



**Minutes of Special Meeting of Kildare County Council
To consider the Chief Executive's Report on Member's Motion's
on the Kildare County Development Plan 2023 – 2029
Held on Monday 13th September 2022 at 10.00am
In Áras Chill Dara.**

Members Present:

Cllr. Fintan Brett , (Cathaoirleach), Cllr. Aidan Farrelly, Cllr. Angela Feeney, Cllr. Anne Breen, Cllr. Anne Connolly, Cllr. Aoife Breslin, Cllr. Bernard Caldwell, Cllr. Bill Clear, Cllr. Brendan Weld, Cllr. Brendan Wyse, Cllr. Carmel Kelly, Colm Kenny, Cllr. Daragh Fitzpatrick, Cllr. Evie Sammon, Cllr. Ide Cussen, Cllr. Ivan Keatley, Cllr. Joseph Neville (online), Cllr. Kevin Duffy(online) , Cllr. Mark Stafford, Cllr. Michael Coleman, Cllr. Noel Connolly, Cllr. Noel Heavey, Cllr. Nuala Killeen (online), Cllr. Pdraig McEvoy, Cllr. Paul Ward, Cllr. Peter Hamilton, Cllr. Robert Power, Cllr. Seamie Moore, Cllr. Suzanne Doyle, Cllr. Tim Durkan, Cllr. Tracey O'Dwyer, Cllr. Vanessa Liston, Cllr. Veralouise Behan.

Apologies:

Cllr. Brian Dooley, Cllr. Chris Pender, Cllr. Mark Leigh, Cllr. Naoise Ó'Cearúil, Cllr. Ciara Galvin, Cllr. Fiona McLoughlin-Healy, Cllr. Peggy O' Dwyer

Officials Present: Sonya Kavanagh, Chief Executive, Eoghan Ryan, Director of Services, Gabriel Conlon, Senior Executive Officer, Amy Granville, Senior Planner, Mary McCarthy, Administrative Officer, Caroline O' Donnell, Senior Executive Planner, Jane O'Reilly, Senior Executive Planner, Martin Ryan, Executive Planner, Edwin O'Meara, Executive Planner, Hester Pieterse, Assistant Planner, Anne Louw, Senior Staff Officer, Carol Forde, Clerical Officer.

Cllr. Brett (Cathaoirleach) welcomed the Members and Officials to the second Special Planning Meeting to consider the remaining items on the Chief Executive's Report on Member's Motions and Chief Executive material amendments to the Kildare County Development Plan 2023 – 2029 not dealt with at the Meeting of the 12th December 2022.

Mr. Conlon advised the members of their obligations for the meeting as follows;



Section 20(3) of the Planning and Development Acts 2000 to 2014 (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 development plan/local area 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.

The Section 28 Ministerial Draft Development Plan Guidelines (2021) issued by the Department of Housing, Planning and Local Government state that the statutory elements and remit of the County Development Plan are set out clearly in the Planning and Development Act. In preparing the County Development Plan, Planning Authorities must exercise caution not to inappropriately stray into the operation of other statutory codes and regulatory regimes that relate to the development sector but are outside the remit of a development plan. This is applicable to policy or objectives for non-planning functions governed by other legislation and regulations.

Mr. Conlon advised the Members that the Members would have to complete the Planning reasons forms on the decisions made at the meeting yesterday, 12th September 2022 that went against the recommendations of the OPR.

Ms. Granville advised that the first item was the deferred item from Cllr. Stafford

Appendices

Item No.	Proposed Material Alteration	Record
A.2.3	Add the following new section under Section 2.2.4.3 and renumber sections accordingly:	The Members accepted the Chief Executive's Report



2.2.4.3 Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change 2017

It is a specific planning policy requirement of these Guidelines that, in making, reviewing, varying, or amending a development plan, or a local area plan, with policies or objectives that relate to wind energy developments, the relevant planning authority shall carry out the following:

- 1) Ensure that overall national policy on renewable energy as contained in documents such as the Government's 'White Paper on Energy Policy - Ireland's Transition to a Low Carbon Future', as well as the 'National Renewable Energy Action Plan', the 'Strategy for Renewable Energy' and the 'National Mitigation Plan', is acknowledged and documented in the relevant development plan or local area plan;
- 2) Indicate how the implementation of the relevant development plan or local area plan over its effective period will contribute to realising overall national targets on renewable energy and climate change mitigation, and in particular wind energy production and the potential wind energy resource (in megawatts); and
- 3) Demonstrate detailed compliance with item number (2) above in any proposal by them to introduce or vary a mandatory setback distance or distances for wind turbines from specified land uses or classes of land use into their development plan or local area plan. Such a proposal shall be subject to environmental assessment requirements, for example under the SEA and Habitats Directives. It shall also be a material consideration in SEA, when taking into account likely significant effects on climatic factors, in addition to other factors such as landscape and air, if a mandatory setback or variation to a mandatory



setback proposed by a planning authority in a development plan or local area plan would create a significant limitation or constraint on renewable energy projects, including wind turbines, within the administrative area of the plan.

Volume 2 – Rural Settlements

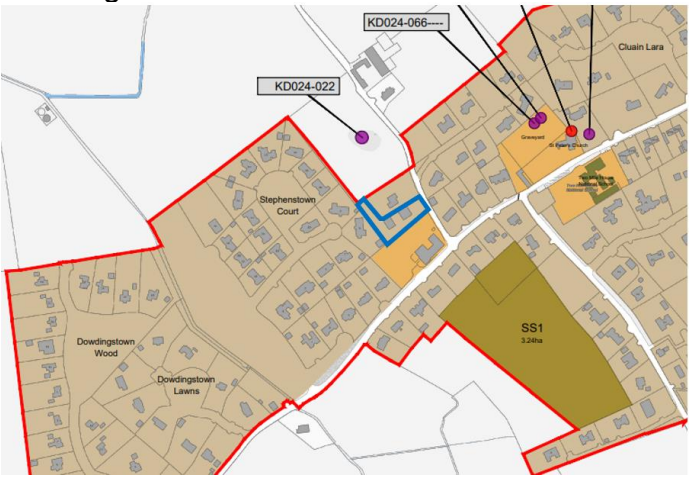
V2E.1	Amend Table 2.7 – Ladytown Environs - Zoning Matrix.			The Members accepted the Chief Executive’s report.	
	Land Use	H3	I		T
	Amusement Arcade	N	N		N
	Broiler House	N	N		N
	Car Parks	Y	O		Y
	Cattle Shed / Slatted Unit	N	Y		N
	Cemetery	N	N		N
	Cinema, Dancehall, Disco	N	N		N
	Community Hall / Sports Hall	O	N		Y
	Conference Centre	N	N		Y
	Crèche / Playschool	N	N		N
	Cultural Uses / Library	N	N		N
	Dwelling	N	N		N
	Film Studio	O	N		N
	Funeral Home	N	N		N
	Garages, Panel Beating & Car Repairs	Y	N		N
	Guest House / Hostel	N	O*		N
Halting Site	N	N	N		
Health Centre	N	N	N		



Heavy Commercial Vehicle Park	Y	N	N
Hot Food Take Away	N	N	N
Hotel	N	N	Y
Industry	Y	N	N
Industry (Light)	Y	N	N
Medical and Related Consultant	N	N	Y
Motor Sales	Y	N	N
Nursing Home	N	O	Y
Offices	O	O	Y
Park / Playground	N	O	N
Petrol Station	Y	N	N
Place of Worship	N	N	N
Playing Fields	O	O	N
Pub	O	N	N
Recreational Buildings	O	N	N
Store, Depot	Y	N	N
Restaurant	O	N	N
Retail Warehouse	Y	N	N
School	N	N	N
Shop (Comparison)	O	N	N
Shop (Convenience)	O	N	N
Stable Yard	N	Y	N
Tourist Facilities	N	N	N
Utility Structures	Y	O	Y
Warehouse (Wholesale)	Y	N	N
Waste Incinerator	N	N	N
Workshops	Y	N	N



Rural Settlements

Item No.	Proposed Material Alteration	Record		
V2RS.7	<p>Amend Two Mile House Settlement Map (Ref: V2-4.19) to include the area outlined in blue below as 'Settlement Core' rather than 'Existing Settlement'.</p> 	<p>Cllr. O' Dwyer queried whether the zoning could be amended on a site that was unzoned.</p> <p>Ms. Granville advised that no motion or accompanying map was received on the matter and it couldn't be amended at this stage.</p>		
V2RS.9	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> <p>Motion – Cllr. Seamie Moore (Sub 372); That the CE and Members reconsider the</p> </td> <td style="width: 50%; padding: 5px;"> <p>Chief Executives Response Table 2.8 of the Draft Plan identifies population and housing unit targets for</p> </td> </tr> </table>	<p>Motion – Cllr. Seamie Moore (Sub 372); That the CE and Members reconsider the</p>	<p>Chief Executives Response Table 2.8 of the Draft Plan identifies population and housing unit targets for</p>	<p>Record</p> <p>Cllr. Moore advised that the site was ceded to the community for a school but that the site was not needed for the school but the funds could be put towards the school facilities if the community could</p>
<p>Motion – Cllr. Seamie Moore (Sub 372); That the CE and Members reconsider the</p>	<p>Chief Executives Response Table 2.8 of the Draft Plan identifies population and housing unit targets for</p>			



