

**Minutes of Special Meeting of Kildare County Council
Held on Monday 27th January 2025 at 11.00am
In the Council Chamber, Áras Chill Dara, Devoy Park, Naas, Co. Kildare**

Members Present: Cllr. Kevin Duffy (Cathaoirleach), Cllr. Pat Balfe, Cllr. Anne Breen, Cllr. Fintan Brett, Cllr. Paul Brooks, Cllr. Brendan Caldwell, Cllr. Bill Clear, Cllr. Suzanne Doyle, Cllr. Tim Durkan, Cllr. William Durkan, Cllr. Daragh Fitzpatrick, Cllr. Noel Heavey, Cllr. Ivan Keatley, Cllr. Carmel Kelly, Cllr. Nuala Killeen, Cllr. Tom McDonnell, Cllr. Padraig McEvoy, Cllr. Peter Melrose, Cllr. Seamie Moore, Cllr. Peggy O'Dwyer, Cllr. Tracey O'Dwyer, Cllr. Brian O'Loughlin, Cllr. Chris Pender, Cllr. Robert Power, Cllr. Evie Sammon, Cllr. Brendan Wyse.

Apologies/Absent: Cllr. Claire O'Rourke, Cllr. Lumi Panaite Fahey, Cllr. David Trost

Officials Present: Alan Dunney, Director of Services, Gabriel Conlon, Senior Executive Officer, Amy Granville, Senior Planner, Jeremy Ward, Senior Executive Planner, Bernadette O'Shea, Executive Planner, Conor Mellett A/Executive Planner, Anne Louw, Senior Staff Officer, Joanne Farrell, Staff Officer, Carol Forde A/Assistant Staff Officer

Cllr. Kevin Duffy (Cathaoirleach) welcomed the Members and Officials to the meeting to consider the Proposed Variation (No. 1) Kilcullen Settlement Plan of the Kildare County Council Plan 2023-2029. He reminded the Members that it was crucial that a quorum be met to comply with the statutory aspects of the Variation. Cllr. Duffy welcomed Alan Dunney and then deferred to Gabriel Conlon.

Mr. Conlon advised the Members of their obligations for the meeting as follows:-

The pecuniary statement under Section 177 Local Government Act 2001 (As Amended) and Part 15 of the Local Government Act 2001, as amended, that members where, at a meeting of a planning authority or of any committee of a planning authority, a resolution, motion, question or other matter is proposed or otherwise arises either pursuant to, or as regards the performance by the authority of a function under this Act or in relation to the acquisition or disposal by the authority of land under or for the purposes of this Act or any other enactment, a member of the authority or committee present at the meeting shall, if he or she has a pecuniary or other beneficial interest in, or which is material to, the matter-

- (a) at the meeting, and before discussion or consideration of the matter commences, disclose the nature of his or her interest, and
- (b) withdraw from the meeting for so long as the matter is being discussed or considered, and accordingly, he or she shall take no part in the discussion or consideration of the matter and shall refrain from voting in relation to it.

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.

Cllr. Duffy asked the Members if there were any declarations and the Members confirmed there were none.

Cllr. Duffy asked Mr. Conlon to explain the "Traffic Light System" being used in relation to the Meeting Report. Mr. Conlon advised that the Motions coloured Green were agreed by the Chief Executive and there would be no need for discussion. Amber and Red would have discussion.

Cllr. T. O'Dwyer noted that there would be a discussion required regarding Items 7b. and 41. Cllr. S. Doyle suggested that items 7a and 7b should be discussed together. Cllr. T. O'Dwyer confirmed that the wording in the Meeting Report regarding Item 41 was acceptable.

Cllr. Duffy advised the Members that there would be 4 minutes of talking time for those who submitted a Motion and 1 minute discussion time for those who wished to make a comment.

Section 2. Compliance with the Kildare County Core Strategy

Item No.	Chief Executive's Proposed Material Alteration					Record	
1	Proposed Material Alteration (CER Page 69)					On the Proposal of Cllr. E. Sammon and Seconded by Cllr. C. Pender the proposed material alteration was agreed by the Members.	
	Table 2-7 Residential Development Capacity Audit Amend table to reflect zoning changes and amend site labels as follows:						
	Site Ref.	Location	Site Area (Ha.)	Site in Built-up area (CSO boundary)	Residential Yield		Net Density
	N/A	Infill Sites within CSO Built-Up Area	-	Yes	14 (4)		35-40
	C (1)	*Riverside	2.49	Yes	92 (part of the site permitted under 22312861 is zoned Town centre. (Site ref: A1). Currently 9 Units complete		40*
C (2)	Logstown Road north	1.52	Yes	53	35-40		
C (2)	Nicholastown	4.3	No	121 (as per site layout under current application ref. 2461327	35-40		

C (3)	Market Square Road south	2.14	Yes	86	35-40
C (4)	Logstown Road south	1.91	No	67	35-40
C (4)	Kilcullenbridge	1.97	Yes	78	35-40
C (5)	Kilcullenbridge	3.94 1.8	Yes	138 72	35-40
	Total	12 12.7		436 449	
A (1)	*Riverside	0.23	Yes	17 (this site was permitted under 22312861 and is zoned Town centre)	78*
A (2)	Newbridge Road (Mart Site)	6.6	Yes (2.18ha inside CSO BUA)	231	35-40
A (3)	Market Square Road north	1.2	Yes	42	35-40
A (4)	New Abbey Road	1.9	Partially (most of it is outside the CSO) BUA)	66 59 (as per site layout under current live application ref. 2461327)	35-40
A (5)	Naas Road	0.8	Yes	28	35-40
	Total	10.73		384 377	
	Overall Total			820 826	

Minutes of Special Meeting of Kildare County Council to consider Chief Executive's Report on Submissions/Observations and Meetings Report on Motions to Proposed Variation (No. 1): Kilcullen Settlement Plan of the Kildare County Development Plan 2023-2029

	(4) Allocation of 5% of the allocated units for Kilcullen for various sites within the Town Centre and Existing Residential / Infill lands land use zonings for potential yield from infill development. This includes the additional surplus (25%) total figure of 286 table 3.6 (additional provision).	
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Section 3: Development Objectives

Item No.	Chief Executive's Proposed Material Alteration	Record
2	<p>Proposed Material Alteration (CER Page 41) Section 3. Development Objectives Add the following text to existing paragraph;</p> <p>The Kilcullen Settlement Plan will be incorporated into the framework set out in Vol. 2 of the County Development Plan, this plan aims to ensure the town develops as a thriving area where people want to live as well as having a key economic and social function for its community. The following objectives aim to support the sustainable growth of the town, support appropriate economic opportunities and build on the towns unique character and natural assets. Associated land use objective maps are included in Appendix A.</p> <p><i>In preparation of this plan, the Kilcullen Design Statement (2023) has provided a valuable reference into the local community's vision and aspirations for the town, including its regeneration and sustainable development going forward. The principles and actions outlined in this design statement has informed the development objectives set out below in the Kilcullen Settlement Plan.</i></p>	<p>On the Proposal of Cllr. T. O'Dwyer and Seconded by Cllr. R. Power the proposed material alteration was agreed by the Members.</p>

	Footnote: The Kilcullen Design Statement, researched and written by Paul Hogarth Company was commissioned by Kilcullen Community Action (KCA) in 2021 with funding from Kildare LEADER Partnership and Kildare County Council.		
3	<p>Proposed Material Alteration (CER Page 43) Section V2. 2.7.2 Regeneration/Public Realm Amend Objective ST KL12, as follows;</p> <p>ST KL12 To leverage funding from relevant national or other appropriate sources to support the development of projects/proposals which will serve to improve the public realm and other civic spaces within the town, including the Market Square and Bentley's Lane Regeneration Plan.</p>		On the Proposal of Cllr. T. O'Dwyer and Seconded by Cllr. R. Power the proposed material alteration was agreed by the Members.
Item No	Motion: Cllr. Tracey O'Dwyer		Record
4	<p>Section V2. 2.7.2 Regeneration/Public Realm 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, including the Market Square and Bentley's Lane Regeneration Plans (in private ownership)</p>	<p>Chief Executive's Opinion The request to amend objective ST KL12 is not accepted. The Part 8 planning consent by KCC was for a scheme to improve both Market Square and Bentley's Lane as part of a comprehensive proposal to regenerate this very important area of Kilcullen town centre. An improvement to Bentley's Lane is key to</p>	<p>The Motion was Proposed by Cllr. T. O'Dwyer and Seconded by Cllr. C. Pender.</p> <p>Cllr. T O'Dwyer advised she was happy to accept the Chief Executive's recommendation if it could be marked that Bentley's Lane was in private ownership.</p> <p>This was agreed by Ms. Granville.</p> <p>This was agreed by the Members.</p>

