

3. SETTLEMENT STRATEGY



AIM

To provide a coherent planning framework for the development of the county, founded on a well developed urban structure supporting diverse rural areas, protecting the rural environment and delivering on a more sustainable living-working environment.

3.1 BACKGROUND

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

This chapter accords with the over-arching strategic policies of the Regional Planning Guidelines (RPGs), whilst having regard to key planning considerations including infrastructure provision and environmental protection. This Plan proposes a structured approach to spatial planning and a settlement strategy founded on a well-developed urban structure supporting diverse rural areas.

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

3.2 SETTING THE CONTEXT

The diversity of County Kildare requires a settlement strategy designed to sustain a healthy network of settlements across both the Metropolitan and Hinterland areas of the county.

An examination of the dynamics and distribution of population and settlement within the county for the period 2006-2011 indicates the following key trends:

- The period showed continued increase in population at an average rate of 4,795 persons per annum over the five years, representing a slight decrease in the average of 5,598 over the preceding four years (2002-2006).
- The greatest growth in population in the County's urban areas was in Newbridge with an increase in population of 4,519 persons, followed by Celbridge (2,275), Maynooth (1,795), Clane (1,734), Sallins (1,477) and Kilcock (1,433).
- Continued pressure for development at the edges of the County's main urban centres and in the adjoining rural hinterlands.

- A limited number of areas experienced population stagnation including north of Rathangan, south of Ballymore Eustace, Newbridge town centre, Pollardstown, Ballysax, west Athy and south of Maganey .
- The draw of Dublin as an employment hub, with 40% of the workforce leaving Kildare for employment, is reflected in the County's settlement pattern. Higher population densities are located in the Metropolitan northeast and within and around the towns of Naas, Newbridge, Athy, Kildare, Monasterevin and Kilcullen.
- Between 2009 and 2013 rural one-off dwellings accounted for 40% of all builds in Kildare. This high figure reflected the relatively low level of construction within the urban areas of Kildare due to the economic downturn and capacity / infrastructural issues within the Osberstown waste water treatment catchment. An average of 264 rural dwellings were built per annum in Kildare between 2009-2015. This has consolidated a pattern of dispersed rural development.

3.3 SETTLEMENT HIERARCHY

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

National and regional planning policy documents referenced in Section 1.4.1 of this Plan and the environmental sensitivities referred to in Section 2.6 have informed the Preferred Development Strategy for the county, as detailed in Section 2.7. The Preferred Development Strategy forms the basis for the settlement hierarchy.

An analysis of the capacity of towns and villages throughout the county to accommodate future growth has been undertaken. The key issues examined in determining the capacity of each settlement for development include the following:

- Strategic Environmental Assessment of this Plan;
- RPGs for the Greater Dublin Area 2010-2022;
- Existing population base;
- Level of social infrastructure;
- Level of physical infrastructure;
- Environmental constraints;