	<p>refusal to zone this 1.2 hectare site as a Two Mile House Settlement Expansion and instead Zone it as a 'Serviced Site' for Rural Housing needs".</p>	<p>towns and villages throughout Kildare. A Sustainable Planning and Infrastructural Assessment (SPIA) was undertaken to assess the suitability of lands for future development. Having regard to the above and other proper planning and sustainable requirements, an overall area of 3.24 hectares was identified for the provision of serviced sites.</p> <p>The subject site is over 600 metres from the settlement core. To identify the subject site for serviced sites would result in 'leap-frogging' over lands located closer to the settlement core which is strongly resisted under objective V GO 3 in Volume 2 of the Draft Plan.</p> <p>Chief Executives Recommendation No change to the CE Report.</p>	<p>sell the site. Cllr. Doyle supported Cllr. Moore's motion.</p> <p>Ms. O' Donnell considered that there were more appropriate sites that should be developed before that site. Ms. O' Donnell suggested that the site could be looked at under a variation down the line.</p> <p>The Members accepted the Chief Executive's report.</p>
<p>Item No.</p>	<p>CALVERSTOWN</p>		
<p>V2RS.10</p>	<p>Motion – Cllr Ivan Keatley That the proposal in submission no. 424 is accepted and the Chief Executive's recommendation is rejected.</p>	<p>Chief Executives Response National and regional policy stipulates that a settlement like Calverstown should be developed in a sequential manner, with suitable undeveloped lands closest to the centre being given preference for development in the first instance.</p>	<p>Cllr. Keatley considered that the site was in the centre and there was capacity in the treatment plant.</p> <p>Ms. Granville accepted the argument and agreed to the proposal.</p> <p>The Members agreed with the proposal.</p>



		<p>The sites identified for 'Settlement Expansion' in the Draft Plan are considered the most appropriate. SE2 is an infill site that has a live planning permission for the construction of 32 detached houses. Some of these houses are currently under construction. SE1 is an infill site that is located in close proximity to the Settlement Core and will coalesce with existing housing to the north and west and therefore is in accordance with objective V GO 3 of the Draft Plan.</p> <p>Chief Executives Recommendation No change to the CE Report.</p>	
Item No.	KILTEEL		Record
V2RS.11	<p>Motion – Cllr Fintan Brett That the SEI in Killeel is reduced to accommodate the unfinished estate to the north (refer submission no 14).</p>	<p>Chief Executives Response Having reviewed submission no. 14 and the Killeel Rural Settlement Map it is presumed that Cllr. Brett is seeking to expand and not reduce the SEI designation in Killeel in order to accommodate the unfinished estate to the north.</p>	<p>Cllr. Brett advised that the unfinished estate should be finished. Cllr Kelly agreed with the motion. Ms. Granville noted that the site was serviced and the site could be considered for settlement expansion.</p> <p>The Members agreed to amend the boundary of the Killeel Settlement Map to (a) designate lands to the north of the settlement as settlement expansion and (b) designate lands between the proposed 'settlement</p>



		<p>A Sustainable Planning and Infrastructural Assessment (SPIA) was undertaken to assess the suitability of lands for future development. Having regard to the above and other proper planning and sustainable requirements, an overall area of 1.9 hectares was identified for 'settlement expansion' zoning.</p> <p>To zone the subject site(s) for settlement expansion would result in 'leap-frogging' over lands located closer to the settlement core which is strongly resisted under objective V GO 3 in Volume 2 of the Draft Plan. It is therefore not considered appropriate to zone the subject lands at this time.</p> <p>Chief Executives Recommendation No change to the CE Report.</p>	<p>expansion' lands and the existing rural settlement as F 'Open Space and Amenity'.</p>
Item No.	NURNEY		Record
V2RS.12	<p>Motion – Cllr Suzanne Doyle To support the submission (sub no. 3) as outlined for lands identified in submission to be included within the</p>	<p>Chief Executives Response It is considered that sufficient lands are identified elsewhere within the settlement boundary. These lands are located closer to the settlement core of Nurney.</p>	<p>Cllr. Doyle sought that the lands are included in the settlement boundary as set out in her motion.</p> <p>Cllr. Breslin and Cllr. Behan supported the motion.</p> <p>Ms. Granville advised that the pink dotted line identifies the need for a specific flood risk analysis to</p>



	settlement boundary of village. The land is adjacent to development in this area, and is suitably located to consolidate village, the land is not identified as at potential risk of flooding.	Chief Executives Recommendation No change to the CE Report.	<p>be carried out but also cautioned that there could be displacement.</p> <p>Ms. O' Donnell noted an SFRA would be determined at application stage.</p> <p>Cllr. Doyle considered that the site could be accessed through the current site.</p> <p>The members agreed to a vote on the Chief Executive's report.</p> <p>The vote was as follows; In favour – 6 Against – 19 Abstentions - 4</p> <p>The motion passed.</p>
Item No.	NURNEY		Record
V2RS.13	<p>Motion – Cllr Veralouise Behan</p> <p>I motion to reject the chief executive's response to item numbers 2 and 3 pages 1230, and 1231.</p>	<p>Chief Executives Response</p> <p>It is understood that the motion relates to submission numbers three and four.</p> <p>The Draft Plan has not identified these sites for zoning as it is considered that sufficient lands are identified elsewhere within the settlement boundary. These</p>	<p>Cllr. Behan accepted the Chief Executive's report.</p> <p>The Members accepted the Chief Executive's report.</p>



		lands are located closer to the settlement core of Nurney thereby consolidating the built-up area and ensuring the proper planning and sustainable development of this rural settlement. Chief Executives Recommendation No change to the CE Report.	
Item No.	MILLTOWN		Record
V2RS.14	Motion – Cllr Suzanne Doyle Support submission no. 594. In the event that the inclusion of identified locations for serviced sites is agreed in the CDP to include the lands identified in this submission. It is sequential development that will not require a further road opening and has the capacity to absorb significant rural development pressure	Chief Executives Response The elected member’s attention is drawn to page 1247 of CE Report [19/7/2022]), which states the following: To include an additional objective in Section 3.13.7 (Providing a sustainable alternative to One Off Housing) to read as follows: Following the preparation and adoption of the ‘Kildare County Council Serviced Sites Scheme Policy Document’, the Council will consider varying the Kildare County Development Plan 2023-2029 (CDP) to incorporate additional serviced sites’ lands that are located within or adjacent to zoned or designated lands as identified in the CDP.	The Members agreed to take items V2RS.14 and V2RS.15 together. Cllr. Doyle considered that the location could be included in the settlement area. Cllr Connolly supported the site for serviced sites. Ms. Granville advised that there wasn’t services for the site. Mr. Ryan advised that there were other sites in the town. Cllr. Doyle welcomed other serviced sites in the settlement.



	<p>within a 3K distance of train station.</p>	<p>It is considered premature to identify the subject site for 'serviced sites' prior to the adoption of the 'Kildare County Council Serviced Sites Scheme Policy Document'.</p> <p>Chief Executives Recommendation No change to the CE Report.</p>	<p>Cllr. McEvoy enquired what the OPR had to say about Milltown.</p> <p>Ms. O' Donnell noted the comments made by the OPR whereby the Planning authority were requested "To address the surplus of zoned lands in the villages, the planning authority should review the zoning maps to omit lands affected by flood risk and reduce the extent of zoned residential lands in particular where the zoned lands are peripheral and where there are significant wastewater capacity constraints. In respect of Milltown, the planning authority should consider reducing the extent of SE zoned lands abutting the canal and proposed NHA"</p> <p>Ms, Granville reminded Members that the proposal was not in line with national Planning framework.</p> <p>The Members agreed to vote on the Chief Executive's report.</p> <p>The vote was as follows In favour – 11 Against – 16 Abstentions -1</p> <p>The motion passed.</p>
Item No.	MILLTOWN	Record	



V2RS.15	Motion – Cllr Anne Connolly Support submission no. 594. To disagree with the Chief Executive's Report and to identify these lands for serviced sites.	Chief Executives Response See response above to Cllr. Doyle, which relates to the same submission. Chief Executives Recommendation No change to the CE Report.	The Members agreed to take items V2RS.14 and V2RS.15 together. The vote was as follows In favour – 11 Against – 16 Abstentions -1 The motion passed.
Item No.	BROWNSTOWN		Record
V2RS.16	Motion – Cllr Anne Connolly Support submission no. 236. To disagree with the Chief Executive's Report and to identify these lands for serviced sites.	Chief Executives Response The elected member's attention is drawn to page 1247 of CE Report [19/7/2022]), which states the following: To include an additional objective in Section 3.13.7 (Providing a sustainable alternative to One Off Housing) to read as follows: Following the preparation and adoption of the 'Kildare County Council Serviced Sites Scheme Policy Document', the Council will consider varying the Kildare County Development Plan 2023-2029 (CDP) to incorporate additional serviced sites' lands that are located within or adjacent to zoned or designated lands as identified in the CDP.	Cllr. Connolly considered that the site in question was a good site and was seeking Members support. Cllr. Liston question why Members were going against the recommendation. Cllr. Doyle considered the situation wasn't ideal to bring forward sites when the Council didn't have a policy. Ms. Granville advised Members that the Council had policies with regard to serviced sites but were working on a Serviced Sites scheme. Ms. Granville advised that no land had been overlooked and all sites had been surveyed. Cllr. Wyse considered that Members were trying to come up with solutions to address the rural housing problem.



