



Variation No.1

Amendments to Volume 2

Kildare County Development Plan 2023-2029





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

Kildare County Council resolved to adopt Variation (No.1): Kilcullen Settlement Plan of the Kildare County Development Plan 2023-2029 at its special meeting on the 31st March 2025.

Variation No.1 of the Kildare County Development Plan 2023-2029 is effective as of 31st March 2025.

This document outlines amendments to the Written Statement of Volume 2, Kildare County Development Plan 2023-2029, in particular 'Section 1 - Introduction' and 'Section 2 – Small Town & Environs Plans'. This document and subsequent amendments outlined should be read in conjunction with same.

General Updates: Contents

Amendment No. 1	
Chapter	Section
N/A	Contents

Amendment

Amend contents to incorporate Volume 2A and supporting text:

2. SMALL TOWN & ENVIRONS PLANS

2A Kilcullen Settlement Plan

Volume 2A comprises a separate document and plan which provides a settlement strategy with associated text and a series of development objectives and associated mapped objectives (including land use zoning objectives) including environmental reports. Volume 2A should be read in conjunction with Volume 2 and its overarching policy objectives for Small Towns.

1. INTRODUCTION:

Amendment No. 2	
Chapter	Section
Chapter 1: Introduction	V2 1.1 Introduction

Amendment

Amend paragraph text in V2 1.1 Introduction as follows:

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

1. INTRODUCTION:

Amendment No. 3	
Chapter	Section
Chapter 1: Introduction	V2 1.8 Overarching Objectives for the Small Towns, Environs, Villages and Rural Settlements

Amendment

Amend paragraph and text as follows:

The following overarching objectives apply to all the settlements addressed in Volume 2 and Volume 2A of the Plan and should be read in conjunction with the objectives identified in the Small Towns, Villages and Rural Settlements sections of Volume 2.

2. SMALL TOWN & ENVIRONS PLANS:

Amendment No. 4	
Chapter	Section
Chapter 2: Small Town & Environs Plans	Section 2: Aim

Amendment

Amend existing text box to include Kilcullen:

Aim:

To provide a coherent planning framework for the development of Castledermot, Derrinturn, Kilcullen, Kill, Prosperous and Rathangan, designed as small towns in the County Settlement Strategy and for the Environs lands of Blessington and Ladytown.

2. SMALL TOWN & ENVIRONS PLANS:

Amendment No. 5	
Chapter	Section
Chapter 2: Small Town & Environs Plans	Section V2 2.1.1 Background

Amendment

Amend existing paragraph and text as follows:

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

2. SMALL TOWN & ENVIRONS PLANS:

Amendment No. 6	
Chapter	Section
Chapter 2: Small Town & Environs Plans	V2 2.1.4 Development Strategy for Small Towns

Amendment

Amend Table 2.1 Development Capacity of Small Towns, to include Kilcullen as follows:

Small Towns	2016 Population Census	2021 Population Estimate (based on % growth from 2011-2016)	Population Target 2023 to 2028 (end of Q4) (persons)	Housing Target 2023 to 2028 (end of Q4) (units) in accordance with HSTGs	Residential Zoned Land Requirement (ha)	Target Residential Density (UPH)
Castledermot	1,475	1560	126	46	2	30-35
Derrinturn	1,602	1695	151	55	2	30-35
Kill	3,348	3,542	327	119	3	35-40
Prosperous	2,333	2,468	251	91	3	30-35
Rathangan	2,611	2,762	226	82	3	30-35
Kilcullen	3,710	3925	629	229	8	35-40

2. SMALL TOWN & ENVIRONS PLANS:

Amendment No. 7	
Chapter	Section
Chapter 2: Small Town & Environs Plans	V2 2.1.6 Strategic Flood Risk Assessment (SFRA)

Amendment

Amend existing paragraph and text to include Kilcullen as follows:

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

2. SMALL TOWN & ENVIRONS PLANS:

Amendment No. 8	
Chapter	Section
Chapter 2: Small Town & Environs Plans	V2 2.1.8 Small Town and Environs Plans

Amendment

Amend existing paragraph and text as follows:

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

2. SMALL TOWN & ENVIRONS PLANS:

Amendment No. 9	
Chapter	Section
Chapter 2: Small Town & Environs Plans	Table 2.2: Small Towns Land Use Zoning Objectives

Amendment

Amend Table 2.2 – Small Towns Land Use Zoning Objectives, to include specific zoning objective **SS*** as follows:

SS	Serviced Sites	<p>To provide for ‘build your own home’, low density residential development</p> <p>This zoning specifically makes provision for serviced sites with appropriate infrastructure to attract people to build their own homes and live in small towns. It is envisaged that the provision of serviced sites to create ‘build your own home’ opportunities within the existing footprint of rural settlements will provide an alternative to one-off housing in the countryside. New serviced sites areas should be developed in accordance with a comprehensive plan detailing the layout of services, roads, pedestrian and cycle routes</p> <p>SS* - Kilcullen Settlement Plan: Design parameters to be submitted for the lands designated Serviced Sites to demonstrate a mix of housing typologies to include the provision for down or right sizing.</p>
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2. SMALL TOWN & ENVIRONS PLANS:

Amendment No. 10	
Chapter	Section
Chapter 2: Small Town & Environs Plans	Table 2.2: Small Towns Land Use Zoning Objectives

Amendment

Amend Table 2.2 – Small Towns Land Use Zoning Objectives to include the following land use; ‘Neighbourhood Centre’

N	Neighbourhood Centre	<p>To provide for new/existing neighbourhood centres and associated facilities.</p> <p>Note: Neighbourhood centres are intended to serve the immediate needs of local residents and workers and should not compete with similar retail uses within the town centre.</p>
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2. SMALL TOWN & ENVIRONS PLANS:

Amendment No. 11	
Chapter	Section
Chapter 2: Small Town & Environs Plans	Table 2.4: Small Towns – Land Use Zoning Matrix

Amendment

Amend Table 2.4 – Small Towns: Land Use Zoning Matrix to include the following land use ‘*Age Friendly Housing*’:

Land Use	A: Town Centre	B: Existing Residential/ Infill	C: New Residential	E: Community & Education	F: Open Space & Amenity	H: Industry & Warehousing	KEL: 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