

Kildare County Council

Material Alterations to the Proposed Variation of the Kildare County Development Plan

Strategic Environmental Assessment Addendum Report

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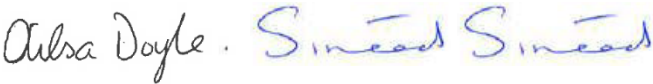

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Job number 30241200

Ove Arup & Partners Ireland Limited
50 Ringsend Road
Dublin 4
D04 T6X0
Ireland
arup.com

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			Prepared by	Checked by	Approved by
		Name	Ailsa Doyle	Sinead Whyte	Sinead Whyte
		Signature			
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		Name	Ailsa Doyle	Sinead Whyte	Sinead Whyte
		Signature			
		Filename			
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			Prepared by	Checked by	Approved by
		Name			
		Signature			

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1. Introduction

Kildare County Council (KCC) published the Kildare County Development Plan (CDP) 2023-2029 in January 2023. The Kildare CDP 2023-2029 is the key strategy document which structures the proper planning and sustainable development of land-use across County Kildare over the six-year statutory time period of the plan.

In 2024, KCC commenced preparation of a proposed Variation to the Kildare CDP 2023-2029. The purpose of the proposed Variation is to incorporate the town of Kilcullen into Volume 2 of the Kildare CDP. This will ensure that a planning framework is in place for Kilcullen, in the form of a ‘Settlement Plan.’

Arup was commissioned by Kildare County Council to prepare a report for the purposes of a Strategic Environmental Assessment (SEA) Screening, as well as a report for the purposes of Appropriate Assessment (AA) Screening, with regards to the proposed Variation.

SEA Screening is the process for determining whether a particular plan - or Variation to a plan - other than those for which SEA is mandatory, would be likely to have significant environmental effects, and would thus warrant SEA. The assessment of the proposed Variation found that the proposed Variation would not be likely to result in significant environmental effects.

AA Screening is the process for determining the potential adverse effects of a plan or project (in combination with other plans or projects) on Special Areas of Conservation and Special Protection Areas. These sites are protected by National and European Law and are called ‘Natura 2000 Sites’. The Appropriate Assessment Screening undertaken on the proposed Variation likewise determined that no Appropriate Assessment is required in relation to the proposed Variation.

Following a review of the Draft Kilcullen Settlement Plan (the proposed Variation), a number of proposed Material Alterations have been recommended for inclusion.

Thus, further consideration is required to determine whether any of the proposed Material Alterations are likely to give rise to likely significant environmental effects, or indeed potential adverse effects on Natura 2000 Sites.

This is an Addendum to the SEA Screening report and Section 2 contains the findings of the SEA Screening of the proposed Material Alterations.

This Addendum should be read in conjunction with the SEA Environmental Report and the Natura Impact Statement (NIS) of the Kildare County Development Plan, as well as the SEA and AA Screening of the Proposed Variation. All mitigation measures proposed as part of SEA Environmental Report and NIS of the Kildare County Development Plan 2023-2029 CDP will be applied to all proposed Material Alterations, to minimize any potential for environmental impacts.

2. SEA Screening of the Proposed Material Alterations

Table 1 contains the findings of the SEA Screening of the proposed Material Alterations. Proposed text deletions are shown in ~~striketrough blue~~ and proposed new text is highlighted in *red italics red*.

Table 1 SEA Screening of Proposed Material Alterations

Proposed Material Alteration Ref No.	Proposed Material Alteration	SEA Screening Assessment - Is there potential for significant negative effects on the environment?	Further Assessment Required?
No.1	Amend table to reflect zoning changes and amend site labels	Changes made to table are reflected in proposed Material Alteration No 2.- No. 32 below- See assessment outcomes of Proposed Material Alteration No 2.- No. 32	
No. 2	Text addition	No- The proposed text addition describes how the Kilcullen design statement informed the development objectives. The implications of the proposed Material Alteration are not identified as having the potential to give rise to significant environmental effects from an SEA perspective.	No
No. 3	Amend Objective ST KL12, 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, <i>including the Market Square and Bentley ' s Lane Regeneration Plan. Please note: Bentley ' s Lane is in private ownership.</i>	No - The proposed change to the wording of Objective KL12 just provides specific examples of public realm plans/projects to be implemented. The implications of the proposed Material Alteration are not identified as having the potential to give rise to significant environmental effects from an SEA perspective.	No
No. 4	Amend Objective ST KL16, 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. <i>Consideration should be given to the provision of car parking during the preparation of the masterplan, and through the development management process.</i>	No- The proposed change to the wording of Objective KL16 just refers to the consideration of parking at masterplanning preparation. The implications of the proposed Material Alteration are not identified as having the potential to give rise to significant environmental effects from an SEA perspective.	No
No 5.	Lands Measuring 2.1 hectares, amend from 'A Town Centre / Opportunity Site' to 'E(1) – Community and Education'.	No- the addition of Land Use Zoning E(1) just indicates a location for the existing objective to <i>'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> which was already assessed as part of the Proposed Variation.	No
No 6.	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. <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>	The implications of the proposed Material Alteration are not identified as having the potential to give rise to significant environmental effects from an SEA perspective.	No