		<p>It is considered premature to identify the subject site for 'serviced sites' prior to the adoption of the 'Kildare County Council Serviced Sites Scheme Policy Document'.</p> <p>Chief Executives Recommendation</p> <p>No change to the CE Report.</p>	<p>Ms. Granville confirmed that Planners were not opposed to addressing sites and they were trying to invigorate villages and settlements.</p> <p>The Members agreed to vote on the Chief Executive's report.</p> <p>The vote was as follows; In Favour – 13 Against – 14 Abstentions – 4 The motion passed.</p>
Item No.	MAGANEY LEVITSTOWN		Record
V2RS.17	<p>Motion – Cllr Veralouise Behan</p> <p>To reject the chief executive's response on CE report part 2 on item number 159 page 1229.</p>	<p>Chief Executives Response</p> <p>The subject site is located to the east of the railway line and is outside the natural boundary for Maganey. To identify this site as 'Existing Settlement' and within the settlement boundary, due to an existing development on site would establish a poor precedence.</p> <p>Chief Executives Recommendation</p> <p>No change to the CE Report.</p>	<p>Ms. Granville advised that the Maganey / Levitstown Settlement Map could be amended and lands east of the railway line could be amended as 'Existing Settlement' and settlement boundary could be extended to reflect same.</p> <p>The Members agreed to the amendment.</p>



RURAL NODES			
Item No.	LACKAGH / MOUNTRICE		Record
V2RS.19	<p>Motion – Cllr Anne Connolly Support submission no. 201. To disagree with the Chief Executive's Report and to identify these lands for low residential development.</p>	<p>Chief Executives Response</p> <p>The subject site is located within the Mountrice rural node. it was recommended that Mountrice not be included as a rural node in the Draft Plan having regard to the deficiency of available physical and community infrastructure relative to other rural nodes and rural settlements.</p> <p>Having regard to the above, the designation or zoning of the subject site for residential purposes is not considered feasible.</p> <p>Chief Executives Recommendation</p> <p>No change to the CE Report.</p>	<p>The Members agreed the inclusion of Lackagh/ Mountrice as a rural settlement at the Meeting of the 12th September 2022</p>
RURAL NODES			
Item No.	LACKAGH / MOUNTRICE		



V2RS.20 Item No.	Motion – Cllr Suzanne Doyle Support submission no. 201. To support inclusion of identified lands to be designated as lands suitable for a family cluster development. Applicants will be subject to the rural housing guidelines of eligibility. This is a family submission from Scully family in Lackagh, 8 children, all home schooled through primary school. Parents are future proofing to potentially secure homes for children. 3 of the adult children are now employed within County and take a very active part in community, one of the family are instrumental in the development of Lackagh/ Mountrice Peatland Park.	Chief Executives Response See above response to Cllr Connolly. Chief Executives Recommendation No change to the CE Report.	The Members agreed the inclusion of Lackagh/ Mountrice as a rural settlement at the Meeting of the 12 th September 2022
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Small Towns

Item No.	RATHANGAN		Record
V2T.20	Motion – Cllr Anne Connolly To disagree with the Chief Executive Report (sub 216) with the land rezoning. Zone land for new residential and community and education to provide for possible age friendly or retirement homes.	Chief Executives Response The subject site is circa 400 metres from the town centre. To zone the subject site for new residential development would result in ‘leap-frogging’ over lands located closer to the town centre which is strongly resisted under objective V GO 3 in Volume 2 of the Draft Plan. Chief Executives Recommendation No change to the CE Report.	The Members agreed the inclusion of Lackagh/ Mountrice as a rural settlement at the Meeting of the 12 th September 2022
Item No.	RATHANGAN		Record
V2T.21	Motion – Cllr Anne Connolly To disagree with the Chief Executive's Report (sub 523) and to identify these lands for serviced sites.	Chief Executives Response The elected member's attention is drawn to page 1247 of CE Report [19/7/2022]), which states the following: To include an additional objective in Section 3.13.7 (Providing a sustainable	Cllr. Connolly accepted the Chief Executive's report. The Members accepted the Chief Executive's report.



		<p>alternative to One Off Housing) to read as follows: Following the preparation and adoption of the 'Kildare County Council Serviced Sites Scheme Policy Document', the Council will consider varying the Kildare County Development Plan 2023-2029 (CDP) to incorporate additional serviced sites' lands that are located within or adjacent to zoned or designated lands as identified in the CDP.</p> <p>It is considered premature to identify the subject site for 'serviced sites' prior to the adoption of the 'Kildare County Council Serviced Sites Scheme Policy Document'.</p> <p>Chief Executives Recommendation</p> <p>No change to the CE Report.</p>	
Item No.	RATHANGAN		Record
V2T.22	<p>Motion – Cllr. Anne Connolly Support submission 377 and to disagree with the Chief Executive's Report and to identify these lands for serviced sites.</p>	<p>Chief Executives Response</p> <p>The elected member's attention is drawn to page 1247 of CE Report [19/7/2022]), which states the following:</p>	<p>Cllr. Connolly accepted the Chief Executive's report.</p> <p>The Members accepted the Chief Executive's report.</p>



		<p>To include an additional objective in Section 3.13.7 (Providing a sustainable alternative to One Off Housing) to read as follows:</p> <p>Following the preparation and adoption of the 'Kildare County Council Serviced Sites Scheme Policy Document', the Council will consider varying the Kildare County Development Plan 2023-2029 (CDP) to incorporate additional serviced sites' lands that are located within or adjacent to zoned or designated lands as identified in the CDP.</p> <p>It is considered premature to identify the subject site for 'serviced sites' prior to the adoption of the 'Kildare County Council Serviced Sites Scheme Policy Document'.</p> <p>Chief Executives Recommendation No change to the CE Report</p>	
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GENERAL ZONING REQUESTS		Record	
Item No.	NAAS		
V2T.23	<p>Motion – Cllr. Seamie Moore – Sub 588 (Naas)</p> <p>“ In the light of the following factors</p> <ul style="list-style-type: none"> a) The long forward planning lead-in time, loss of momentum and focus and reality assurances needed to secure expansions of major US FDIs in Ireland b) The possibility that a Naas LAP could again be delayed five years as was the 2021 LAP and c) The long delay as experienced by Intel in Leixlip, where site uncertainty and 	<p>Chief Executives Response</p> <p>In preparing local area plans, the Council employs a methodology which is based on the preparation of a series of evidence-led analysis including an Infrastructural Assessment (Settlement Capacity Audit), Habitat Mapping, a Social Infrastructure Audit, and a Transport Strategy to determine the suitability and capacity of specific sites to accommodate particular land use activities. In this regard, in the absence of the necessary supporting documents, the additional zoning on the outskirts of the Naas Local Area Plan would undermine the evidence basis on which the local area plan was prepared, considered and recently adopted. This would set an undesirable precedent and would be contrary to the proper planning and sustainable development of Naas.</p> <p>Chief Executives Recommendation</p>	<p>Cllr. Moore considered in light of what had previously happened in Leixlip and taking account of previous delays with the LAP in Naas, Cllr Moore sought support for his motion.</p> <p>Cllr. McEvoy and Cllr. Hamilton advised that they had been lobbied on this submission.</p> <p>Cllr. Power expressed concerns of a further impact on the Environment and considered if additional land was required at planning stage then the Members could deal with it as a Material Alteration.</p> <p>Cllr. Kenny agreed with Cllr. Power on environmental concerns.</p> <p>Cllr. Moore did not agree that there were any environmental health concerns.</p> <p>The Members agreed to vote on the CE report.</p> <p>The vote was as follows;</p> <p>In favour – 19 Against – 9</p>



	<p>Court delays lasted six years. that the CE and Members reconsider the imposed restrictions and agree to zone an extra 46 hectares of 'site attached' lands to an existing Naas LAP Zoning, where the CE Recommendation is that any future expansion of a Data Centre should wait until 2028, when the next Naas LAP will be delivered".</p>	<p>No change to the CE Report.</p>	<p>Abstention – 3 The motion fell.</p>
GENERAL ZONING REQUESTS			
Item No.	DEZONING		Record
V2T.24 Item No.	<p>Motion – Cllr. Brendan Weld That lands that were zoned in the 2017-2022 Phase be retained with its current status (not to be dezoned).</p>	<p>Chief Executives Response To comply with the requirements of Appendix 3 of the National Planning Framework, a Sustainable Planning and Infrastructural Assessment (SPIA) was undertaken to assess the suitability of lands for future development. Volume 2 of the Draft Plan sets out the land use zoning for settlements of the small towns,</p>	<p>Cllr. Weld withdrew the motion.</p>