		<p>ensuring that the Town Square has safe pedestrian access from Main Street, and there is a very strong synergy between the two spaces with the project concept embracing the area in its totality. It is also noted the Bentley's Lane junction poses a significant safety risk to pedestrians due to the lack of raised and formalised pavements with poor visibility and the presence of large commercial vehicles. Excluding this area in isolation from any future policy objectives would not only disregard an existing road safety and public realm issue but also potentially remove funding opportunities for the improvement of the street.</p>	
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		<p>Note; The Part 8 approved for this location is entitled “<i>Proposed Environmental and Public Realm Improvement works to Market Square and Main Street, Kilcullen including part of Bentley’s Lane</i>”.</p> <p><u>Chief Executive’s Recommendation</u> No change recommended.</p>	
<p>Item No</p>	<p>Motion: Cllr. Tracey O’Dwyer</p>		
<p>5</p>	<p>Section V2. 2.7.2 Regeneration/Public Realm <u>Amend ST KL16 of the Draft Settlement Plan</u> as follows to include (additional text in red); (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 with a portion of the site for public car parking in the first phase of development to support the delivery of public realm infrastructure in the town, which shall consolidate this town centre location thereby creating a strong presence at this infill location</p>	<p><u>Chief Executive’s Opinion</u> The subject site and zoning objective seek to deliver a landmark mixed-use development immediately adjacent to the existing town centre which has the potential to regenerate the area and deliver strong placemaking. It should</p>	<p>The Motion was Proposed by Cllr. T. O’Dwyer and Seconded by Cllr. C. Pender.</p> <p>Cllr. T. O’Dwyer asked if car parking could be incorporated through the development management process.</p> <p>Ms. Granville agreed that the objective would consider car parking through the</p>

	<p>(ii) This significant town centre site will be contingent on a masterplan and phasing arrangement being prepared by the landowner(s) and agreed in writing with the Planning Department of Kildare County Council.</p>	<p>be noted that these lands are in private ownership. As the objective and site is contingent on the delivery of a masterplan, the identification of parking facilities within the site may be restrictive in terms of the site's overall development potential. However, it is considered reasonable to require consideration of the provision of car parking within the masterplan when prepared. It is important to note, any future planning applications will not only be subject to car parking standards and requirements set out in the KCDP, but also ST KL16 and its subsequent masterplan and specific design outcomes.</p>	<p>Development Management process".</p> <p>This was agreed by the Members.</p>
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		<p>Chief Executive's Recommendation</p> <p>Amend ST KL16 of the Draft Settlement Plan as follows;</p> <p>(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.</i></p>	
Item No	Motion: Cllr. Tracey O'Dwyer		
6	<p>Section V2. 2.7.2 Regeneration/Public Realm</p> <p>To amend Objective ST KL11 as follows; Improve, where feasible and practical, the quality of Kilcullen Main Street with new paving, mature trees, streetlamps, high quality seating, street furniture, community notice boards and</p>	<p>Chief Executive's Opinion</p> <p>The request to amend objective ST KL11 is noted. A number of objectives have been</p>	<p>On the Proposal of Cllr. T. O'Dwyer and Seconded by Cllr. R. Power the proposed material alteration was agreed by the Members.</p>

	<p>reduction in on-street car parking where alternative locations have been identified in tandem with applications to mark the importance of this area as the heart of the town centre, and to underground cables in the town centre or provide evidence-based reason where this is not possible</p>	<p>identified in the plan, particularly ST KL3 which supports the reduction in on street parking and the identification of alternative parking solutions through the introduction of active travel infrastructure and public realm measures. ST KL3 Active Travel infrastructure and the removal of on street parking where suitable alternative parking can be provided. It is important to note, ST KL84 seeks to carry out a parking strategy for the town in order to investigate the feasibility of alternative parking solutions.</p> <p>Objective ST KL59 of the plan aims to support and encourage the ESB to underground overhead powerlines not</p>	
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		<p>only in the town centre, but any future developments or plans within this area. EC072 and EC074 of the KCDP further support and require that all new development involving electricity services, particularly in town centres and Architectural Conservations Areas should be located underground where possible to protect visual amenity. The requirement to provide an evidence based reason where this is not possible is a matter entirely outside of the remit of a land use plan and is a matter for the ESB.</p> <p><u>Chief Executive's Recommendation</u> Amend Objective ST KL11 as follows;</p>	
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		<p>Improve where feasible and practical the quality of Kilcullen Main Street with new paving, mature trees, streetlamps, high quality seating, street furniture, <i>community notice boards</i> and <i>the</i> reduction in on-street car parking <i>where alternative locations have been identified and underground cabling where possible</i> to mark the importance of this area as the heart of the town centre. (see Town Centre Map)</p>	
Item No	Motion: Cllr. Tracey O'Dwyer		
7A	<p>Section V2 2.7.4 Education, Social and Community Infrastructure (a) To amend the land use zoning west of the Mart Site from A; Town Centre to E; Community and Educational as per map below;</p>	<p>Chief Executive's Opinion The request to amend land use zoning and include a series of additional specific objectives are noted. Specific objectives are</p>	<p>The Motion was Proposed by Cllr. T. O'Dwyer and Seconded by Cllr. S. Doyle.</p> <p>Items 7A and 7B were discussed together.</p> <p>Cllr. S. Doyle advised that the members should use the</p>



dealt with under Item 7b.

The submission from the Department of Education during the public consultation outlined no immediate changes to the projected school requirements. However, the submission also recognises the importance of ensuring sufficient land is appropriately zoned for educational purposes in future plans and objective **ST KL27** of the plan seeks to “*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*” should a need be identified. An

opportunity to clearly identify lands for Age Friendly.


Detailed discussions were had regarding the potential uses for lands zoned Community and Education.

Cllr. Doyle proposed that the [land use zoning map matrix](#) for Kilcullen [Settlement strategy](#) identify the north end of site identified in 7A of CE’s [Meeting report 9](#) (remaining portion outside E1) be designated with a specific zoning for age friendly housing to incorporate Nursing care facilities [and denoted E \(2\) with associated objective relating to same.](#)

The members all agreed to amend the [land use](#) zoning from A Town Centre/Opportunity Site to E [\(1\) and \(2\) Community & Educational](#), noting the consequential amendments to table 2.7 pf the Proposed Variation [and](#) consequential boundary changes to

		<p>amendment to this land use zoning is partially agreed.</p> <p>ST KL30 of the plan states that it is an objective of the council to <i>“Support the development of age-friendly housing in Kilcullen, particularly on lands located within town centre or on lands proximate to the town centre, subject to appropriate siting and design considerations. Proposals should recognise the best practice model and delivery of such services for older people at McAuley Place, Naas”</i>. Age-friendly housing is permitted in principle under A; Town Centre land use zoning and is Open for Consideration in E; Community and Education land use</p>	<p>opportunity site 1 on maps V2A-1 and V2A-2 .</p> <p>The proposed material alteration was agreed by the Members.</p>
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		<p>zoning objectives. No further amendments are considered necessary.</p> <p>Furthermore, a broad range of additional community and educational facilities are permitted in principle and open for consideration under this Land use zoning.</p> <p><u>Chief Executive's Recommendation</u></p> <p>Amend land use zoning map on lands measuring 2.1 hectare fronting onto Newbridge Road from 'A - Town Centre/Opportunity Site' designation to 'E(1) - Community and Education'.</p> <p>(See site outlined in red below)</p>	
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7b	<p>(b) to include two specific objectives as follows;</p> <p>(i) to facilitate the provision of an extended educational facilities to complement the existing education facilities in Kilcullen</p> <p>ii) to encourage and facilitate the delivery of housing options to meet the needs of older persons and support older persons to live independently in active retirement, where possible in accordance with HO A1 (Chapter 3).</p>	<p>Chief Executive’s Opinion</p> <p><u>Item (i) Educational facilities</u></p> <p>The Draft Settlement Plan currently includes the following objective: <i>ST KL27 Facilitate the improvement and expansion of educational, sports, recreational and cultural facilities for St. Brigid’s Primary School and the Cross and Passion College Secondary School.</i></p> <p>Chief Executive’s Recommendation. No further change recommended.</p>	<p>The Motion was Proposed by Cllr. T. O’Dwyer and Seconded by Cllr. S. Doyle.</p> <p>See Item 7A also.</p>