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

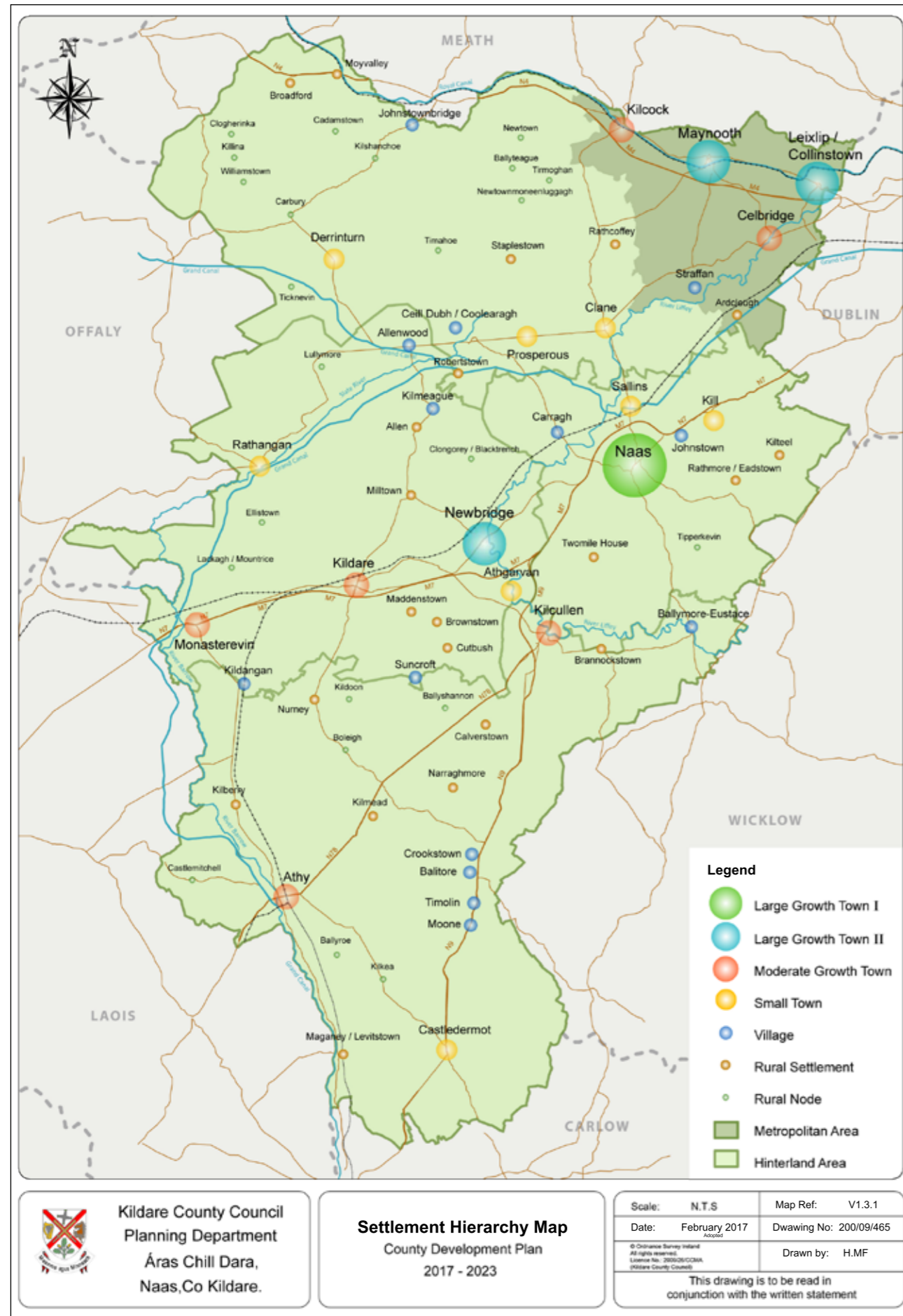
Arising from the foregoing considerations, the Settlement Hierarchy for County Kildare is outlined in Table 3.1. A total of 74 settlements are identified ranging from Large Growth Towns to Rural Nodes. Map 3.1 illustrates the Settlement Hierarchy. The key principles governing the role of each settlement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



Table 3.1
County Kildare Settlement Hierarchy 2011- 2017

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

Map 3.1
Settlement Hierarchy Map



3.4 DESIGNATED ROLE OF SETTLEMENT CATEGORY

Within the hierarchy each settlement category has a designated role.

3.4.1 Role of Large Growth Towns I and II

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

3.4.2 Role of Moderate Sustainable Growth Towns

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

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

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

3.4.3 Role of Small Towns

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

3.4.4 Role of Villages

Villages located both within the Metropolitan and Hinterland area will continue to develop as local centres for services with growth levels to cater for local need at an appropriate scale. There is a need to control expansion to minimise pressure on services, the environment and unsustainable commuting patterns. These villages will also support local enterprise that supports their sustainable growth. Village plans have been prepared to provide a planning framework for their future development and are detailed in Volume 2, Section 2.

3.4.5 Role of Rural Settlements and Rural Nodes

Rural Settlements and Rural Nodes are located throughout the county. It is proposed that settlements will develop as local centres for rural catchments with growth appropriate to cater for local demand. Lower densities will be encouraged in appropriate locations to provide alternatives to one-off rural dwellings in the immediate rural area. Expansion will be controlled to minimise pressure on services, the environment and unsustainable commuting patterns. Rural Settlements have a higher order function than Rural Nodes. Rural Nodes comprise largely unserved areas with limited social and community infrastructure and will accommodate limited development at a sustainable scale for local demands by way of small scale cluster developments. The planning framework for future development of the rural settlements is detailed in Volume 2, Section 2. Planning policy for future development in Rural Nodes is detailed in Chapter 4.