		<p>villages and settlements within the county. Circumstances have changed considerably since the adoption of the current CDP and in some instances it has been determined that the most appropriate action is to de-zone lands.</p> <p>Chief Executives Recommendation</p> <p>No change to the CE Report.</p>	
	ZONING REGARDING ARCHAEOLOGICAL FEATURES		Record
V2T.25	<p>Motion – Cllr Veralouise Behan That any brown or infill sites within settlements or villages, that are zoned for development be subject to a heritage survey, with regards to protecting archaeologically significant features. It has been brought to my attention that historically significant lands are zoned residential.</p>	<p>Chief Executives Response</p> <p>Every small town, village and settlement in Volume 2 of the Draft Plan contains a map, which identifies all items listed on the Register of Monuments and Places (RMP), any Zone of Archaeological Potential is also identified.</p> <p>Chapter 11 of the Draft Plan contains a number of policies and objectives (AH P2, AH O2-AH10), which shall ensure that archaeological sites and monuments are protected and enhanced.</p>	<p>Ms. Granville advised that additions could be made under section 55. Ms. Granville requested that if the items are identified on a map, they could be added in the New Year.</p> <p>The Members accepted the report.</p>



		<p>Having regard to the above it is considered there are enough safeguards in the Draft Plan to protect archaeologically significant features.</p> <p>Chief Executives Recommendation</p> <p>No change to the CE Report.</p>	
Item No.	SPECIFIC RETAIL ZONING DESIGNATION		Record
V2T.26	<p>Motion – Cllr. Suzanne Doyle</p> <p>To include a zoning designation within zoning matrix that is specifically for large convenience stores, supported by a policy that acknowledges the power of such activity to heavily influence the retail activity and primacy of an area. Using the zoning matrix that such activity be guided to specific locations to ensure that it supports</p>	<p>Chief Executives Response</p> <p>Chapter 8 of the dCDP contains numerous policies and objectives, which will guide large convenience stores to town and village centres in accordance with the Sequential Approach as set out in the 2012 Retail Planning Guidelines.</p> <p>To insert within Volume 2 (Small Towns & Villages) a zoning designation within a zoning matrix that specifically caters for large convenience stores is considered inappropriate and contrary to the principles of the retail planning guidelines.</p>	<p>Cllr. Doyle considered that large convenience stores determine footfall in towns and considered that mechanisms were needed in the plan to deliver commercial compact growth.</p> <p>Ms. O’ Reilly discussed the section 28 guidelines and gave Athy as an example of where amendments could be made to the zoning of a Local Area Plan where there were sustainable planning reasons to do so.</p> <p>Cllr. Doyle considered that a statement was needed in the County Plan.</p> <p>Ms. O’ Reilly agreed that wording could be added under Chapter 8 Urban Centres and Retail regarding</p>



	objective of strengthening town centre.		<p>the specific zoning designations of large convenience stores in Local Area Plan.</p> <p>The Members agreed to the additional wording as outlined by Ms. O' Reilly.</p>
Item No.	SERVICED SITES		
V2T.27	<p>Motion – Green Party Group</p> <p>To amend text in Vol 2 Rural Settlements, Villages, Environs and Small Towns per submission 121 from “to ‘That the plan sets an objective to identify serviced sites to support rural economies in areas of relative economic challenge or relatively low growth in Kildare helping to support existing villages and cluster communities that are in decline or low growth.’</p>	<p>Chief Executives Response</p> <p>The elected member’s attention is drawn to page 1247 of CE Report [19/7/2022]), which states the following:</p> <p>To include an additional objective in Section 3.13.7 (Providing a sustainable alternative to One Off Housing) to read as follows:</p> <p>Following the preparation and adoption of the ‘Kildare County Council Serviced Sites Scheme Policy Document’, the Council will consider varying the Kildare County Development Plan 2023-2029 (CDP) to incorporate additional serviced sites’ lands that are located within or adjacent to zoned or designated lands as identified in the CDP.</p>	<p>Ms. Granville reminded Members that this item came up under Chapter 3.13 at the meeting on the 12th of September and it was agreed to include wording to support existing villages and cluster communities that are in decline or experience low population growth.</p> <p>Cllr. Hamilton accepted the wording.</p> <p>The Members agreed to the including of the additional wording.</p>



		<p>It is considered that the aforementioned 'Kildare County Council Serviced Sites Scheme Policy Document' is the most appropriate vehicle to identify serviced sites in areas of economic challenge or relatively low growth in Kildare</p> <p>Chief Executives Recommendation</p> <p>No change to the CE Report.</p>	
			Record
V2T.28	<p>Motion – Cllr Suzanne Doyle In the event that the inclusion of serviced sites is agreed in the CDP to include part of the site identified in submission for development of serviced sites.</p>	<p>Chief Executives Response</p> <p>The elected member's attention is drawn to page 1247 of CE Report [19/7/2022]), which states the following:</p> <p>To include an additional objective in Section 3.13.7 (Providing a sustainable alternative to One Off Housing) to read as follows:</p> <p>Following the preparation and adoption of the 'Kildare County Council Serviced Sites Scheme Policy Document', the Council will consider varying the Kildare County Development Plan 2023-2029 (CDP) to incorporate additional serviced sites' lands that are located within or</p>	<p>Cllr. Doyle considered that she was referring to Suncroft.</p> <p>Ms. Granville advised that there were no serviced sites area identified.</p> <p>Cllr. Doyle agreed to withdraw the motion.</p>

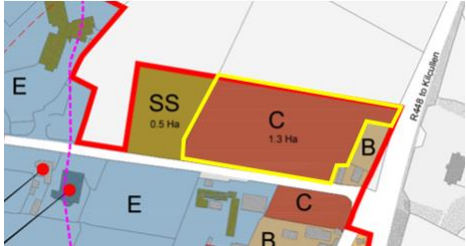


	<p>adjacent to zoned or designated lands as identified in the CDP.</p> <p>It is considered that the aforementioned 'Kildare County Council Serviced Sites Scheme Policy Document' is the most appropriate vehicle to identify serviced sites.</p>	
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Villages

		Record
V2V.2 Item No.	<p>Amend the first paragraph of section V2 3.1.2 as follows: Designated villages will continue to develop as local centres for services with growth levels to cater for sustainable growth for local demands at an appropriate scale. The level of expansion will be controlled to minimise pressure on services, the environment and unsustainable commuting patterns. These villages will support local enterprise to cater for local demand.</p>	<p>The Members accepted the Chief Executive's report.</p>
V2V.23	<p>Amend Crookstown Land Use Zoning Map (Ref: V2-3.7). Remove the proposed 0.5ha site as 'SS' (Serviced Sites) and amend the 1.3ha 'C' (New Residential) lands to the east of same to show as 'SS' (Serviced Sites) and to amend the village boundary accordingly.</p>	<p>Ms. Granville advised Members of the OPR submission where they required that zoned lands were reduced. Cllr. Keatley did not agreed with the OPR's submission and advised that there was sufficient capacity in the pumping station at Ballitore that was connected to Crookstown via the school. Cllr Keatley further observed that the school's pumping station required additional flow to prevent stagnation and foul smell.</p>

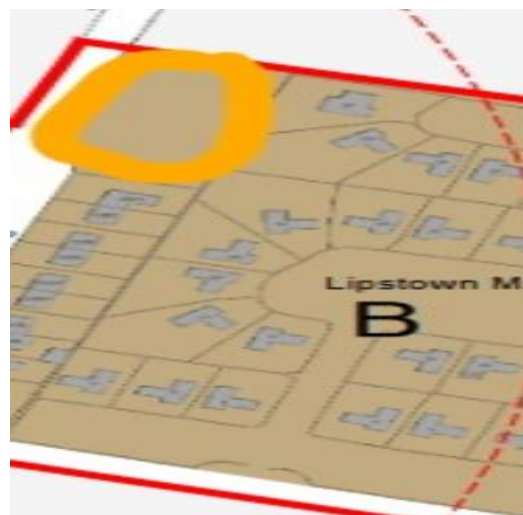


		<p>The Members agreed to a vote on the Chief Executive's report;</p> <p>The vote was as follows;</p> <p>In favour – 7 Against – 22 Abstentions – 2</p> <p>The Chief Executive's report was not accepted.</p>	
			Record
V2V.25	<p>Motion - Cllr. Fintan Brett</p> <p>Having regard to the series of Strategic Site Specific Flood Risk Assessments carried out with respect to the site in Johnstown which addresses the concerns relating to the DCDP zoning, it is proposed to reject the recommendation of the Chief Executive in response to OPR</p>	<p>Chief Executives Response</p> <p>The Justification Test carried out for Johnstown states that for criterion 2(iii) <i>“All identified sites are close to or adjoin the village centre”</i>. The lands at Westtown zoned highly vulnerable <i>C – New Residential</i> are on the periphery of the settlement, and thus do not satisfy this requirement.</p> <p>The PMA to change the zoning of this land from ‘C: New Residential’ to ‘Q: Enterprise & Employment’ is considered the most appropriate option.</p>	<p>Cllr. Brett advised that his motion was not developed but considered that there was a requirement for houses.</p> <p>Ms. O’ Donnell advised that the site in question had been identified as a flood risk site.</p> <p>Cllr. Brett considered that the site had never flooded.</p> <p>Cllr. Fitzpatrick enquired whether a planning application would require a site specific flood risk assessment. Ms. Granville confirmed it would.</p>