		<p>Chief Executive’s Opinion <u>Item (ii) Age-Friendly Housing</u></p> <p>ST KL30 of the plan aims to support the future development of this housing type, particularly in town centre locations or lands proximate to the town centre which can replicate the McAuley Place scheme in Naas. Age-friendly housing is permissible in Town Centre LUZO and is Open for Consideration in “Community and Education” LUZO.</p> <p>The Council seeks to support the delivery of age friendly housing schemes in accessible locations close to amenities. There are currently no immediate plans for the delivery of</p>	
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		<p>such provision in Kilcullen. Normally the delivery of such housing schemes particularly in Kildare has been through Approved Housing Bodies and private/local investment.</p> <hr/> <p><u>Chief Executive's Recommendation</u> Amend Objective ST KL30 as follows; Support the development of age friendly housing in Kilcullen, particularly on lands located within Town Centre or on '<i>E1: Community and Educational</i>' lands proximate to the town centre, subject to appropriate siting and design considerations. Proposals should recognise the best practise model and delivery of such services</p>	
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			for older persons at McAuley Place, Naas. Amend Table 2.2 – Small Towns Land Use Zoning Objectives, Volume 2 Kildare County Development Plan 2023-2029 to include the following Specialist Objective to ‘E – Community and Educational’ Land Use;
	Ref	Use	Land-Use Zoning Objectives
			and the landscaping of open space.
	E	Community and Educational	<p><u>To provide for community and educational facilities.</u></p> <p>This zoning objective provides for local, civic, religious, community and educational facilities, including but not limited to: healthcare, childcare, residential nursing homes, fire station, courthouse, schools and other community facilities, ancillary neighbourhood uses and services.</p> <p><i><u>Specific Objectives:</u></i></p> <p><i><u>E(1) Mart Site, Kilcullen Settlement Plan – These lands comprise 2.1ha and will support the development of Age Friendly Housing / specialist housing for older persons, subject to appropriate siting and design considerations.</u></i></p>
<p>Amend Table 2.4 – Small Towns – Land Use Zoning Matrix, Volume 2 Kildare County Development Plan 2023-2029 to include the following Land Use; <i>‘Age Friendly Housing’</i></p>			

Table 2.4 - Small Towns - Land Use Zoning Matrix

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

Item No	Motion: Cllr. Suzanne Doyle	
8	<p>Section V2 2.7.4 Education, Social and Community Infrastructure</p> <p>That a designated site in optimal location be identified and specifically zoned for delivery of step down & Nursing Home care of the elderly within the town.</p>	<p>Chief Executive’s Opinion</p> <p>The request for an additional objective is noted.</p> <p>Attention is drawn to Chapter 10 of the KCDP 2023-2029, specifically objective SC O36 which states that it is an objective of the Council to <i>“Provide for nursing homes in urban and appropriately located rural settings in the</i></p>
	<p>The Motion was Proposed by Cllr. S. Doyle and Seconded by Cllr. N. Heavey.</p> <p>It was agreed following discussions regarding Items 7A and 7B that the following new objective be inserted;</p> <p>E (2) Newbridge Road, Kilcullen Settlement Plan – These lands comprise 2.23 ha and have been identified to support the development of age friendly housing/special housing for</p>	

		<p><i>county and to site residential care facilities for older persons close to community and social facilities (e.g., shops, health services etc.) ensuring older persons can remain part of and contribute to existing communities....”</i></p> <p>The zoning for specific uses within sites, particularly nursing home facilities may be considered restrictive without an evidence-based assessment to support such an action. However, it should be noted that the plan seeks to support and provide opportunities for such schemes including age friendly and nursing/retirement homes services through the appropriate zoning that permits such development.</p>	<p>older persons and other specialist housing subject to appropriate siting and design considerations”.</p> <p>The proposed material alteration was agreed by the Members.</p>
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		<p>Nursing Homes is permitted in principle under A; Town Centre, B; Existing Residential, C; New Residential and E; Community and Education land use zoning objectives.</p> <p><u>Chief Executive's Recommendation</u> No change recommended.</p>	
9	<p>Proposed Material Alteration (CER Page 45)</p> <p>Section V2 2.7.4 Education, Social and Community Infrastructure</p> <p>Insert new objective and update reference order accordingly;</p> <p><i>ST KL XX Facilitate and support the provision of a new youth hub centre/suitable space at an appropriate and accessible town-centre location <u>benefitting from a suitable Land Use Zoning Objective (LUZO)</u>.</i></p> <p>NB: there will be consequential changes to numbering of objectives to reflect insertion / omission of objectives</p>		<p>On the Proposal of Cllr. T. O'Dwyer and Seconded by Cllr. R. Power the proposed material alteration was agreed by the Members</p>
Item No	Motion: Cllr. Tracey O'Dwyer		
10	<p>Section V2 2.7.4 Education, Social and Community Infrastructure</p>	<p><u>Chief Executive's Opinion</u></p>	<p>On the Proposal of Cllr. T. O'Dwyer and Seconded by Cllr.</p>

	<p>That a site for a Skate Park is identified within the existing F zoning within the lifetime of this town settlement plan.</p>	<p>Objective ST KL22 of the Draft Settlement Plan seeks to facilitate the provision of a BMX skateboarding park adjacent to the existing Kilcullen GAA pitches. While the Settlement Plan seeks to support such provision, it should be noted that the identification of locations for specific community facilities including their development is an operational matter for Kildare County Council and is outside the scope of this plan.</p> <p><u>Chief Executive's Recommendation</u> Amend objective as follows;</p> <p>ST KL22 Facilitate the provision of a BMX and Skateboarding Park on F: Open Space and</p>	<p>R. Power the proposed material alteration was agreed by the Members</p>
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		Amenity lands adjacent to the existing Kilcullen GAA Pitches (please refer to Maps attached) <i>or on appropriately zoned land.</i>	
Item No	Motion: Cllr. Tracey O'Dwyer		
11	<p>V2 2.7.4 Education, Social and Community Infrastructure</p> <p>That a footbridge across the River Liffey is explored as part of a Liffey Valley Linear Park in Kilcullen.</p>	<p>Chief Executive's Opinion</p> <p>Objective ST KL25 seeks to support and investigate the feasibility of constructing pedestrian bridges across the River Liffey in two locations subject to the necessary environmental assessments. It is also noteworthy that ST KL25 identifies a potential location for a pedestrian bridge at the Canoe Club which would entail a link to the Liffey Valley Trail/Walk.</p> <p>Chief Executive's Recommendation</p>	<p>On the Proposal of Cllr. T. O'Dwyer and Seconded by Cllr. R. Power the proposed material alteration was agreed by the Members</p>

		No change recommended.	
Item No	Motion: Cllr. Tracey O'Dwyer		
12	<p>V2 2.7.4 Education, Social and Community Infrastructure</p> <p>That it be an objective of this settlement plan to support the delivery of a cycleway along the proposed linear park with the installation of boardwalk style active travel bridge adjacent to the current Liffey vehicular bridge.</p>	<p>Chief Executive's Opinion</p> <p>Objective ST KL20 seeks to sensitively develop the riverside in the town, including the investigation of a high-quality cycling and pedestrian route along the existing route.</p> <p>Objective ST KL25 of the plan also seeks to support the construction of pedestrian bridges across the River Liffey at two points in the town, however the development of an active travel bridge and the design specification required would not be deemed suitable to the location and the sensitive landscape.</p>	<p>On the Proposal of Cllr. T. O'Dwyer and Seconded by Cllr. R. Power the proposed material alteration was agreed by the Members</p>