Proposed Material Alteration Ref No.	Proposed Material Alteration	SEA Screening Assessment - Is there potential for significant negative effects on the environment?	Further Assessment Required?
	where <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 KL 27 and ST KL29</i>		
No. 7	Lands Measuring 2.23 hectares, amend from ‘A Town Centre/Opportunity Site’ to ‘E(2) – Community and Education’.	No- Proposed Material Alterations No. 7 and No. 8 (i.e. the change of zoning from Town Centre/Opportunity Site to Community and Education) align with provisions already in place as part of the Kildare CDP 2023-2029 and does not introduce any potential effects that were not already considered by the existing CDP and assessed as part of the associated SEA.	No
No. 8	Include the following Specific Objective to ‘E – Community and Educational’ Land Use;	The implications of the proposed Material Alteration are not identified as having the potential to give rise to significant environmental effects from an SEA perspective.	No
No. 9	Amend Objective ST KL15, 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. <i>(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.</i>	No- The proposed change to the wording of Objective ST KL 15 relates to the requirement to prepare a car parking strategy for the town. The implications of the proposed Material Alteration are not identified as having the potential to give rise to significant environmental effects from an SEA perspective.	No
No. 10	Insert new objective and update reference order accordingly; <i>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).</i>	No- provision will only result in minor-scale development. Aligns with provisions already in place as part of the Kildare CDP 2023-2029 and does not introduce any potential effects that were not already considered by the existing CDP and assessed as part of the associated SEA. The implications of the proposed Material Alteration are not identified as having the potential to give rise to significant environmental effects from an SEA perspective.	No
No. 11	Amend Objective ST KL22, as follows; ST KL22 Facilitate the provision of a BMX and Skateboarding <i>Park 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>	No- Proposed Material Alteration No. 11 relates to minor text changes to Objective ST KL22. The implications of the proposed Material Alteration are not identified as having the potential to give rise to significant environmental effects from an SEA perspective.	No
No. 12	Insert new objective and update reference order accordingly;	No- new objective relates to the reinforcement and support of the Main Street and Core Retail Area as the priority location for future retail development but does not provide for any development in and of itself.	No

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Proposed Material Alteration Ref No.	Proposed Material Alteration	SEA Screening Assessment - Is there potential for significant negative effects on the environment?	Further Assessment Required?
	<p><i>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.</i></p> <p><i>(Footnote) Kilcullen Core Retail area is defined in Map VI – 8.5 in Chapter 8 Urban Centres & Retail, Kildare County Development Plan 2023-2029</i></p>	The implications of the proposed Material Alteration are not identified as having the potential to give rise to significant environmental effects from an SEA perspective.	
No. 13	<p>Insert new objective as follows;</p> <p><i>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.</i></p>	No- the support of the Council of the continued operation of independent retailers within Kilcullen Town Centre will not give rise to development. The implications of the proposed Material Alteration are not identified as having the potential to give rise to significant environmental effects from an SEA perspective.	No
No. 14	<p>Amend Objective ST KL48 as follows;</p> <p><i>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.</i></p> <p><i>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)</i></p>	No- provision is welcomed and relates to sustainable and responsible development management. The implications of the proposed Material Alteration are not identified as having the potential to give rise to significant environmental effects from an SEA perspective.	No
No. 15	<p>Insert new objective and update reference order accordingly;</p> <p><i>ST KL52 Collaborate and support Uisce Éireann and other inter agency service departments with the preparation and implementation of future Storm Water</i></p>	<p>No- the Councils collaboration with and support of Uisce Éireann is welcomed.</p> <p>Aligns with provisions already in place as part of the Kildare CDP 2023-2029 and does not introduce any potential effects that were not already considered by the existing CDP and assessed as part of the associated SEA.</p>	No

