreements with Irish Water) and that all new developments utilise and connect to the public wastewater infrastructure. The provision of individual septic tanks and treatment plants in the Kilcullen area will be strongly discouraged to minimise the risk of groundwater pollution. Where such facilities are permitted, full compliance with the prevailing regulations and standards, including the EPA's a Code of Practice; Wastewater Treatment and Disposal Systems Serving Single Houses (P.E < 10), (EPA, 2009), as may be amended, will be required.

ST KL41	ST KL38	Preserve free from development the wayleaves of all public sewers.
ST KL42	ST KL39	Minimise surface water infiltration into the foul sewerage system.
ST KL43	ST KL40	Investigate the feasibility of constructing a second wastewater rising main from Kilcullen to Newbridge
ST KL44	ST KL41	Continue to work with Uisce Eireann and support the provision of new or upgrading infrastructure when deemed necessary.
V2 2.7.10 Surface Water Drainage and Flood Alleviation		
Proposed Referencing	Draft Plan Referencing	Objective
ST KL45	ST KL42	Implement the policies and objectives of the recently adopted 'Sustainable Urban Drainage Systems Guidance Document' for Co. Kildare.
ST KL46	ST KL43	Require, for development proposals in lands identified in the Strategic Flood Risk Assessment (see Flood Risk Map), a site-specific Flood Risk Assessment to an appropriate level of detail, addressing all potential sources of flood risk, demonstrating compliance with the Flood Risk Management Guidelines (2009) or any updated version of these guidelines, paying particular attention to avoidance of known flood risk, avoidance of development in flood plains, residual flood risks and any proposed site-specific flood management measures.
ST KL47	ST KL44	Only consider underground retention solutions when all other options have been exhausted and this has been demonstrated. Underground tanks and storage systems will not be accepted under public open space, as part of a SuDS solution.
ST KL48	ST KL45	Require surface water drainage plans to have regard to the policies and objectives of the Habitat and Green Infrastructure Mapping (see Green Infrastructure Map).

ST KL49	ST KL46	Carry out a conditioned survey of the surface water culverts in Kilcullen to assess their current state.
ST KL50	ST KL47	Apply the general policies, objectives and actions contained in Chapter 6 (Infrastructure & Environmental Services) of the Kildare County Development Plan (or as maybe amended) for the purpose of ensuring that flood risk management is fully integrated into the Kilcullen Town Plan and future development proposals in the town.
ST KL51	ST KL48	<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)</i>
ST KL52	N/A	<i>Collaborate and support Uisce Éireann and other inter agency service departments with the preparation and implementation of future Storm Water Separation Programs / Drainage Area Plans for Kilcullen where feasible.</i>

V2 2.7.11 Pollution Control and Waste Services		
Proposed Referencing	Draft Plan Referencing	Objective
ST KL53	ST KL49	Require the provision of litter bins on or directly adjoining the premises of all neighbourhood facilities in Kilcullen.
V2 2.7.12 Architectural and Archaeological		
Proposed Referencing	Draft Plan Referencing	Objective
ST KL54	ST KL50	Ensure that views to / from the Bridge over the River Liffey shall be protected (See Heritage and Town Centre Maps).
ST KL55	ST KL51	Resist the demolition of vernacular structures of architectural, historical, cultural, and aesthetic merit, which make a positive contribution to the character, appearance and quality of the local streetscape and the sustainable development of Kilcullen.
ST KL56	ST KL52	Investigate To the designation of an Architectural Conservation Area (ACA) to protect the historic urban core of Kilcullen <i>through the preparation of a detailed assessment, analysis and report</i> , and to resist the demolition of and conserve/enhance buildings of significance identified through the NIAH in advance of any ACA designation <i>within twelve months of the adoption of this plan.</i>
V2 2.7.13 Natural Heritage		