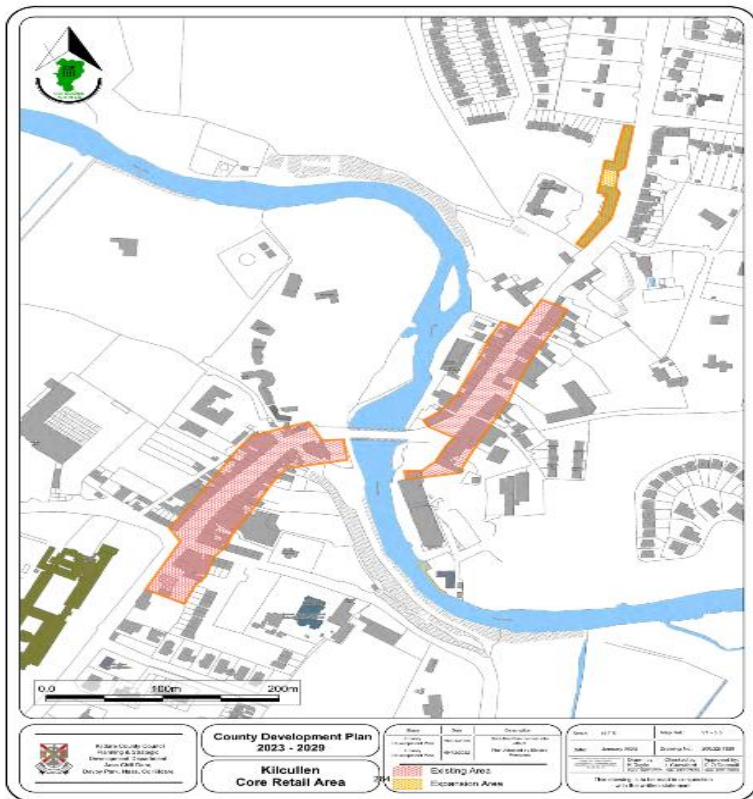
		<u>Chief Executive's Recommendation</u> No change recommended.	
Item No	Motion: Cllr. Suzanne Doyle		
13	V2 2.7.4 Education, Social and Community Infrastructure That an objective to deliver a community creche be included in order to inform future proposals that might support same, ideally co location with appropriate development.	<u>Chief Executive's Opinion</u> The KCDP 2023-2029 recognises the importance of childcare provision and includes a range of policy objectives to ensure alignment with local requirements and future growth. SC O79 seeks to ensure childcare provision is delivered in tandem with Phase 1 of any residential or commercial development and is fully operational prior to the occupation of any units. The plan including proposed material alterations aims to	The Motion was Proposed by Cllr. S. Doyle and Seconded by Cllr. R. Power. Cllr. S. Doyle accepted the Chief Executive's recommendation. The Members agreed and accepted the Chief Executive's recommendation.

		<p>provide appropriately zoned land that can facilitate such services if proposed.</p> <p>Future development proposals in the town must also comply with the relevant Ministerial Guidelines (Childcare Facilities Guidelines for Planning Authorities) which require the provision of 20 childcare places for every 75 dwellings. It should be noted that while the Council endeavour to support and facilitate, insofar as possible, future childcare provision, the delivery of such services is outside the remit of a land use plan and generally by private operators.</p> <p>Of note are policies SC P13 to “<i>support and facilitate the provision of good quality and</i></p>	
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		<p><i>accessible childcare facilities at suitable locations within the County in consultation with the Kildare County Childcare Committee” and objective SC O82 to “encourage community childcare facilities through social enterprise initiatives at appropriate locations throughout Kildare”.</i></p> <p>KCC are aware that a community crèche currently exists (collocated with the primary/secondary, community entre and playground) at the Newbridge Road.</p> <p><u>Chief Executive’s Recommendation</u> No change recommended</p>	
Item No	Motion: Cllr. Suzanne Doyle		

<p>14</p>	<p>V2 2.7.4 Education, Social and Community Infrastructure That provision of public amenity both passive and active be considered in terms of all appropriate development.</p>	<p><u>Chief Executive's Opinion</u> Chapter 15: Development Management Standards provides the basis for assessing and determining planning applications, including provision of open space for the purposes of passive and active recreation.</p> <p>The Kilcullen Settlement Plan provides a range of policy objectives relating to the provision of community and social infrastructure, including a range of active / passive recreation and mobility measures to enhance the town.</p> <p>LR O80 of the KCDP 2023-2029 seeks to provide or facilitate the development of suitable sites for appropriate</p>	<p>The Motion was Proposed by Cllr. S. Doyle and Seconded by Cllr. R. Power.</p> <p>Cllr. S. Doyle accepted the Chief Executive's recommendation.</p> <p>The Members agreed and accepted the Chief Executive's recommendation.</p>
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		<p>recreational and amenity use through this the Development Plan and the Development Management process in accordance with the relevant standards. LRO 81 also aims to ensure new developments are compatible with the availability and scale required to provide passive and active open spaces and recreational facilities to meet the needs of residents.</p> <p><u>Chief Executive's Recommendation</u> No change recommended</p>	
Item No.	Motion: Cllr. Tracey O'Dwyer		
15	<p>Section V2 2.7.7 Retail Development Include a specific objective to protect the Core Retail Area of Kilcullen as set out in Map Ref V1 8.5 and to ensure compliance with RET O52 (Reinforce the Main Street as the priority location for new retail development, with quality of design and integration/linkage within the existing urban form/layout being fundamental prerequisites).</p>	<p><u>Chief Executive's Opinion</u> The Kilcullen Settlement Plan and its policy objectives must conform to the policy framework outlined in</p>	<p>On the Proposal of Cllr. T. O'Dwyer and Seconded by Cllr. R. Power the proposed material alteration was agreed by the Members.</p>



the higher order plan which is the Kildare County Development Plan (KCDP). The KCDP identifies the Core Retail Area for Kilcullen which aims to concentrate and encourage retail activity to primary retail areas and main streets of a town where footfall is high. It is important to note, all future retail development proposals in the town must align to the specific objectives of the KCDP, including the higher order objectives and planning frameworks set out in the Regional Spatial & Economic Strategy (RSES) and the National Planning Framework (NPF).

Chief Executive's Recommendation

Insert new objective under Section V2 2.7.7

		<p>Retail Development as follows;</p> <p><i>To reinforce and support the Main Street and Core Retail Area (Footnote) of the town as the priority location for future retail development, ensuring quality of design and integration/linkage within the existing urban form/layout being fundamental pre-requisites.</i></p> <p><i>(Footnote) Kilcullen Core Retail area is defined in Map V1 – 8.5 in Chapter 8 Urban Centres & Retail, Kildare County Development Plan 2023-2029.</i></p>	
Item No	Motion: Cllr. Suzanne Doyle		
16	Section V2 2.7.7 Retail Development	Chief Executive's Opinion	On the Proposal of Cllr. T. O'Dwyer and Seconded by Cllr.

	<p>Kilcullen is exceptional in terms of its strength of town centre and vibrancy within the independent retail sector. That protecting the primacy of town centre and promotion and support of independent retail be a key objective of this plan and supported through appropriate and practical policies, principally addressing the issue of adequate car parking*, application of testing future development impact on primacy of town centre.</p>	<p>The Kilcullen Settlement Plan outlines a number of objectives which actively seek to strengthen the town’s centre vibrancy and retail offering recognising its uniqueness. The KCDP further identifies the Core Retail Area for Kilcullen which aims to concentrate and encourage retail activity to primary retail areas and main streets of a town where footfall is high.</p> <p>Objective ST KL84 of plan seeks to carry out a parking strategy for the town to investigate alternative parking solutions to support the town centre.</p> <p><u>Chief Executive’s Recommendation</u> Insert new objective under Section V2 2.7.7</p>	<p>R. Power the proposed material alteration was agreed by the Members.</p>
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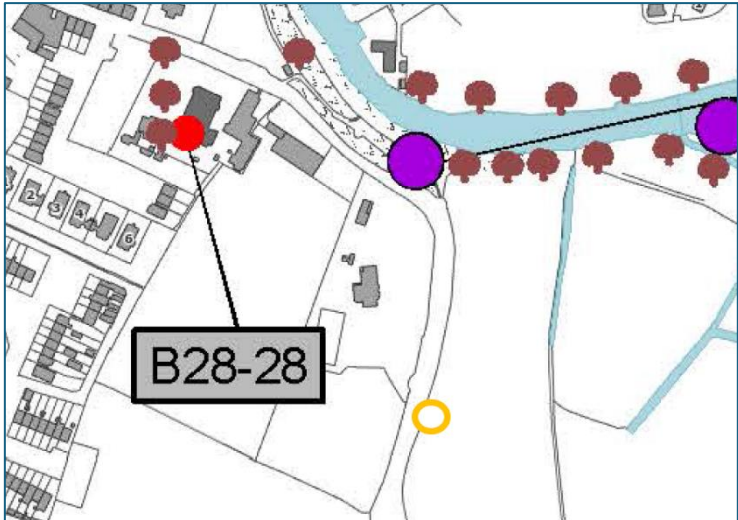
		<p>Retail Development as follows;</p> <p><i>To reinforce and support the Main Street and Core Retail Area (Footnote) of the town as the priority location for future retail development, ensuring quality of design and integration/linkage within the existing urban form/layout being fundamental pre-requisites.</i></p> <p><i>(Footnote) Kilcullen Core Retail area is defined in Map V1 – 8.5 in Chapter 8 Urban Centres & Retail, Kildare County Development Plan 2023-2029.</i></p>	
Item No	Motion: Cllr. Suzanne Doyle		
17	Section V2 2.7.7 Retail Development	<u>Chief Executive’s Opinion</u>	On the Proposal of Cllr. T. O’Dwyer and Seconded by Cllr.