	<p>Recommendation No. 6 and to retain the lands zoned "New Residential"</p>	<p>Chief Executives Recommendation</p> <p>No change to the CE Report.</p>	<p>Cllr. Moore considered that the Morell scheme had been completed and did not consider there was any risk.</p> <p>Following discussions Cllr. Brett accepted the Chief Executive Report.</p> <p>The Members accepted the Chief Executive's report.</p>
<p>V2V.29</p>	<p>Motion – Cllr. Ivan Keatley</p> <p>That the lands requested to be zoned as "Open Space and Amenity" by the Narraghmore Development Association in submission 454 are zoned according to this submission.</p>	<p>Chief Executives Response</p> <p>The 2 areas identified in submission 454 for "Open Space", which are located to the immediate west of the L8008-3 and the L8030-0 are both located adjacent to the village centre and would coalesce with 'Existing / Infill Residential and Village Centre lands and are therefore ideal in terms of compact growth. These lands should remain zoned "New Residential".</p> <p>The area identified in submission 454 for "Open Space", which is located within the north-western portion of the Lipstown Manor housing development is a green space and these lands should be amended to 'F' Open Space and Amenity.</p> <p>Chief Executives Recommendation</p>	<p>Ms. O' Reilly noted that this motion should have been green.</p> <p>The Members agreed that the amendment could be included in the published proposed material alteration report.</p>

To show the area of existing public open space in Lipstown Manor (as identified in yellow on the map below) and to show same as 'F' (Open Space/ Amenity).



V2V.27

Amend Kilmeague Land Use Zoning Map (Ref: V2-3.11) to amend zoning of lands outlined in yellow below to 'A' Village Centre and include in the Village Boundary.

Cllr. Doyle sought to discuss this item that was agreed at yesterday's meeting. Ms. Granville considered that the site could be transferred in front of the school "as this was a duplicate of item v2v.34 to "The Members agreed with the proposed amendment"



V2V.34	Motion – Cllr. Suzanne Doyle To disagree with CEO report (sub 578) and replace land with site directly across from primary school. Map to follow	Chief Executives Response The subject lands outlined in green (see above) are closer to the village centre than the site directly across from primary school and are more consistent with the principles of compact growth. Chief Executives Recommendation No change to the CE report.	Cllr. Doyle sought to discuss this item that was agreed at yesterday’s meeting. .(V2V.33) Ms. Granville considered that the site could be transferred in front of the school. The Members agreed.
Item No.	COILL DUBH / COOLERAGH		Record
V2V.36	Motion - Cllr. Brendan Wyse, Cllr. Daragh Fitzpatrick	Chief Executives Response	Cllr. Wyse queried why the submission was rejected when properties identified as new residential were already built and should be existing residential.



	<p>That the 2.8 hectares of "New Residential" zoned land in Cooleragh containing the Ballynafagh Springs estate is changed to "Existing Residential" and that "New Residential" lands are allocated from the site proposed in submission 610.</p>	<p>As the majority of the Ballynafagh Springs development is not yet complete it is not considered appropriate to change these lands from "New Residential" to "Existing Residential".</p> <p>The lands currently proposed as 'C' (New Residential) are more centrally located, immediately adjoining the identified 'village centre' and align with national and regional planning policies with respect to infill development and compact growth. Having regard to same therefore it is not considered appropriate to consider the zoning of the subject lands in Coolearagh at this time. Having regard to the above, the zoning of additional 'New Residential' lands at the proposed location is not considered appropriate.</p> <p>Chief Executives Recommendation No change to the CE Report.</p>	<p>Ms. Granville advised that the units already constructed could be amended as existing residential.</p> <p>Ms. Granville reluctantly agreed to amending the village boundary to provide for additional new residential land and include the proposals under the proposed material alterations under public consultation.</p> <p>The Members agreed.</p>
<p>Item No.</p>	<p>COILL DUBH / COOLERAGH</p>		<p>Record</p>
<p>V2V.37</p>	<p>Motion – Cllrs Brendan Wyse and Daragh Fitzpatrick REF no 323 To Disagree with Managers Report</p>	<p>Chief Executives Response</p> <p>The councillors attention is brought to page 1247 of CE Report [19/7/2022]), which states the following:</p>	<p>Cllr. Wyse considered that the site could be looked at when the serviced sites scheme was agreed.</p> <p>Cllr. Wyse agreed to accept the chief Executive's report.</p>



	and designate as serviced site.	<p>To include an additional objective in Section 3.13.7 (Providing a sustainable alternative to One Off Housing) to read as follows:</p> <p>Following the preparation and adoption of the 'Kildare County Council Serviced Sites Scheme Policy Document', the Council will consider varying the Kildare County Development Plan 2023-2029 (CDP) to incorporate additional serviced sites' lands that are located within or adjacent to zoned or designated lands as identified in the CDP.</p> <p>It is considered premature to identify the subject site for 'serviced sites' prior to the adoption of the 'Kildare County Council Serviced Sites Scheme Policy Document'</p> <p>Chief Executives Recommendation No change to the CE Report.</p>	The Members agreed to accept the Chief Executive's report.
Item No.	JOHNSTOWNBRIDGE		Record
V2V.38	<p>Motion - Cllr. Brendan Wyse, Cllr. Daragh Fitzpatrick</p> <p>That the 1.7 hectares of land to the east of Bridgewell estate in</p>	<p>Chief Executives Response</p> <p>Firstly, as a point of clarity the subject site is located to the west of the Bridgewell estate.</p>	Cllr. Wyse did not agree with the Chief Executive Report.



	<p>Johnstownbridge remain zoned as 'New Residential', as it is serviced and can be developed for housing within the life of the new development plan, and should not be subject to de-zoning as per the policy set out in Section 4.4.1 of the Development Plan Guidelines for Planning Authorities from June 2022, as referenced in submission 279.</p>	<p>The land to the immediate north of the subject site has been designated as an opportunity site for a 2-storey landmark mixed-use development between St. Patrick's Church and the Hamlet Court Hotel which has the potential for residential development among the possible mix of uses (Objective V JB5, refers).</p> <p>It is considered that the subject site should remain outside the development boundary for Johnstownbridge at this time as it does not consolidate the existing urban form or does not represent infill development given its greenfield nature. It would be contrary to proper planning and the sustainable development of the area to zone additional greenfield land for new residential development until such time as the potential yield from the opportunity site to the north of the subject site has been realised, thereby representing an orderly sequential approach to development.</p> <p>Chief Executives Recommendation No change to the CE Report.</p>	<p>The Members agreed with the Motion and agreed to include the subject site as a proposed material alteration.</p>
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Item No.	CROOKSTOWN		Record
V2V.39	<p>Motion - Cllr. Ivan Keatley That the proposal in submission no. 228 is accepted and the lands in Crookstown are zoned as "Village Centre".</p>	<p>Chief Executives Response A desktop survey of the village in 2021 estimated that the population within the village boundary is approximately 121 persons (41 households identified with the average household size for Co. Kildare in 2021 calculated at 2.94). Crookstown does not have a standalone municipal Irish Water WWTP. Sewage flows from the national school are pumped from an Irish Water Pumping Station to Ballitore WWTP.</p> <p>For a village with such a small population and limited physical infrastructure, it is considered that it is sufficiently catered for in terms of services.</p> <p>National and regional policy stipulates those additional services, which would be attracted towards the proposed village centre zoning would be better facilitated in neighbouring towns like Kilcullen and Castledermot, where there is the population base and physical infrastructure to accommodate such services. Having regard to the above, the</p>	<p>Cllr. Keatley considered that the site was owned by a business owner and needed for the village centre.</p> <p>Ms. Granville considered that the Chief Executive's report stood.</p> <p>The Members agreed to a vote on the Chief Executive's report.</p> <p>The vote was as follows; In favour – 9 Against – 22 Abstentions – 2</p> <p>The motion was passed.</p>