Proposed Referencing	Draft Plan Referencing	Objective
ST KL57	ST KL53	<p>Protect the following trees / groups of trees (See Heritage Map)</p> <ul style="list-style-type: none"> (i) On open space in Moanbane Park. (ii) Along the Naas Road from the town boundary to the town centre. (iii) Along the entrance to Bishop Rogan Park. (iv) Within the grounds of Hillside house including the green area in front of Hillside House. (v) In the riparian zone along the river Liffey within the town boundary. (vi) In the grounds of Cross and Passion College <ul style="list-style-type: none"> • Along Convent view road. • Along the Newbridge Road. (vii) In the grounds of the Parochial House and the Catholic Church. (viii) In the grounds of the Kilcullen Community Centre and along the entrance avenue. (ix) In the grounds of St. Brigid's National School. (x) From the motorway bridge towards the town to Avondale Drive. (xi) All mature trees within residential developments. (xii) <i>Mature Beech Tree on the New Abbey Road (R413) adjacent River Lodge House (See Heritage Map for Location)</i>
ST KL58	ST KL54	<p>Generally, prohibit development where it is likely that damage would be caused to trees listed above or to those which have a particular local amenity or nature conservation value. Development that requires the felling of mature trees of amenity</p>

		value, conservation value or special interest notwithstanding the fact that they may not be listed in this plan, will be discouraged.
ST KL59	ST KL55	Require all new developments to contribute to the protection and enhancement of existing green infrastructure assets, as identified on Map (Green Infrastructure), through the protection of existing green infrastructure and through the provision of new green infrastructure as part of any planning application.
ST KL60	ST KL56	Seek the provision of linkages between larger areas of green infrastructure (particularly areas of public open space) where appropriate
ST KL61	ST KL57	Ensure key green infrastructure, identified on Map (Green Infrastructure), and the linkages they provide to larger areas of green infrastructure and the wider countryside, are retained where appropriate and integrated into the design of new developments.
ST KL62	ST KL58	Work with the local biodiversity group(s) to protect and maintain the key areas of green infrastructure as identified in the Kilcullen Local Biodiversity Action Plan 2021 – 2025 or any successor to same.

V2 2.7.14 Infrastructure		
Proposed Referencing	Draft Plan Referencing	Objective
ST KL63	ST KL59	It is an objective of the council to liaise with the ESB to investigate and encourage where possible the ducting and underground routing of overhead powerlines in Kilcullen town centre in tandem with other work programmes, such as road resurfacing and footpath construction works.
ST KL64	ST KL60	Support, encourage and co-operate with the Kilcullen Community Action Group in the preparation of an energy masterplan for the community and in the delivery of infrastructure and services, which assist in the development of a Sustainable Energy Community for Kilcullen.
V2 2.7.15 Movement and Transport		
Proposed Referencing	Draft Plan Referencing	Objective
ST KL65	ST KL61	Develop proposals that promote walking and cycling modes in Kilcullen by ensuring consistency with the relevant measures contained in the Greater Dublin Area Transport Strategy 2022-2042 (or as amended) during the period of this plan.
ST KL66	ST KL62	Monitor traffic movements within the town and provide passive traffic calming measures at appropriate locations as the need arises.
ST KL67	ST KL63	Ensure regular maintenance of walking and cycling routes and ensure that all roads in new developments are designed in accordance with the principles, approaches and standards contained in the Design Manual for Urban Roads and Streets 2013 and the Cycle Design Manual 2023 (CDM).

ST KL68	ST KL64	Develop a network of cycle routes throughout the town by carrying out a cycle network study, which seeks to remove on-street car-parking and determine appropriate cycle routes.
ST KL69	ST KL65	Provide a footpath network by improving pedestrian facilities through the refurbishment of footpaths, construction of new footpaths and the provision of appropriate crossing facilities as required.
ST KL70	ST KL66	Ensure site layout proposals for new developments detail present and possible future connections to pedestrian/cycle links and improve permeability between existing and proposed developments including adjacent developments thereby facilitating the '10 – minute settlement' concept.
ST KL71	ST KL67	Implement the policies and objectives of the recently adopted 'Permeability Guidelines – Reconnecting our Communities' document for Co. Kildare.
ST KL72	ST KL68	Carry out a quality audit of the existing pedestrian and cycle infrastructure within Kilcullen to ensure a reduction in on-street car-parking, universal accessibility and that infrastructure is designed in accordance with the principles, approaches and standards contained in the Design Manual for Urban Roads and Streets, the NTA Cycle Design Manual and other relevant standards
ST KL73	ST KL69	Ensure that the design and layout of new developments enables, facilities and encourages the use of sustainable travel modes.
ST KL74	ST KL70	Prepare Traffic Management Plans for new developments and seek to identify filtered permeability measures including, home zones and low-traffic neighbourhoods, which would reduce greenhouse gas emissions and promote a more sustainable, connected way of life.
ST KL75	ST KL71	Implement a scheme of traffic measures on the R448 Naas Road, including the narrowing of carriageways, which shall reduce vehicular speeds on the approach to the town from Naas.
ST KL76	ST KL72	Ensure that the strategic function of the M9 and the associated junction no. 2 is