	<p>That the plan acknowledges the cultural and community benefits of independent retail for town of Kilcullen.</p> <p>New Objective;</p> <p>Recognising the dominance of independent retail within Kilcullen town centre and the value of this aspect from both a commercial and community perspective, giving a unique sense of place and identify to town with many of the propositions being heritage in nature, Saddlers, butchers etc and an intrinsic part of town's identity, that independent retail development be supported in order that it remain the dominant profile of retail offering within the town, therefore all proposals for franchise/ chain development be considered with regard to their potential impact on this dynamic.</p>	<p>The request to include a new objective is noted.</p> <p>The plan seeks to ensure local retailing particularly town centre activity is protected as a core function for Kilcullen. Under the KCDP and County Retail Hierarchy, Kilcullen is designated as Level 3 in the strategic framework which has the capability to provide large scale convenience and middle order comparison stores. The policies of the KCDP (RET 002 & RET O54) seek to focus new retail development into the Core Retail Area, where the opening of further space outside the town centre has the potential to alter the dynamic of the town and its vibrancy.</p>	<p>R. Power the proposed material alteration was agreed by the Members.</p>
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		<p>Chief Executive's Recommendation</p> <p>Insert new objective under Section V2 2.7.7 Retail Development as follows;</p> <p><i>To recognise and support the continued operation of independent retailers within Kilcullen Town Centre and to acknowledge the value of this aspect of retail provision including saddlers, butchers etc as an intrinsic part of town's identity.</i></p>	
18	<p>Proposed Material Alteration (CER Page 27)</p> <p>Section V2 2.7.10 Surface Water Drainage and Flood Alleviation</p> <p>Amend Objective ST KL48 as follows;</p> <p>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.</p>	<p>On the Proposal of Cllr. T. O'Dwyer and Seconded by Cllr. R. Power the proposed material alteration was agreed by the Members.</p>	

	<i>ST KL48 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>		
19	<p>Proposed Material Alteration (CER Page 30)</p> <p>V2. 2.7.10 Surface Water Drainage and Flood Alleviation Insert new objective as follows; <i>ST KLXX Collaborate and support Uisce Éireann and other inter agency service departments with the preparation and implementation of future Storm Water Separation Programs / Drainage Area Plans for Kilcullen where feasible.</i></p> <p>NB: there will be consequential changes to numbering of objectives to reflect insertion / omission of objectives.</p>		On the Proposal of Cllr. T. O’Dwyer and Seconded by Cllr. R. Power the proposed material alteration was agreed by the Members.
Item No	Motion: Cllr. Tracey O’Dwyer		
20	<p>V2 2.7.12 Architectural and Archaeological To amend ST KL52 as follows; investigate To start the process of the designation of an Architectural Conservation Area (ACA) to protect the historic urban core of Kilcullen 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.</p>	<p>Chief Executive’s Opinion The request to amend the objective are noted. The Council recognise the importance of such designation, its historic heritage and the importance to the town’s character. However, the designation of an ACA is a statutory process</p>	On the Proposal of Cllr. T. O’Dwyer and Seconded by Cllr. R. Power the proposed material alteration was agreed by the Members.

		<p>which is required to be accompanied by a detailed expert analysis including (not limited to) a series of assessments, recordings and mapping to identify areas of particular architectural interest.</p> <p><u>Chief Executive's Recommendation</u> Amend objective ST KL52 as follows; investigate <i>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,</i> and to resist the demolition of and conserve/enhance buildings of significance identified through the NIAH in advance of any ACA designation <i>within</i></p>	
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		<i>twelve months of the adoption of this plan.</i>	
21	<p>Proposed Material Alteration (CER Page 49)</p> <p>Section V2 2.7.13 Natural Heritage Amend Objective ST KL53 as follows; STKL53 (xii) Mature Beech Tree on the New Abbey Road (R413) adjacent River Lodge House (See Heritage Map for Location)</p> <p>Note: Update Map V2A-6 (Natural and Built Heritage) as follows (Proposed inclusion outlined in yellow);</p> 		On the Proposal of Cllr. T. O’Dwyer and Seconded by Cllr. R. Power the proposed material alteration was agreed by the Members.
22	<p>Proposed Material Alteration (CER Page 36)</p> <p>Section V2. 2.7.15 Movement and Transport <i>Insert new objective as follows;</i></p>		On the Proposal of Cllr. T. O’Dwyer and Seconded by Cllr. R. Power the proposed material

	<p><i>ST KLXX 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></p> <p>NB: there will be consequential changes to numbering of objectives to reflect insertion / omission of objectives.</p>	<p>alteration was agreed by the Members.</p>	
<p>Item No</p>	<p>Motion: Cllr. Tracey O'Dwyer</p>		
<p>23</p>	<p>Section V2. 2.7.15 Movement and Transport Amend ST KL83 of the Draft Settlement Plan as follows to include (additional text in red); 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.</p>	<p><u>Chief Executive's Opinion</u> The plan aims to support such a bus service facility/infrastructure; however the eventual delivery of such public transport infrastructure is a matter for Roads and Transportation Department in KCC in partnership with the National Transport Authority (NTA) who oversee public transport services and fund infrastructure improvements.</p>	<p>The Motion was Proposed by Cllr. T. O'Dwyer and Seconded by Cllr. I. Keatley.</p> <p>Cllr. T. O'Dwyer asked if an amendment could be inserted to state that "Identify a suitable location to facilitate bus turning within 12 months". Ms. Granville advised that KCC did not want to pre-empt route discussions but could insert "work with the NTA" to ST KL83.</p> <p>The amended proposed material alteration was agreed by the Members.</p>

		<p>However, an amendment to ST KL 83 to include a range of sites is agreed.</p> <p><u>Chief Executive's Recommendation</u> Amend ST KL83 "Identify a suitable location to facilitate a bus turning point in the town that can support existing Local Link and public transport service providers. <i>Locations such as business campus north and south of the town should be considered.</i></p>	
Item No	Motion: Cllr. Tracey O'Dwyer		
24	<p>Section V2. 2.7.15 Movement and Transport Throughout this entire town settlement plan the need for an ABTA comes through both in submissions from the public and in responses from CE, the data required to support a ring road, off street parking is lacking in the absence of a Transport Plan and for that reason I would ask that the process be commenced to compile a Kilcullen Specific Transport Plan within 12 months of this plan being adapted.</p>	<p><u>Chief Executive's Opinion</u> Data required to support the delivery of a ring road or off street parking are not the sole outputs of an ABTA or Local Transport Plan.</p>	<p>The Motion was Proposed by Cllr. T. O'Dwyer and Seconded by Cllr. E. Sammon.</p> <p>Cllr. T. O'Dwyer suggested advised that Kilcullen warrants a traffic plan. Ms. Granville advised the Members that the Kilcullen</p>