Proposed Material Alteration Ref No.	Proposed Material Alteration	SEA Screening Assessment - Is there potential for significant negative effects on the environment?	Further Assessment Required?
	<i>Separation Programs / Drainage Area Plans for Kilcullen where feasible.</i>	The implications of the proposed Material Alteration are not identified as having the potential to give rise to significant environmental effects from an SEA perspective.	
No. 16	Amend Objective ST KL 52 as follows: ST KL56 <i>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.</i>	No- Proposed Material Alteration No. 16 relates to minor text changes to Objective STKL52 which do not change the premise of the objective itself. The implications of the proposed Material Alteration are not identified as having the potential to give rise to significant environmental effects from an SEA perspective.	No
No. 17	Amend Objective ST KL53 as follows; STKL57 (xii) <i>Mature Beech Tree on the New Abbey Road (R413) adjacent River Lodge House (See Heritage Map for Location)</i> Note: Update Map V2A-6 (Natural and Built Heritage) as follows (Proposed inclusion outlined in yellow);	No- the proposed addition provides for a greater level of protection. The implications of the proposed Material Alteration are not identified as having the potential to give rise to significant environmental effects from an SEA perspective.	No
No. 18	Insert new objective as follows; <i>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.</i>	No- provision will only result in minor-scale development. Aligns with provisions already in place as part of the Kildare CDP 2023-2029 and does not introduce any potential effects that were not already considered by the existing CDP and assessed as part of the associated SEA.	No
No. 19	Amend Objective ST KL83 as follows; ST KL87 <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>	No- Proposed Material Alteration No. 19 relates to minor text changes to Objective STKL83 which do not change the premise of the objective itself. The implications of the proposed Material Alteration are not identified as having the potential to give rise to significant environmental effects from an SEA perspective.	No
No. 20	Insert new objective as follows; <i>ST KL90 – To prepare all necessary evidence-based assessments in advance of progressing item ‘Y’ in</i>	No- objective is welcomed and aligns with provisions already in place as part of the Kildare CDP 2023-2029 and does not introduce any potential effects that were not already considered by the existing CDP and assessed as part of the associated SEA.	No

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	<i>Table 5.4 'Priority Road and Bridge Projects' of Chapter 5, Volume 1, Kildare County Development Plan 2023-2029.</i>	The implications of the proposed Material Alteration are not identified as having the potential to give rise to significant environmental effects from an SEA perspective.	
No. 21	Insert new objective and update reference order accordingly; <i>ST KL91 Support the provision of charging infrastructure for electric vehicles (EVs) on public and private land in accordance with County Development Plan standards.</i>	No- provision will only result in minor-scale development. Aligns with provisions already in place as part of the Kildare CDP 2023-2029 and does not introduce any potential effects that were not already considered by the existing CDP and assessed as part of the associated SEA. The implications of the proposed Material Alteration are not identified as having the potential to give rise to significant environmental effects from an SEA perspective.	No
No. 22	Amend zoning on Lands Measuring 0.17 hectares, from 'C(5) New Residential' to 'F – Open Space and Amenity'	No- Proposed Material Alteration No 22 (i.e. the change of zoning from New Residential to Open Space and Amenity) align with provisions already in place as part of the Kildare CDP 2023-2029 and does not introduce any potential effects that were not already considered by the existing CDP and assessed as part of the associated SEA. The implications of the proposed Material Alteration are not identified as having the potential to give rise to significant environmental effects from an SEA perspective.	No
No. 23	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.	No- Proposed Material Alteration No 23 (i.e. the change of zoning from New Residential to Agriculture) align with provisions already in place as part of the Kildare CDP 2023-2029 and does not introduce any potential effects that were not already considered by the existing CDP and assessed as part of the associated SEA. The implications of the proposed Material Alteration are not identified as having the potential to give rise to significant environmental effects from an SEA perspective.	No
No. 24	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.	No- Proposed Material Alteration No 24 (i.e. the change of zoning from New Residential to Open Space and Amenity) align with provisions already in place as part of the Kildare CDP 2023-2029 and does not introduce any potential effects that were not already considered by the existing CDP and assessed as part of the associated SEA. The implications of the proposed Material Alteration are not identified as having the potential to give rise to significant environmental effects from an SEA perspective.	No
No. 25	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	No- Proposed Material Alteration No 25 (i.e. the change of zoning from New Residential to Agriculture) align with provisions already in place as part of the Kildare CDP 2023-2029 and does not introduce any potential effects that were not already considered by the existing CDP and assessed as part of the associated SEA. The implications of the proposed Material Alteration are not identified as having the potential to give rise to significant environmental effects from an SEA perspective.	No