		safeguarded through adherence to national policy as set out in the Spatial Planning and National Road guidelines for Planning Authorities (2012).
ST KL77	ST KL73	Implement footpath and traffic calming measures to housing estates within the town, where practicable.
ST KL78	ST KL74	Retain and improve existing pedestrian links and connectivity between the different areas of the town.
ST KL79	ST KL75	Provide appropriate public lighting and facilities for people with disabilities throughout the footpath network.
ST KL80	ST KL76	Provide footpaths / cycleways and public lighting at the following locations. (a) On the R448 Naas Road from the town centre to the Link Business Park. (b) On the L6081 Sunnyhill Road. (c) On the R448, connecting Kilcullen to the Old Kilcullen Round Tower.
ST KL81	ST KL77	Examine the route needed for a relief road to the east of the town from the R448 Naas Road to the R448 Athy Road, as shown indicatively on the Mobility Map. (i) Examine route options for such a road and to investigate the feasibility of providing same having regard to environmental, archaeological and conservation considerations, and the feasibility of constructing a crossing of the river Liffey. (ii) Preserve the preferred route option free from development. (iii) Seek the construction of this road, including a new crossing of the river Liffey and a new junction with the L6074 Logstown Road (iv) <i>It is a requirement that site C(2) New Abbey Road and Site C(4) Nicholastown New Residential lands are connected by a new street corridor that integrates these two developments. The new street corridor may form part of a wider relief road in the future, should this project be supported by</i>

		<i>a business case. The street corridor will reflect the indicative relief road route identified as far as practical (See Map V2A-3) and connect R448 to R413. The new street will be delivered by developments along the corridor.</i>
ST KL82	ST KL78	<p>Seek the construction of the following new greenways and streets as identified on the Mobility Map and to preserve the routes of these greenways and streets free from development:</p> <p>(a) From the R448 at (Kilcullen Business Campus) (i) to the R448 at the Liffey Bridge (Camphill) (iii) including a new junction with the R413 at the community centre entrance (ii).</p> <p>(b) From the R448 on the Main Street (iv) to the existing access street in Riversdale Manor (v).</p>
ST KL83	ST KL79	Carry out improvement works on those roads and streets identified for road and street upgrades on the Mobility Map in accordance with the principles and standards of the Design Manual for Urban Roads and Bridges.
ST KL84	ST KL80	<p>Re-align, widen and / or improve the road network as necessary at the following locations:</p> <p>(a) The R413 Newbridge Road opposite the Castlemartin Stud Farm.</p> <p>(b) The bend on the L6074 Logstown Road.</p> <p>(c) Sections of the Newabbey Road R413.</p> <p>(d) Sections of the Sunnyhill Road L6081.</p>
ST KL85	ST KL81	<p>Implement safety and / or capacity improvements as necessary at the following junctions:</p> <p>(a) The R448 and R413 junction.</p> <p>(b) The R448 and Riverside Manor junction.</p>