3.4.6 Sequential Approach

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

3.5 HOUSING AND POPULATION ALLOCATION

Chapter 2 outlines the RPGs population allocation and housing growth targets for the County to the end of 2022. The RPG targets have been adjusted to the end of the first quarter of 2023, to coincide with the life of this Plan.

The population target for Kildare to the end of the Plan period is 253,600, giving rise to the need for 32,497 additional residential units by 2023. This equates to a population increase of 17% over 2011 levels.

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

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

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

Table 3.3 lists the percentage allocation of growth in the various towns, villages and settlements in Kildare. Expansion in small towns is managed by retaining the 9% growth rate allocated over the period 2011-2017 to these settlements. The remaining 10% growth rate is allocated to the rural hinterland with 2% designated to Rural Settlements and Rural Nodes and 8% allocated to the wider rural area.

The percentage of the population residing in the County's towns and villages will continue to increase over the period of this Plan. While the proportion living in rural settlements and the rural countryside is planned to reduce, the absolute numbers in these areas is expected to increase.

Table 3.2

Housing Allocation 2016 - 2023

	Settlement	Housing Unit Allocation 2016-2023	% County Total	% Allocation Metropolitan/Hinterland
Metropolitan Allocation	Leixlip Maynooth Celbridge Kilcock	11,406	35%	35%
Hinterland Town Allocation	Naas Newbridge Kildare Monasterevin Athy Kilcullen	13,356	41%	65%
Rural Areas	Small Towns, Villages, Rural Settlements, Rural Nodes, One-off Rural Housing	7,727	24%	
Total		32,497	100%	

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

Settlement Type	Towns/Villages	2011 Pop Census	2016 Pop Est.	2011 Dwellings	2016 Dwellings Est.	Allocated Growth (%) 2016-2023	New Dwellings Target (units) 2016-2023	2023 Dwellings Forecast	2023 Pop Forecast
Large Growth Town I	Naas*	20,713	21,873	7,685	7,877	14.9%	4,842	12,719	28,111
	Maynooth**	12,510	13,211	4,923	5,046	10.9%	3,542	8,588	18,996
Large Growth Town II	Leixlip	15,452	16,317	5,506	5,644	10.2%	3,315	8,958	19,794
	Newbridge	21,561	22,768	8,216	8,421	11.6%	3,770	12,191	26,896
Moderate Sustainable Growth Towns (6)	Celbridge	19,537	20,631	6,911	7,084	10%	3,250	10,333	22,801
	Kilcock**	5,533	5,843	2,160	2,214	4%	1,300	3,514	7,764
	Kildare	8,142	8,598	3,263	3,345	4.7%	1,527	4,872	10,750
	Monasterevin	3,710	3,918	1,617	1,657	2.6%	845	2,502	5,525
	Kilcullen	3,437	3,629	1,383	1,418	2.5%	812	2,230	4,927
	Athy*	9,926	10,482	4,301	4,409	4.8%	1,560	5,968	13,152
	Clane	6,702	7,077	2,637	2,703	2.4%	780	3,483	7,668
	Prosperous	2,248	2,374	759	778	1%	325	1,103	2,432
Small Towns (8)	Rathangan	2,374	2,507	928	951	0.9%	292	1,244	2,739
	Sallins	5,283	5,579	1,978	2,027	1.9%	617	2,645	5,824
	Athgarvan	1,016	1,073	337	345	0.7%	227	573	1,267
	Castledermot	1,398	1,476	636	652	0.5%	162	814	1,792
	Derrinturn	1,541	1,627	427	438	0.6%	195	633	1,396
	Kill	3,095	3,268	1,200	1,230	1.3%	422	1,652	3,641
	Villages (15)	9,779	10,327	3,029	3,105	3.7%	1,202	4,307	9,495
	Rural Settlements (2015 Survey)	2,960	3,126	1,950	1,999	1.3%	422	2,421	5,324
RURAL HINTERLAND	Clogherinka, Cadamstown, Kilshanchoe, Newtown, Tirmoghan, Carbury, Timahoe, Lackagh/Mountrice, Ballyshannon, Ballyroe, Killea, Ellistown, Newtownmoneenluggagh, Kildoon, Boolleigh, Castlemitchell, Williamstown, Clongorey/Blacktrench, Ballyteague, Lullymore, Ticknevin, Tipperkevin & Killina, Moyvalley, Rathmore/Eadestown	53,395	56,385	18,717	19,185	0.50%	155	19,340	52,198
	Rural Dwellers					8%	2,600		
ZONED LAND	Blessington Environs	429	453	160	164	1.00%	325	489	1,064
	County Total	210,312	222,130	78,794	80,746	100%	32,497	113,181	253,552