		<p>zoning of additional 'Village Centre' lands at the proposed location is not considered feasible.</p> <p>Chief Executives Recommendation</p> <p>No change to the CE Report.</p>	
Item No.	ROBERTSTOWN		Record
V2V.40	<p>Motion – Cllrs Brendan Wyse and Daragh Fitzpatrick REF NO .500 In the name of David Weld. That the land at the said site be designated for a Family Cluster within the Rural Housing Guidelines. The site is fully serviced.</p>	<p>Chief Executives Response</p> <p>In relation to a family cluster type development, clear guidance regarding clustering in rural areas is provided in Appendix 4 (Rural House Design Guide) of the Draft Plan. There is no provision under the Draft Plan to designate a site for a Family Cluster.</p> <p>It should however be noted that Submission 500 sought that the subject lands be designated for 'serviced sites'. The councillors attention is brought to page 1247 of CE Report [19/7/2022]), which states the following:</p> <p>To include an additional objective in Section 3.13.7 (Providing a sustainable</p>	<p>Cllr. Fitzpatrick considered the site could be designated as a family cluster and noted that the site was serviced.</p> <p>Ms. Granville considered that the site could be zoned new residential and that the village boundary could be amended.</p> <p>The Members agreed.</p>



		<p>alternative to One Off Housing) to read as follows:</p> <p>Following the preparation and adoption of the 'Kildare County Council Serviced Sites Scheme Policy Document', the Council will consider varying the Kildare County Development Plan 2023-2029 (CDP) to incorporate additional serviced sites' lands that are located within or adjacent to zoned or designated lands as identified in the CDP.</p> <p>It is considered premature to identify the subject site for 'serviced sites' prior to the adoption of the 'Kildare County Council Serviced Sites Scheme Policy Document'.</p> <p>Chief Executives Recommendation</p> <p>No change to the CE Report.</p>	
Item No.	ALLENWOOD		Record
V2V.41	Motion – Cllrs Brendan Wyse and Daragh Fitzpatrick REF no. 590 To Disagree with Managers Report	Chief Executives Response The elected member's attention is drawn to page 1247 of CE Report [19/7/2022]), which states the following:	Ms. Granville considered the recommendation of the Chief Executive's report stood. The Members agreed to a vote on the Chief Executive's report.



	<p>and designate as serviced site.</p>	<p>To include an additional objective in Section 3.13.7 (Providing a sustainable alternative to One Off Housing) to read as follows:</p> <p>Following the preparation and adoption of the 'Kildare County Council Serviced Sites Scheme Policy Document', the Council will consider varying the Kildare County Development Plan 2023-2029 (CDP) to incorporate additional serviced sites' lands that are located within or adjacent to zoned or designated lands as identified in the CDP.</p> <p>It is considered premature to identify the subject site for 'serviced sites' prior to the adoption of the 'Kildare County Council Serviced Sites Scheme Policy Document'.</p> <p>Chief Executives Recommendation</p> <p>No change to the CE Report.</p>	<p>The vote was as follows;</p> <p>For – 8 Against – 20 Abstentions – 1</p> <p>The motion passed.</p>
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CH 10.61	Motion – Cllr Suzanne Doyle That the CDP, includes a specific zoning designation for childcare facilities within the zoning options for settlements. It is important that a policy within the CDP, recognises the importance of securing appropriately located land within LAP and settlements for the delivery of this essential service. Recognising that strategic location for such services is key to their success, the CDP should require all LAP to address deficits through adequate provision of lands specifically identified and zoned for this purpose. This is necessary in order to protect the appropriate locations from being used for other purposes.	Chief Executives Response: It should be noted settlements do not specifically zone lands for such purposes, however there is sufficient flexibility within the zoning matrix to facilitate development of same should there be a need in the area. Demand will be assessed based on social infrastructure assessments submitted with development applications. Regarding Local Area Plans it should be noted that SC A18 of Chapter 10 states the following <i>‘Continue to identify childcare deficiencies in social infrastructure audits as part of local area plan processes ensuring lands are zoned in appropriate locations to facilitate childcare services.’</i> In preparing local area plans, the Council shall employ a methodology which is based on the preparation of a series of evidence-led analysis including an Infrastructural Assessment (Settlement Capacity Audit), Habitat Mapping, a Social Infrastructure Audit, and a Transport Strategy to determine	This items was agreed by the Members at the meeting on the 12 th of September 2022. Cllr. Doyle raised this item and sought that a specific Location Statement was required. Ms. O’ Reilly agreed to include the following statement, “Continue to identify childcare deficiencies in social infrastructure audits as part of Local Area Plan processes, ensuring lands are zoned in appropriate locations to facilitate childcare services through the application of a location specific objective in Local Area Plans, where appropriate” and agreed that the statement would be included with the Proposed Material Alterations to be published. The Members agreed with the inclusion of the statement.
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		<p>the suitability and capacity of specific sites to accommodate particular land use activities such as childcare facilities.</p> <p>Chief Executives Recommendation: No change to CE report dated 19th of July 2022.</p>	
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Ms. Granville set out the next stage of the Draft County Development Plan process and advised the Members that the proposed Material Alterations would go on public display for a period of 4 weeks.

Ms. Granville advised the Members that they were now in week 77 of the 99 week process and thanked all the Members for their collaboration and patience.

Cllr. Liston enquired what would happen in the event of a JR. Ms. Granville confirmed that a stay would be placed on the area under question until a decision was made.

Cllr. Breslin, Cllr Doyle and Cllr. Sammon thanked all the Forward Planning Team for help and assistance during the course of this phase of the dCDP.

Cllr. Moore complimented the Planning Team and Cllr. Hamilton complimented the many progressive policies in the Plan in particular the Peatlands protection. Cllr. Caldwell considered that a lot had been learned and the aim was to build more sustainable communities.



The Chief Executive thanked the Cathaoirleach, the Members and the Planning Team and complemented all contributors for their shared vision and objectives for Kildare. The Chief Executive considered that the Local Economic Plan and the CDP would see Kildare through the next couple of years.

The Cathaoirleach thanked all the Planning Team and the Members for their work on the Plan and thanked Mr. Conlon who made the process very easy.

Mr. Conlon reminded the meeting that the Members of Kildare County Council are required to provide reasons for not accepting the recommendation of the Chief Executive and these reasons would be read into the record.

Item No CH2.14

We the Elected Members of Kildare County Council have decided not to accept the recommendation of the Chief Executive in relation to Item No. CH2.14, to amend Table 2.8 of the plan to designate Clane as a 'Town' and associated consequential amendments throughout the Plan for the following reason(s) in accordance with the provisions of Section 31 AM (6) of the Planning and Development Act 2000 (as amended)

“This document sets out the reasons for the decision of the undersigned elected members to designate the settlement of Clane as a Self-sustaining Town. The reasons informing this decision were evidence led, and all evidence is presented in this document.

Regional Growth Imbalance

Clane is a self-sufficient commuter settlement with good public transport and regional transport links, some of which are highly car dependent.¹ The town had one of the highest growth rates in the country over the ten years preceding the publication of the RSES2 in 2019, according to Page 93 of the RSES.

Recent evidence, in the form of preliminary 2022 census data shows that this growth has declined significantly, to the degree where settlements which are further down the settlement hierarchy grew by twice as much as Clane did.

Evidence 1:



Preliminary 2022 census data from <https://data.cso.ie/> showing an imbalance in growth, where smaller settlements in the hierarchy have grown by twice as much as Clane town.

	Electoral Division	Settlements	Population 2016	Population 2022	Pop. Change 2016-2022	Percent Change 2016-2022
Totals			28437	31179	2742	9.64%
	Carbury	Derrinturn	1913	2335	422	22.06%
	Kilmeage North	Allenwood	2256	2686	430	19.06%
	Robertstown	Robertstown, Co. Dubh	1983	2357	374	18.86%
	Lullymore		187	216	29	15.51%
	Cadamstown	Cadamstown, Johnstownbridge	1414	1555	141	9.97%
	Clane	Clane	8142	8946	804	9.87%
	Dunferth	Kilshanroe	733	805	72	9.82%
	Donore		785	837	52	6.62%
	Downings	Prosperous	2962	3141	179	6.04%
	Timahoe North	Timahoe, Staplestown	1161	1230	69	5.94%
	Carrick		290	307	17	5.86%
	Kilmeage South	Allen, Kilmeague	2114	2221	107	5.06%
	Kilpatrick		871	905	34	3.90%
	Windmill Cross		1182	1215	33	2.79%
	Kilrainy	Clogherinkoe	753	769	16	2.12%
	Drehid		270	273	3	1.11%
	Ballynadrumny	Broadford	576	564	-12	-2.08%
	Timahoe South	Cooleragh	845	817	-28	-3.31%



Reason 1: This imbalance in regional development cannot be sustained and needs to be reversed. The concepts of a settlement hierarchy and compact growth require that those settlements at the top of the hierarchy should grow by the most. Being the largest settlement in the region, Clane should be growing by the highest percentage.

¹ RSES - Page 47

² RSES - Page 93

Cessation of development in Allenwood & Derrinturn

Housing developments in the settlements in the two largest growing electoral divisions of the Clane LEA, Allenwood and Derrinturn, have been stalled abruptly due to a lack of wastewater treatment capacity. The evidence for this is well known on the ground in these villages and acknowledged in Chapter 17 of the draft CDP.