		<p>While the Council acknowledges the issues raised in submissions relating to traffic congestion, parking provision and the requirement for a relief road, the Settlement Plan makes provision for a number of objectives (<i>Section V2 2.7.15 Movement and Transport</i>) which aim to alleviate existing pressures and support sustainable parking solutions in the town, the inference that the need for an ABTA comes through the entire settlement plan is refuted. It should be noted that the issue of the preparation of an ABTA or LTP was not raised by the Office of the Planning Regulator, TII or NTA, and therefore having regard to the current population,</p>	<p>Settlement Plan was tested against the requirements for an ABTA and the zonings did not trigger a specific requirement in terms of the projected population growth and additional housing and job creation in the plan.</p> <p>Ms. Granville proposed that the following new objective to the Members; STKL90 – To prepare all necessary evidence based assessments in advance of progressing item ‘y’ in table 5.4</p> <p>The proposed material alteration was agreed by the Members.</p>
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		<p>projected growth, the scale/layout of the town and locations for future growth, it is not considered necessary to prepare an ABTA or Local Transport Plan (LTP).</p> <p><u>Chief Executive's Recommendation</u> No change recommended.</p>	
25	<p>Proposed Material Alteration (CER Page 54)</p> <p>Section V2. 2.7.15 Movement and Transport <i>Insert new objective as follows:</i> <i>ST KLXX Support the provision of charging infrastructure for electric vehicles (EVs) on public and private land in accordance with County Development Plan standards.</i></p> <p>Note: there will be consequential changes to numbering of objectives to reflect insertion / omission of objectives.</p>		<p>On the Proposal of Cllr. T. O'Dwyer and Seconded by Cllr. R. Power the proposed material alteration was agreed by the Members.</p>
Item No	Motion: Cllr. Tracey O'Dwyer		
26	<p>Section V2. 2.7.15 Movement and Transport That it be an objective of this plan to condition and support the introduction of a pit road in conjunction with Kilsaran in the event of future Kilsaran pit applications.</p>	<p><u>Chief Executive's Opinion</u> Policy RD P8 of the KCDP 2023-2029 states that it is the policy of the Council to "<i>Support and</i></p>	<p>The Motion was proposed by Cllr. T. O'Dwyer and Seconded by Cllr. I. Keatley.</p> <p>Cllr. T. O'Dwyer confirmed that she was happy to accept the</p>

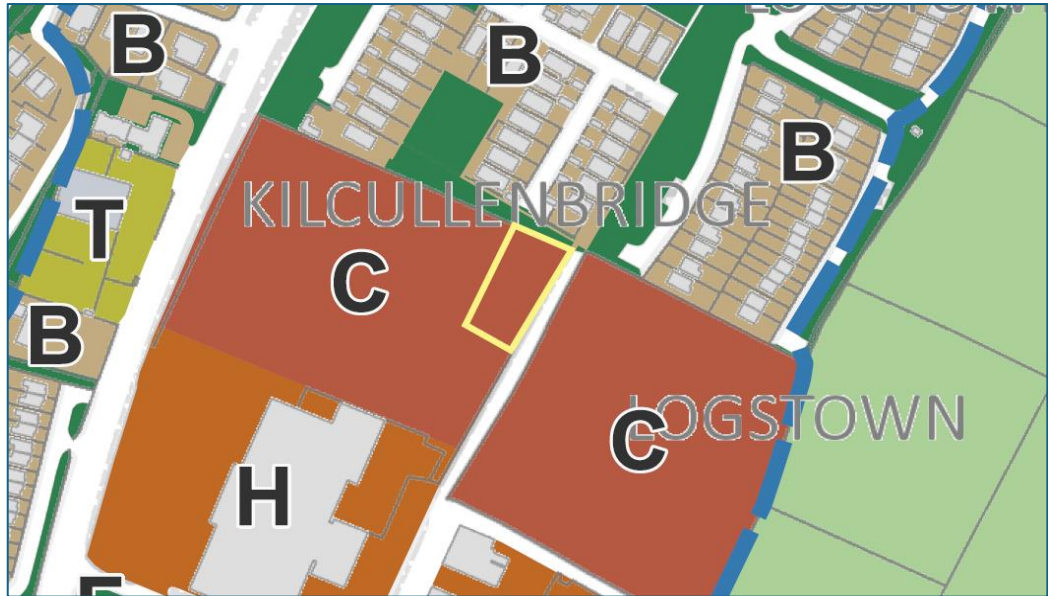
		<p><i>manage the appropriate future development of Kildare’s natural aggregate resources in appropriate locations to ensure adequate supplies are available to meet the future needs of the county and the region in line with the principles of sustainable development and environmental management and to require operators to appropriately manage extraction sites when extraction has ceased”</i>. The KCDP also includes a series of robust objectives relating to the regulation of quarrying activity.</p> <p>In this regard, all future development proposals within these sites will be accessed and subject to KCDP policy including the relevant ministerial</p>	<p>Chief Executive’s recommendation.</p> <p>The Members agreed and accepted the Chief Executive’s recommendation.</p>
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		<p>guidelines (Quarries and Ancillary Activities, Guidelines for Planning Authorities).</p> <p>The proposal to “condition” the introduction of a specific pit road on a single quarry operator as part of future applications is outside the remit of a land use plan, however, may be considered through the development management process.</p> <p><u>Chief Executive’s Recommendation</u> No change recommended.</p>	
Item No	Motion: Cllr. Suzanne Doyle		
27	<p>Section V2. 2.7.15 Movement and Transport That a study to determine appropriate supply of parking to support town centre commercial sustainability be completed and approved by MD, within 6 months of adoption of plan and that space to meet this need is identified and delivered within the lifetime of plan. This study should have regard to the age</p>	<p><u>Chief Executive’s Opinion</u> Whilst the plan recognises the existing issue in respect of accessible parking, the</p>	<p>The Motion was Proposed by Cllr. S. Doyle and Seconded by Cllr. B. Caldwell.</p> <p>Cllr. S. Doyle advised of the importance of identifying a new</p>

	<p>demographic of town, the broad hinterland it supports and the limited access to public transport within the town. That the study also identifies a measure that can be applied to determine the ratio of parking need as retail space fluctuates.</p>	<p>carrying out of such an objective and study within the timeframe outlined is unrealistic and subject to department priorities and funding allocation which is outside the plans scope. It must be noted, retail development must comply with parking standards set out within the policy of the KCDP including the relevant ministerial guidelines.</p> <p>Objective ST KL84 of the plan seeks “to consider <i>alternative town centre parking solutions and investigate the feasibility of such proposals with the preparation of a parking strategy for the town</i>”.</p> <p>The details of this study will be subject to agreement of the Roads</p>	<p>site for car parking having regard to the primacy of town centre and to investigate what is required to capture the huge demand from the hinterland. Cllr. S. Doyle suggested that a statement or conditioning on development might deliver the car parking spaces required.</p> <p>Ms. Granville proposed the following amendment to STK15 ; <i>To require the preparation of a town centre car parking strategy to demonstrate that sufficient car parking provision is made on site or at alternative locations in the town to protect the primacy of the town centre.</i></p> <p>This was accepted by Cllr. S. Doyle.</p> <p>The proposed material alteration was agreed by the Members.</p>
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		and Transportation Dept. Chief Executive's Recommendation No change recommended.	
Item No	Motion: Cllr. Suzanne Doyle		
28	<p>Section V2. 2.7.15 Movement and Transport</p> <p>That a route be identified and protected for the future delivery of relief road or alternate route that will address traffic congestion within town.</p>	<p>Chief Executive's Opinion</p> <p>Objective ST KL77 of the plan seeks to examine the route needed for a relief road, whilst also protecting this preferred route free from development.</p> <p>The examination of the business case for such a project proposal is an essential first step that would need to be demonstrated prior to the identification and protection of a relief road corridor for delivery.</p>	<p>On the Proposal of Cllr. T. O'Dwyer and Seconded by Cllr. R. Power the proposed material alteration was agreed by the Members.</p>

		Chief Executive's Recommendation No change recommended.	
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Proposed Material Alterations to Map V2A – 1 : Land Use Zoning		
Item No.	Chief Executive's Proposed Material Alteration	
29	<p>Proposed Material Alteration (CER Page 57) Amend land use zoning on lands measuring 0.17 hectares, from 'C(5) New Residential' to 'F – Open Space and Amenity' (see area highlighted in yellow on map below) as follow;</p> 	<p>On the Proposal of Cllr. T. O'Dwyer and Seconded by Cllr. R. Power the proposed material alteration was agreed by the Members.</p>