* Following the dissolution of the Town Councils, the CDP incorporates the areas of the former Naas and Athy Town Councils and LAP's will be prepared for these Towns.

** The Core Strategy figures do not include Meath County Council's allocation for housing in the environs of Maynooth and Kilcock as follows:

- **Maynooth** – 200 residential units

- **Kilcock** – 398 units under Phase 1 (11.5 ha) and a further 65 ha of residential land under Phase 2

*** The Core Strategy figures do not include Meath County Council's allocation in the environs of Maynooth and Kilcock Refer to Table 3.2.

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

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



3.6 DEVELOPMENT CAPACITY

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

Table 3.4 details the development capacity of identified housing lands in the county. The capacity of zoned lands in Local Area Plans (LAPs), Environs Plans, Village Plans and Settlement Plans in May 2016 is set out in addition to the capacity assigned to rural areas. While sufficient land is zoned to cater for the housing demands of the county up to 2023 and beyond some Towns, Villages and Settlements have surplus capacity relative to the Core Strategy allocation and some have a shortfall. The zoning surpluses and shortfalls that are identified in Table 3.4 will be reviewed through the relevant land use plans. In this regard, there shall be no presumption in law that any land zoned in a particular development plan (including a development plan that has been varied) shall remain so zoned in any subsequent development plan (Section 10(8) of the Planning and Development Acts 2000–2015 refers). Alternative land use zonings will be considered in the first instance to address surplus residential zoning. In the event that surplus zonings are retained the development of lands will be subject to a sequential phasing approach, with phases extending outwards from the town or village core to more peripheral lands.

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

Volume 2 of this plan sets out a planning framework for the future development of each of the Small Towns, Environs, Villages and Rural Settlements. Section 1 sets out the planning framework for the six small towns with a population of under 5,000 people (Kill, Prosperous, Rathangan, Athgarvan, Derrinturn and Castledermot). Section 2 sets out the land use strategy for the Villages and Rural Settlements. The planning framework for all towns, environs areas, villages and rural settlements accords with their designated role within the overall Core Strategy.

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



Table 3.4
Development Capacity in Kildare

Housing Capacity	Year of Plan	Quantum of Undeveloped Zoned Land 2015 (Ha)	Core Strategy Allocation 2016-2023	Potential Units Deliverable 2015**	2016-2023 Capacity Deficit (units)***	2016-2023 Capacity Surplus (units)***	Units Granted / Not Built
Naas & Environs	2011	165.78	4,842	4,626	216		1,072
Maynooth****	2013	70	3,542	2,385	1,157		862
Leixlip	2010	63	3,315	2,209	1,106		68
Newbridge	2013	108	3,770	3,133	637		739
Celbridge	2010	83	3,250	2,681	569		145
Kilcock**	2015	57	1,300	1,577		277	651
Kildare	2012	134	1,527	3,554		2,027	1,013
Monasterevin	2016	26	845	576	269		207
Kilcullen	2014	36	812	798	14		151
Athy	2012	105	1,560	1,896		336	678
Clane	2009	45	780	823		43	331
Prosperous	CDP	24	325	467		142	27
Rathangan	CDP	24.2	292	486		194	140
Sallins	2016	33.5	617	1,123		506	153
Athgarvan	CDP	15	228	301		73	39
Castledermot	CDP	14.5	162	274		112	135
Derrinturn	CDP	17.4	195	301		106	148
Kill	CDP	28	423	603		180	355
Johnstown, Straffan, Ballymore-Eustace, Allenwood, Johnstownbridge, Coill Dubh /Coolearagh, Kilmeague, Caragh, Kildangan, Suncroft, Robertstown, Ballitore, Crookstown/Moone /Timolin (See Table 2.3 of Vol. 2 Section 2 for zoning)	CDP	See Village Plans	1,202	1,184			611
Blessington Environs	CDP	26.2	325	309			
Rural Settlements	CDP		423	402			
Rural Nodes	CDP		155	155			
Rural Dwellers	CDP		2,600	2,474			
Total			32,497	33,011	3,968	3,996	7,525
Net Capacity 2016-2023				32,558			