Evidence 2:

Planning file reference 20/166 by Donnington Property Ltd. to Kildare County Council which was refused because "the Derrinturn Wastewater Treatment Plant (WWTP) is at capacity and therefore cannot cater for the proposed development".

There is no evidence that guarantees that either wastewater treatment plant will be upgraded in the lifetime of the plan. No solid commitment has been given by Irish Water regarding either.

Evidence 3:

The draft CDP, in Chapter 17, states that it is 'expected' that Derrinturn WWTP will be upgraded during the life of the plan, but no definite timelines are provided in the form of written commitments from Irish Water.

Communications from Irish Water to a councillor in the Clane LEA states that construction is expected to start in late 2025 or 2026 in Derrinturn. Assuming these dates are met and construction commences, the plant will only become operational in the final few years of the life of the CDP. Until that happens, housing development in Derrinturn, located in the highest growing electoral division in the Clane LEA since 2016, is at a complete standstill.

Recent experience with an Irish Water project in the Allenwood North area has shown that estimates provided by the company are usually inaccurate with priority being given to larger scale projects, such as the recent upgrade to the wastewater system in Clane.



Evidence 4:

Email from Irish Water to councillor from Clane LEA, estimating possible upgrade works for Derrinturn WWTP starting in late 2025 or 2026.

In relation to Derrinturn; The Derrintun Waste Water Treatment Works is overloaded and it is progressing for an upgrade under the small towns and villages upgrade programme. It is currently progressing through a feasibility study assessment which will define the preferred treatment option. The upgrade will provide for 25 year design horizon and will ensure the water quality of the receiving waters are protected as required by the Water Framework Directive.

After the feasibility study, detailed design and appropriate assessment are required followed by planning and then tender and procurement, with construction expected to start in late 2025 or 2026.

The evidence shows that the current situation with Allenwood W-NTP is that no date has been provided for an upgrade yet, despite requests for the same.

Irish Water acknowledges that the project is not straightforward and will require an investment in the region of €10 million, if the scheme is to be undertaken. There is no expectation in terms of timelines yet for this project. It is therefore very unlikely, given that no work has started on this, that the upgrade will take place in the lifetime of the plan.

Evidence 5:

Email from Irish Water to councillor from Clane LEA, providing no commitment or intention to commence any upgrade works for Allenwood WWTP.

The purchasing of the additional lands at Bluetown for the pump station is still not yet finalised, however there are no issues, other than awaiting the solicitors to complete the sale. Providing an increase in capacity will not be straightforward and is going to require significant investment by Irish Water to provide the upgrade which is expected to be in the region of €10 +m of the complete scheme is to be undertaken.

Reason 2: The cessation of development in Allenwood and Derrinturn, which are located in the two largest growing electoral divisions in the Clane LEA since 2016, means there will be no housing available in these settlements to meet the needs of the young people of the area. Young people from the Clane LEA will need alternative places to live in the life of plan, given that these settlements will not be in a position to provide housing.



Rural One-off Housing

Rural housing applications are being refused in the same region, mainly due to environmental reasons or to areas being considered over-developed. Evidence on the ground, based on local knowledge and councillor's own representations, shows that it is very rare that permission for a rural one-off house will be granted in the Clane LEA.

Evidence 6:

Record of all planning files for rural one-off housing which a councillor in the Clane LEA has represented since 2021, showing a high rate of rejection and the reasons for refusal.

2021	REFUSE	RH9 (iv), RH10
2021	GRANT	
2021	REFUSE (ENV)	WW11, RH9 (iv), RH9 (vi)
2021	REFUSE (ENV)	RH9 (vi), RH9 (viii)
2021	REFUSE	RH9 (iv)
2021	GRANT	
2021	REFUSE	RH2, VRS1, RH10, RH11
/2022	GRANT	
/2022	FI (ENV)	
/2022	GRANT	
/2022	REFUSE (ENV)	RH9 (iv), RH12, RH9 (vi), RH9 (i)
/2022	REFUSE	RH9
/2022	REFUSE	RH2, RH9 (iv), RH12
/2022	REFUSE	RH9 (iv), RH12, RH9 (i)
/2022	REFUSE (ENV)	RH2, RH4, RH9 (vi)
/2022	REFUSE (ENV)	RH9 (iv), RH9 (vi)
/2022	REFUSE	RH9 (iv), CFRAM
/2022	REFUSE (ENV)	RH9 (iv), RH14, RH (vi)



Reason 3: The high rate of refusal demonstrates that the option of building a one-off home in the wider Clane region is not feasible. Combined with the cessation of development in the two largest growing settlements, Clane town will need to provide adequate housing supply in the interests of the common good, and in the interests of all young people in the wider rural Clane regions.

Regional Consistency

Further evidence is available to the elected members of Kildare, given the precedents that have been set by counties Offaly and Meath in the creation of their CDPs last year, and accepted to be consistent with the NPF and RSES.

In Offaly, Edenderry has been designated as a self-sustaining town. It has no train station, and a similar population to Clane, with less public transport links.



Evidence 7:

Offaly CDP 2021 - 2027, Chapter 2

<https://www.offaly.ie/eng/Services/Planning/County-Development-Plan-2021-2027/Stage-4-Final-Plan/Final-Plan.html>

<p>Self-Sustaining Towns</p>	<p>These towns support the regional driver role of Tullamore, and act as important local drivers providing a range of functions for their resident population and their surrounding catchments including housing, employment, services, retail and leisure opportunities. These towns have experienced rapid population growth with high levels of commuter focused residential expansion without equivalent increase in jobs and services. They require consolidation and targeted 'catch up' investment in services, infrastructure, suitable transport options, amenities and local employment whilst balancing housing delivery and focusing on consolidation to become more self-sustaining.</p>	<p>Portarlington Edenderry</p>
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In Meath, the towns of Ratoath, Stamullen and Duleek all have Jobs to Resident Workers ratios of less than 0.3 and do not have a train station. The designation of these settlements as self-sustaining towns in the Meath CDP, with a Jobs to Resident Workers ratio much less than Clane, was deemed to be consistent with national and regional policies.

Evidence 8:

See Appendix 2 of NPF for evidence of Jobs to Resident Workers ratios. <https://npl.ie/wp-content/uploads/2020/04/Project-Ireland-2040-NPF.pdf>



Evidence 9:

Meath CDP 2021 - 2027, Chapter 2

<https://consult.meath.ie/en/consultation/meath-adopted-county-development-plan>

Self-Sustaining Towns	Towns with high levels of population growth and a weak employment base which are reliant with other areas for employment and/or services and which require targeted 'catch-up' investment to become more self-sustaining.	Laytown, Bettystown-Mornington-Donacorney, Ratoath, Enfield, Stamullen, Kilcock, Duleek.
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Reason 4: Having regard to the precedent set by counties Offaly and Meath and accepted as being consistent with regard to the NPF and RSES, that Clane, being similar to the self-sustaining towns of Offaly and Meath, we consider that the factors of having or not having a train station, and the level of Jobs to Resident Workers do not preclude the designation of a self-sustaining town.

Infrastructural Assessment

Irish Water recently completed a wastewater infrastructure upgrade in Clane as part of a wider €38 million investment in the region. The Irish Water project description states that this project was to "provide additional capacity for future growth in these towns."

Evidence 10:

Project Description from Irish Water website

<https://www.water.ie/projects/local-projects/clane-wastewater-upgrade/>

The screenshot shows a project card for the Clane wastewater upgrade. The title is "Irish Water is upgrading the wastewater infrastructure in Clane as part of the Upper Liffey Valley Sewerage Scheme." The main text states: "Sallins, Clane, Prosperous, Naas, Kill and Johnstown are served by a wastewater network which is no longer fit for purpose. This can cause overflows and flooding during storms. Irish Water is investing over €38 million to solve the problem and to provide additional capacity for future growth in these towns." Below the text are three key metrics: Location (Clane), Status (Completed), and Investment (€38 million).

Location	Status	Investment
Clane	Completed	€38 million



Clane has three primary schools, two secondary schools, four large supermarkets, a healthy level of independent retail and local employment, at least 6 practising GPs, 3 dental surgeries, a nursing home, a hospital, a primary care centre, a large hotel, a full sized astro soccer pitch and several commercial zones and industrial parks.

The boy's primary school is currently being upgraded at an estimated cost of €9 million. The girl's primary school was upgraded in 2015. A preliminary design is currently underway for a large-scale project for Hewetson national school.

Evidence 11:

List of large-scale projects both completed and in progress produced by the Dept. of Education
<https://www.gov.ie/en/service/c5b56b-major-projects/>

The public transport links are good and have ample capacity for growth, with several public bus routes connecting it with Dublin, Edenderry, Maynooth, Sallins Train Station and Naas.

We note that the train station in Sallins is just five minutes from Clane by bus, and that the highest order town on Naas does not have a train station either, and would be served by Sallins also.