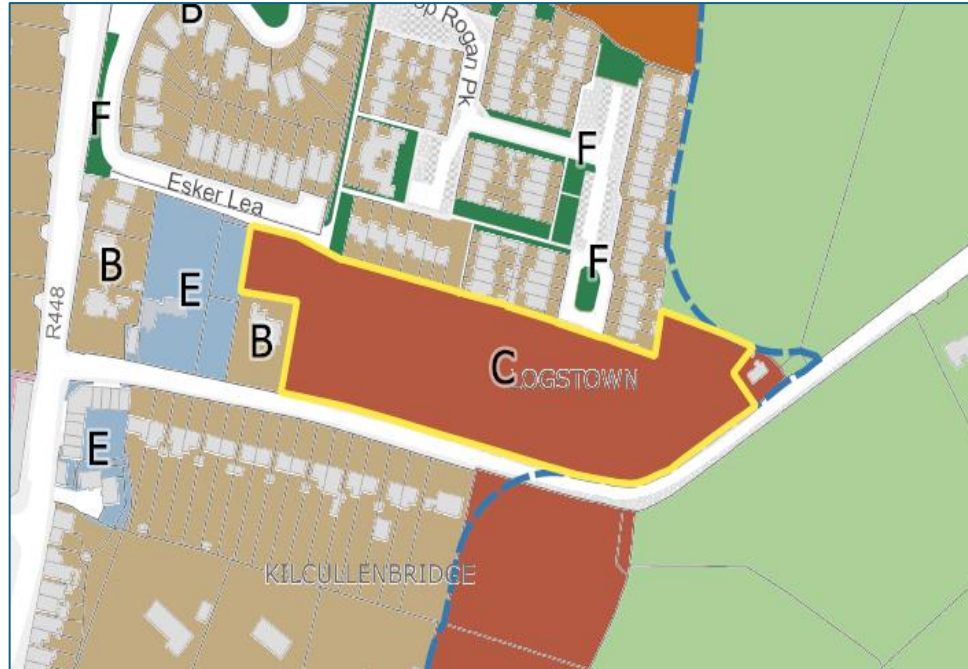
	<p>Note: The proposed amendment will require consequential amendments to Table 2.7 of the Proposed Variation.</p>	
<p>30</p>	<p>Proposed Material Alteration (CER Page 58) C(4) Zoning – Logstown Road South Amend land use zoning of lands measuring 1.91 hectares, from ‘C (4) New Residential’ to ‘I – Agriculture’</p>  <p>Note: The proposed amendment will require consequential amendments to Table 2.7 of the Proposed Variation.</p>	<p>On the Proposal of Cllr. T. O’Dwyer and Seconded by Cllr. R. Power the proposed material alteration was agreed by the Members.</p>

31

Proposed Material Alteration (CER Page 50)

C(2) Zoning – Logstown Road North

Amend land use zoning of land measuring 1.48 hectares, amend from ‘C(2) New Residential’ to ‘F – Open Space & Amenity’.



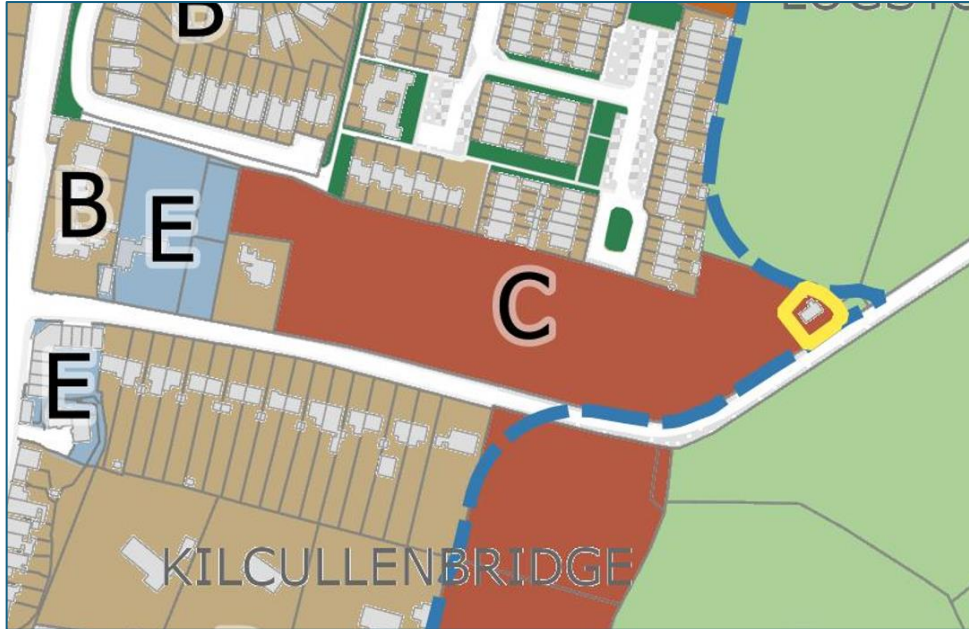
Note: The proposed amendment will require consequential amendments to Table 2.7 of the Proposed Variation.

32

Proposed Material Alteration (CER Page 51)

C(2) Zoning – Logstown Road North

Amend land use zoning of lands measuring 0.04 hectares, amend from ‘C (2) New Residential’ to ‘I – Agriculture’.




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

Proposed Material Alteration (CER Page 62)**SS Zoning – New Abbey Road**

Amend zoning on Lands Measuring 0.1 hectares, from ‘SS Service Sites’ to ‘F – Open Space and Amenity’ (see area highlighted in yellow on map below)



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

Item No	Motion: Cllr. Tracey O'Dwyer		
34	<p>That the land at Conroy Park's playground be zoned F Open Space and Amenity</p> 	<p>Chief Executive's Opinion Agreed. It should be noted that the zoning change proposed through this motion is addressed under Item 33 and Proposed Material Alteration from the Chief Executives Report.</p> <p>Chief Executive's Recommendation No change recommended.</p>	<p>On the Proposal of Cllr. T. O'Dwyer and Seconded by Cllr. R. Power the proposed material alteration was agreed by the Members.</p>



Proposed Material Alteration (CER Page 61)**SS Zoning – New Abbey Road**

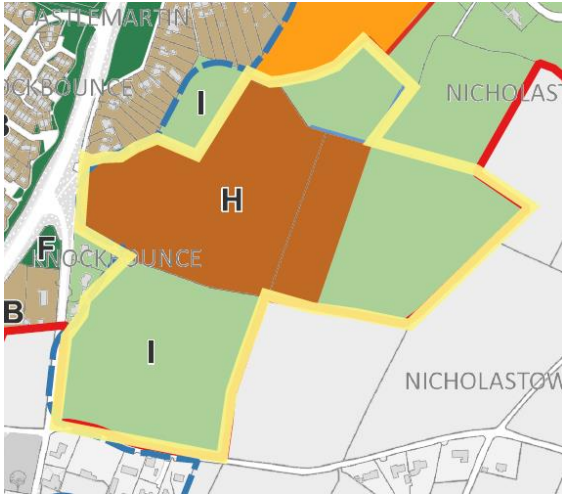
Amend zoning on Lands Measuring 4.3 hectares, from 'SS Service Sites' to 'C – New Residential' (see area highlighted in yellow on map below).