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No. 26	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.	No- Proposed Material Alteration No 26 (i.e. the change of zoning from Service Sites to Open Space and Amenity) align with provisions already in place as part of the Kildare CDP 2023-2029 and does not introduce any potential effects that were not already considered by the existing CDP and assessed as part of the associated SEA. The implications of the proposed Material Alteration are not identified as having the potential to give rise to significant environmental effects from an SEA perspective.	No
No. 27	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.	No- Proposed Material Alteration No 27 (i.e. the change of zoning from Service Site to New Residential) align with provisions already in place as part of the Kildare CDP 2023-2029 and does not introduce any potential effects that were not already considered by the existing CDP and assessed as part of the associated SEA. The implications of the proposed Material Alteration are not identified as having the potential to give rise to significant environmental effects from an SEA perspective.	No
No. 28	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.	No- Proposed Material Alteration No 28 (i.e. the change of zoning from New Residential to Agriculture) align with provisions already in place as part of the Kildare CDP 2023-2029 and does not introduce any potential effects that were not already considered by the existing CDP and assessed as part of the associated SEA. The implications of the proposed Material Alteration are not identified as having the potential to give rise to significant environmental effects from an SEA perspective.	No
No. 29	Map V2A-1 – Land Use Zoning Replace ‘H – Industry and Warehousing’ lands measuring 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	No- Proposed Material Alteration No 28 (i.e. the change of zoning from New Residential to Agriculture) align with provisions already in place as part of the Kildare CDP 2023-2029 and does not introduce any potential effects that were not already considered by the existing CDP and assessed as part of the associated SEA. The implications of the proposed Material Alteration are not identified as having the potential to give rise to significant environmental effects from an SEA perspective.	No
No. 30	Amend Objective ST KL81 as follows; <i>(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</i>	No- the new road development is considered to be inherent in the new residential land-zoning. It is understood that the road corridor will be developed to accommodate new residential development. Nevertheless, this provision has the potential to result in negative environmental effects. The SEA and AA of the Kildare CDP were assessed to determine if there are already adequate measures proposed to mitigate any potential environmental effects.	No

Proposed Material Alteration Ref No.	Proposed Material Alteration	SEA Screening Assessment - Is there potential for significant negative effects on the environment?	Further Assessment Required?
	<i>practical (See Map V2A-3) and connect R448 to R413. The new street will be delivered by developments along the corridor.</i>	<p>Following a review of these documents, it can be concluded that this proposed provision does not introduce any potential effects that were not already considered by the existing CDP and assessed as part of the associated SEA.</p> <p>For example, one of the mitigation measures proposed in the SEA of the Kildare CDP 2023-2029 is that <i>'the development of new infrastructure should be subject to site options assessment and environmental assessment, where required.'</i></p> <p>It is therefore considered that following implementation of the mitigation measures contained in the SEA of the Kildare CDP 2023-2029, this provision is not likely to result in significant negative environmental effects.</p> <p>The implications of the proposed Material Alteration are not identified as having the potential to give rise to significant environmental effects from an SEA perspective.</p>	
No. 31	Amend zoning on Lands Measuring 8.68 hectares, from 'I – Agriculture' to 'SS – Service Sites'	<p>No- Proposed Material Alteration No 31 (i.e. the change of zoning from New Agriculture to Service Site) aligns with provisions already in place as part of the Kildare CDP 2023-2029 and does not introduce any potential effects that were not already considered by the existing CDP and assessed as part of the associated SEA.</p> <p>The implications of the proposed Material Alteration are not identified as having the potential to give rise to significant environmental effects from an SEA perspective.</p>	No
No. 32	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.	<p>No- Proposed Material Alteration No. 32 relates to map changes. The implications of the proposed Material Alteration are not identified as having the potential to give rise to significant environmental effects from an SEA perspective.</p>	No
A	<p>Amend proposed objective TM A2 as follows;</p> <p>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, <i>based on the ABTA process commensurate to their scale and complexity</i>, 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</p>	<p>No- Proposed Material Alteration A relates to minor text changes to Objective TMA2 which do not change the premise of the objective itself. The implications of the proposed Material Alteration are not identified as having the potential to give rise to significant environmental effects from an SEA perspective.</p>	No

Proposed Material Alteration Ref No.	Proposed Material Alteration	SEA Screening Assessment - Is there potential for significant negative effects on the environment?	Further Assessment Required?
	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/ <i>Transport and Mobility Strategies</i> , 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.		
B	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 the 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)	No- Proposed Material Alteration B relates to minor text changes to Objective STKL11 which do not change the premise of the objective itself. The implications of the proposed Material Alteration are not identified as having the potential to give rise to significant environmental effects from an SEA perspective.	No
C	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 <i>and ecological</i> assessments.	No- Proposed Material Alteration C relates to minor text changes to Objective STKL17 which do not change the premise of the objective itself. The implications of the proposed Material Alteration are not identified as having the potential to give rise to significant environmental effects from an SEA perspective.	No

3. Conclusion

The purpose of the report is to evaluate the requirement for SEA to be undertaken on the proposed Material Alterations to the proposed Variation of the Kildare CDP 2023-2029.

The assessment of the proposed Material Alterations provided in this report has found that none of the proposed Material Alterations are likely to result in significant environmental effects.

Therefore, on the basis of the above assessment, including consideration of the criteria as set out in Schedule 2A of the Planning and Development Regulations 2011 (as amended), the proposed Variation to the Kildare CDP 2023-2029 does not require full SEA.