Reason 5: Having regard to the recent investment in wastewater infrastructure, the ongoing investment in upgrades of educational services, the level of retail and commercial areas and the high level of public transport services, including a link with Sallins train station, Clane has the level of infrastructural services required for a self-sustaining town.

Item CH3.27

Mr. Conlon read the reasons for The Member's not accepting the Chief Executive's report on item CH3.27 into the record.

Motion: Cllr. Evie Sammon

"That the recommendation by the Chief Executive pertaining to submission 560 to add the text 'regardless of the housing circumstances of the Applicant' to policy HO P26 be rejected.



The Elected Members of Kildare County Council decided not to accept the recommendation of the Chief Executive in relation to Item No. CH3.27 for the following reason(s) in accordance with the provisions of Section 31 AM (6) of the Planning and Development Act 2000 (as amended). In the midst of a housing crisis, where people have no alternative but to live on the land that they are working or using, the circumstances of the applicant should be considered. The planning reason: speed limits are not set in the County Development Plan. Future speed limit reviews may up the speed limit on many rural roads to 80km/h excluding many applicants that have a genuine need for housing in the area”

Item CH3.46

Motion: Cllr. Tim Durkan

Mr. Conlon read the reasons for The Member’s not accepting the Chief Executive’s report on item CH3.46 into the record.

That any brown field residential site, non-habitable dwelling or farm buildings no matter their condition will be positively accepted as a viable alternative to a new residential build in a rural area and that rural density figures or limits will not apply to applicants who comply with the local need criteria.

We the elected Members of the Kildare County Council have decided not to accept the recommendations of the Chief Executive in relation to item CH3.46 for the following reasons in accordance with the provisions of Section 31AM (6) of the Planning and Development Act 2000 as amended

I disagree with the Chief Executive report for the following reasons.

1. It will encourage the reuse of derelict and or dangerous sites or buildings in a rural area which were formally used for residential purposes which have become derelict through non use or the occurrence of fire damage as a viable alternative to a new one off build in a rural area.
2. This is to promote the reuse of existing sites or buildings as their dereliction is currently a blight on the land scape and to encourage responsible reuse, as such sites will ultimately have no possible agricultural or any other use other than residential.
3. This policy is to be added to section 3.13.5 of the Drat County Plan 2023-2029



Item CH15.44

Mr. Conlon read the reasons for The Member's not accepting the Chief Executive's report on item CH15.44 into the record.

!Motion: Cllr. Mark Stafford

That as Kildare does not have the public transport services envisaged by Section 15.7.8 the provision of car parking spaces should not be reduced and section 15. 7 .8 should be amended accordingly.

We the Elected Members of the Kildare County Council have decided not to accept the recommendations of the Chief Executive in relation to Item No. CH 15.44 for the following reason(s):

Sustainable Residential Developments in Urban Areas-Guidelines for Planning

Authorities set out at Para 4.22

As a benchmark guideline for apartments in relatively peripheral or less accessible urban locations, one car parking space per unit, together with an element of visitor parking, such as one space for every 3-4 apartments, should generally be required.

The guidelines are silent on the provision of car-parking spaces in Apartment developments that form part of ,primarily, mixed use developments on edge of Town and Small Town settlements where the occupiers are wholly dependent on car transport, not being within walking distance of the town centre, with limited or no public transport service and in those circumstances having regard to the reality that there is severe pressure for car-parking spaces that provision of 1.5 spaces per unit and 1 visitor space per 4 apartments be retained in those circumstances as a maximum car parking standard at Table 0.9.”



Item V2RS.12

Mr. Conlon read the reasons for The Member's not accepting the Chief Executive's report on item V2RS.12 into the record.

"Motion: Cllr. Suzanne Doyle

Re: Submission No. 3

To support the submission (sub no. 3) as outlined for lands identified in submission to be included within the settlement boundary of village [Nurney]. The land is adjacent to development in this area, and is suitably located to consolidate village, the land is not identified as a potential risk of flooding.

We the Elected Members of Kildare County Council have decided not to accept the recommendation of the Chief Executive in relation to Item No. V2RS.12 for the following reason(s) in accordance with the provisions of Section 31 AM (6) of the Planning and Development Act 2000 (as amended);

V2RS.12 Nurney

To include these lands in the settlement boundary . The agreed lands can be developed without requiring further access points to the R415, the lands are not identified as requiring any flood risk assessment as they are on the high end of village. The lands are contiguous to existing residential and as such represent consolidated growth within the core of village, adjacent to shop and filling station and directly across from school. Currently identified lands for settlement expansion have been included for successive plans but never developed and unlikely to be brought forward, the land currently identified for expansion beside the cemetery has significant areological material which may present challenges to affordable development."



Item V2RS.14

Mr. Conlon read the reasons for The Member's not accepting the Chief Executive's report on item V2RS.14 into the record.

Motion: Cllr. Suzanne Doyle

Re: Submission No. 594

To support the submission (sub no. 594) as outlined for lands identified in submission to be included within the settlement boundary of village [Milltown].

We the Elected Members of Kildare County Council have decided not to accept the recommendation of the Chief Executive in relation to Item No. V2RS.14 for the following reason(s) in accordance with the provisions of Section 31 AM (6) of the Planning and Development Act 2000 (as amended)

V2Rs.14 Milltown

To include these lands for consideration under the serviced sites initiative. The land is located contiguous to existing residential and while the executive have expressed concerns at elongating the village, the site identified is within easy cycle distance of train station in Newbridge. While the OPR has expressed concerns with regard to growth within specific villages within the County including Milltown, the reality is that growth figures provided for Newbridge in the Draft Plan has already been reached through recent SHDs, leaving insufficient head room. The proximity of Milltown and particularly this site in close proximity to train station, offers opportunity for housing demands in what is currently the largest town in the County



Item V2RS.16

Mr. Conlon read the reasons for The Member's not accepting the Chief Executive's report on item V2RS.16 into the record.

Motion: Support submission no. 236. To disagree with the Chief Executive's Report and to identify these lands for serviced sites.

We the elected Members of the Kildare County Council have decided not to accept the recommendations of the Chief Executive in relation to item V2RS.16 for the following reasons in accordance with the provisions of Section 31AM (6) of the Planning and Development Act 2000 as amended.

Brownstown for inclusion in CDP for delivery of serviced sites.

Brownstown is essentially the closest settlement to the Head of Defence Forces training centre. Historically, residential provision was facilitated within the Army Camp, which has ceased resulting in a mass exodus of moderate income workers seeking housing. Indeed many have had to relocate to neighbouring Counties and we frequently hear of serving soldiers who sleep in their cars due to commuting costs. Director of planning expressed concerns with regard to location of site as it elongates the settlement, however it is worth noting that significant limitations exist in the boundary of settlement as it faces Curragh Plains which has proved difficult to secure planning facing same. This settlement is well served from a retail perspective, it has a butchers, hairdressers, chemist and pub, food offering and shop. It is also worth noting that the site is close to local community hall and that the settlement has a healthy social demographic mix.

Item V2V.38 & V2V.23

Mr. Conlon read the reasons for The Member's not accepting the Chief Executive's report on item V2V.38 & V2V.23 into the record.

Motion: Cllr. Ivan Keatley



Re: Submission No. 228

That the proposal in submission no. 228 is accepted and the lands in Crookstown are zoned as "Village Centre"

We the Elected Members of Kildare County Council have decided not to accept the recommendation of the Chief Executive in relation to Items No. V2V23 & V2V.39 for the following reason(s) in accordance with the provisions of Section 31 AM (6) of the Planning and Development Act 2000 (as amended)

Reject the CE S report on foot of the report from the OPR as I contend that there is capacity in the WWTP in the village of Balitore which has a connection to Crookstown via the pumping station at the National School which needs additional sewage flow to stop foul smell from stagnation when the school is closed . There is also a dire need for housing in the area.

Item V2V.41

Mr. Conlon read the reasons for The Member's not accepting the Chief Executive's report on item V2V.41 into the record.

Motion: Cllr. Brendan Wyse and Daragh Fitzpatrick

Re: Submission No. 590

To Disagree with the Managers Report and designate as serviced site.

We the Elected Members of Kildare County Council have decided not to accept the recommendation of the Chief Executive in relation to Items No. V2V.41 for the reason(s) attached in accordance with the provisions of Section 31 AM (6) of the Planning and Development Act 2000 (as amended)



Mr. Conlon read the resolution of the Meeting into the record.

Resolution

On the proposal of Councillor Moore and seconded by Councillor Hamilton that having considered the Draft Kildare County Development Plan 2023 – 2029 and having made amendments to it at its meeting on 12th September 2022 and the 13th of September 2022, that the draft Kildare County Development Plan 2023 – 2029 be amended in accordance with the recommendations in the Manager’s Report as further amended by the decisions of Council pursuant to Section 12 (6) of the Planning and Developments Act 2000 as amended.

The members are advised that the proposed amendments will be placed on public display for a period of not less than four weeks in accordance with Section 12(7) and submissions/observations on these amendments would be invited during this period.

This concluded the Meeting.