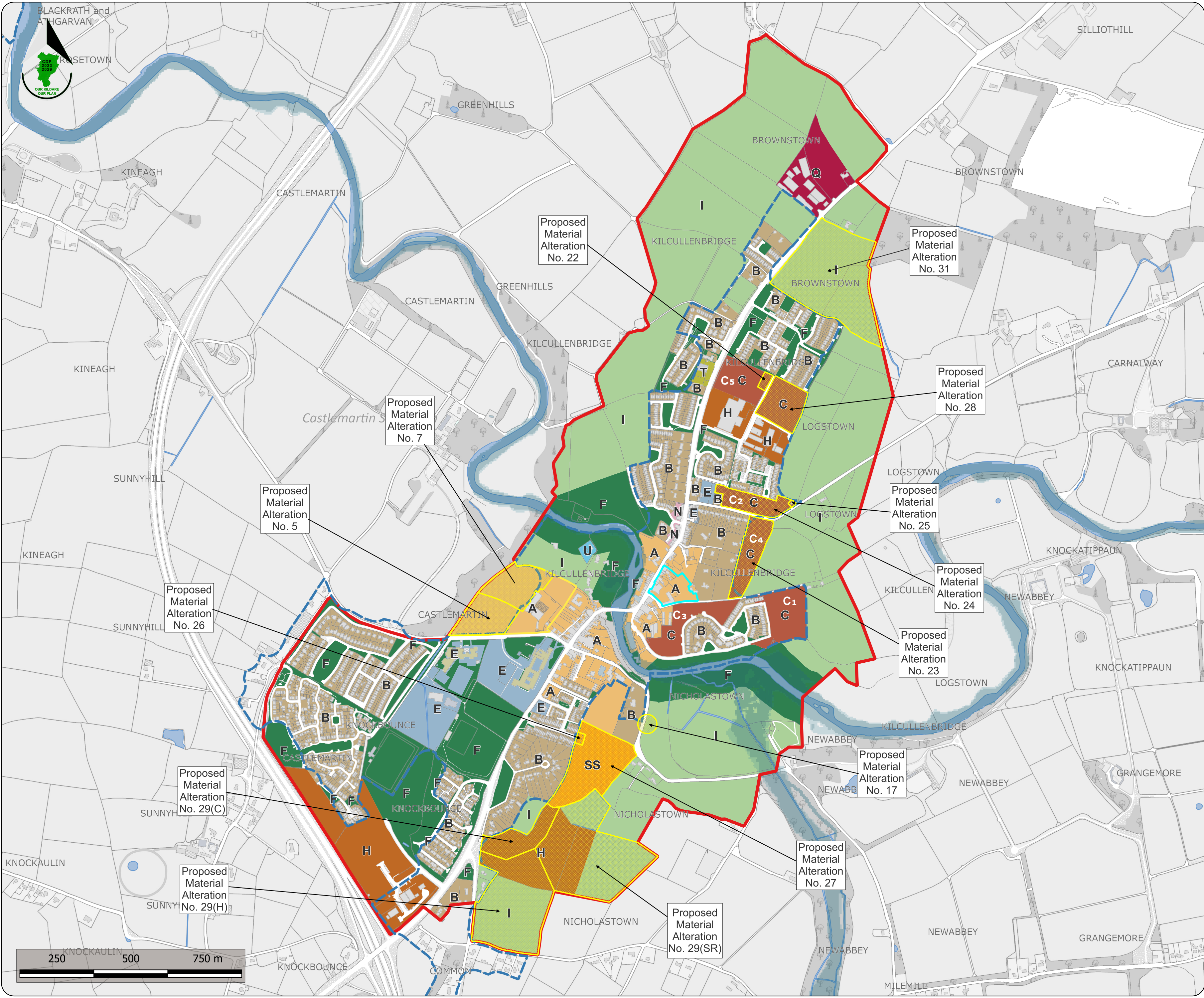
ST KL86	ST KL82	Implement improvement works at the junction between the R448 and M9.
ST KL87	ST KL83	<i>To work with the National Transport Authority (NTA) to identify within 12 months of the adoption of the Settlement Plan, a suitable location to facilitate a bus turning point in the town that can support existing Local Link and public transport service providers. Locations such as business campus north and south of the town should be considered.</i>
ST KL88	ST KL84	To consider alternative town centre parking solutions and investigate the feasibility of such proposals with the preparation of a parking strategy for the town.
ST KL89	N/A	<i>Collaborate with the National Transport Authority (NTA) and Transport for Ireland (TFI) Local Link Service providers to improve existing bus stop facilities and supporting infrastructure, including the identification of alternative bus stop facilities which can become fully accessible</i>
ST KL90	N/A	<i>To prepare all necessary evidence-based assessments in advance of progressing item 'Y' in Table 5.4 'Priority Road and Bridge Projects' of Chapter 5, Volume 1, Kildare County Development Plan 2023-2029.</i>
ST KL91	N/A	<i>Support the provision of charging infrastructure for electric vehicles (EVs) on public and private land in accordance with County Development Plan standards.</i>



Appendix A:

Map of Proposed Material Alterations relating to Land Use Zonings





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
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<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	