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

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

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



3.7 INFRASTRUCTURAL DEFICIENCIES AND ENVIRONMENTAL CONSTRAINTS

The development targets set out for each designated settlement are subject to the capacity of necessary physical infrastructure and the ability of receiving environments to accommodate any proposed growth.

All potential developments will be subject to adequate physical services being available in terms of transportation, infrastructure, potable water, wastewater and surface water drainage.

3.8 POLICIES: SETTLEMENT STRATEGY

It is the policy of the Council to:

- SS 1** Manage the county's settlement pattern in accordance with the population and housing unit allocations set out in the RPGs, the Settlement Strategy and hierarchy of settlements set out in Table 3.1.
- SS 2** Direct growth into the Large Growth Towns, followed by Moderate Sustainable Growth Towns and Small Towns, whilst also recognising the settlement requirements of rural communities.
- SS 3** Ensure that the zoning of lands is in accordance with the Core Strategy and Settlement Strategy.

- SS 4** Review the zoning of lands in instances where there is an oversupply of land for housing and to consider alternative land use zoning objectives to reduce the quantum of housing lands in the first instance. The phased development of housing lands will be considered as a secondary solution only.

- SS 5** Implement through appropriate policies the principles and guidance set out in:
 - (i) The Sustainable Residential Development in Urban Areas, DEHLG (2009) and accompanying Urban Design Manual-A Best Practice Guide (2009), and;

- (ii) The Design Manual for Urban Roads and Streets, DTTS and DECLG (2013)

In the preparation and review of town, village and settlement plans.

3.9 OBJECTIVES: SETTLEMENT STRATEGY

It is an objective of the Council to:

- SO 1** Support the sustainable long-term growth of the Metropolitan Area towns of Leixlip, Maynooth, Celbridge and Kilcock and zone additional lands, where appropriate, to meet the requirements of the Core Strategy and Settlement Hierarchy of this Plan.

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

- SO 7** Provide a greater degree of co-ordination between large population centres and corresponding growth in employment, public infrastructure, strategic and local amenities, community facilities, schools, public transport etc. through a plan-led approach.
- SO 8** Support the development of rural settlements and rural areas in a balanced, sustainable manner, having regard to the overall settlement hierarchy, social, economic and environmental characteristics of their area and their residents and in accordance with the policies and objectives set out in Chapters 4, 10 and Section 1 Volume 2 as may be appropriate.
- SO 9** Sequentially develop lands within towns and villages in accordance with the Development Plan Guidelines, DEHLG (2007)
- SO 10** Prepare a preliminary monitoring evaluation report on the likely significant environmental effects of implementing the County Development Plan, to coincide with the Manager's report to the Elected Members on the progress achieved in securing plan objectives within two years of the making of the Plan. (This review is required under Section 15 of the Planning and Development Act 2000 (as amended)).
- SO 11** Assess as part of the mid-term review of this Plan (in accordance with Section 15 (2) of the Planning and Development Act 2000 (as amended), the implications of the 2016 Census data for the county, the forthcoming National Planning Framework and the Regional Spatial and Economic Strategy and any revised national population projections / allocations issued by the DHPCLG and to consider revisions if appropriate to the Settlement Strategy by way of variation of this Plan.
- SO 12** Investigate, in consultation with government departments, statutory agencies and stakeholders, options for the future growth of Leixlip, including the feasibility of developing a new residential district to the north of the Dublin – Sligo rail corridor. The Regional Planning Guidelines designate Leixlip as a Large Growth Town II within the metropolitan area of Dublin.

The future growth strategy for Leixlip should be consistent with emerging regional and national spatial planning policy, represent efficient use of public investment in infrastructure and facilities (transport, water, waste water and roads) and seek to minimise impacts on the environment.

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