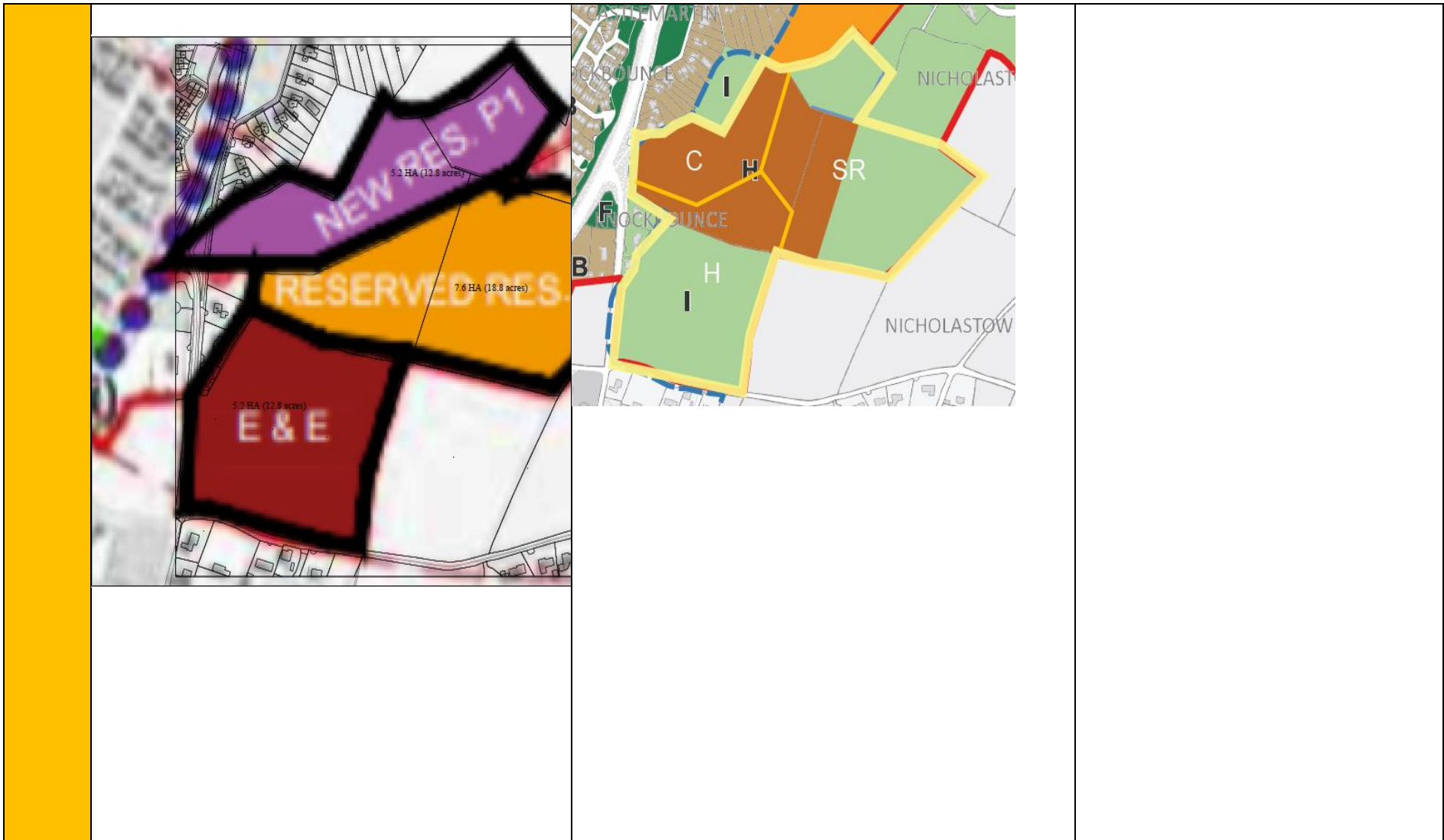


Note: The proposed amendment will require consequential amendments to Table 2.7 of the Proposed Variation.

Item No	Motion: Cllr. Tracey O’Dwyer		
36	<p>Chapter 5 of the County Development Plan, Objective TM O66 secure the implementation of the priority road and bridge projects and the regional roads identified for improvement, included Kilcullen in the table.</p> <p>To deliver this objective of the CDP, that following amendments be made:</p> <ol style="list-style-type: none"> 1. That residential zoning be removed from the following three locations at Logstown [Site 1(C), Site 2 and Site 3]; 2. With site 2 zoned F Open Space and Amenity 	<p>Chief Executive’s Opinion</p> <p>The motion and specific points outlined are noted.</p> <p><u>Site 1 (C – New Residential)</u> identified on map (Figure 1) is not directly related to the delivery of TM O66. The subject site was selected as an optimal location for future residential development for a number of pertinent factors. The site is within the CSO Built-Up Area boundary ^{footnote} which promotes the compact growth and sequential development of the town offering an excellent infill opportunity.</p> <p>In respect of <u>Site 2</u> identified in Figure 1, <u>see Item 31</u> and Proposed Material Alteration 12 of the CE report dated 17th December 2024.</p> <p>In respect of <u>Site 3</u> identified in Figure 1, <u>see Item 30</u> and Proposed Material Alteration 11 of the CE Report dated 17th December 2024.</p> <p>Chief Executive’s Recommendation</p>	<p>The Motion was Proposed by Cllr. T. O’Dwyer and Seconded by Cllr. E. Sammon.</p> <p>Cllr. T. O’Dwyer agreed with and accepted the Chief Executive’s recommendation.</p> <p>The Members agreed and accepted the Chief Executive’s recommendation.</p>

		<p>No amendment necessary in relation to Sites 2 and 3.</p> <p>Amend Land Use Zoning for Site 1C measuring 1.97ha, from 'C (4) New Residential' to 'I – Agriculture'.</p>  <p>Note: The proposed amendment will require consequential amendments to Table 2.7 of the Proposed Variation. Site 1C to</p>	
<p>36 (B)</p>	<p>1. That the proposed Industry and Warehouse site to the South of the town be moved to further south as indicated in map below, nearest the motorway which would also allow the provision of a buffer</p>	<p>In respect of point 1. and the relocation for of the proposed 'H - Industry and Warehousing' Zoning to lands further south are noted. Relocating this use to the identified lands is not suitable as it stands due to its only access from a rural minor road.</p>	<p>The Motion was proposed by Cllr. T. O'Dwyer and Seconded by Cllr. F. Brett.</p> <p>Cllr. T. O'Dwyer agreed with and accepted by Chief Executive's recommendation.</p>

	<p>area between residential and warehousing and provide the same area of industry and warehouse</p> <ol style="list-style-type: none"> 2. Zone a portion of the lands to the north of the industrial land New Residential with a section of this land identified as Strategic Residential Reserve (Nicholastown) to support the objective of a route for a Ringroad through these lands 3. Provide for the inclusion of an element of the ring road to be delivered prior to deliver of new residential in this location 	<p>Chief Executive’s Recommendation Amend Land Use Zoning map to replace ‘H - Industry and Warehousing’ and surrounding ‘I – Agriculture’ lands with the following as indicated on map below;</p>  <p>C – New Residential – 1.97ha H – Industry and Warehousing – 7.0ha SR – Strategic Reserve – 7.89ha</p>	<p>The Members agreed and accepted the Chief Executive’s recommendation.</p>
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Minutes of Special Meeting of Kildare County Council to consider Chief Executive's Report on Submissions/Observations and Meetings Report on Motions to Proposed Variation (No. 1): Kilcullen Settlement Plan of the Kildare County Development Plan 2023-2029

		<p>Notes: The proposed amendments will require consequential amendments to Table 2.7 of the Proposed Variation.</p> <p>The proposed amendments will also require consequential amendment to Table 2.4 – Small Towns – Land Use Zoning Matrix in Volume 2, Kildare County Development Plan 2023-2029.</p> <p>Amend Objective ST KL77 as follows; <i>(iv) It is a requirement that Site C(2) New Abbey Road and Site C(4) Nicholastown New residential site are connected by a new street corridor that integrates these two developments. The new street corridor may form part of a wider relief road in the future, should this project be supported by a business case. The street corridor will reflect the indicative relief road route identified as far as practical (see Map v2A-3) and connect R448 to R413. The new street will be delivered by developments along the corridor.</i></p>	
Item No	Motion: Cllr. Tracey O’Dwyer		
37	That this plan include the provision of a serviced site to the north of the town at Brownstown. These lands were previously zoned for low density residential	<p>Chief Executive’s Opinion</p> <p>The contention that there are high refusal rates on rural planning permissions in areas including Brannockstown, Grange more, Old</p>	The Motion was Proposed by Cllr. T. O’Dwyer and Seconded by Cllr. E. Sammon.

development in 2008 with an objective to provide a new road through the lands and a designated community recreation area within the site. Given the high refusal rate on rural planning permissions in the Brannockstown, Grangemore, Old Kilcullen, Yellowbog, Melon Hill the objective to designate a serviced site would meet the planning need for surrounding rural villages.



Kilcullen, Yellowbog, Melon Hill is unsubstantiated.

It is an objective of the Council under HO P22 to promote and facilitate the provision of sustainable alternatives to one-off housing through service sites. Objective HO O55 of the KCDP 2023-2029 and the County Kildare Service Sites Scheme adopted by KCC in May 2023 requires that proposals for Serviced Sites provide for small-scale housing developments (no more than 10 units per hectare) a site of the scale identified is not required.

It should be noted that lands have been designated for serviced sites in nearby settlements such as Athgarvan, Calverstown and Twomilehouse.

Chief Executive's Recommendation

No change recommended.

Cllr. T. O'Dwyer advised that she did not accept the Chief Executive's recommendation advising that Kilcullen doesn't have serviced sites and referred to the high refusal rates of planning permissions in Brannockstown, Two Mile House and Yellowbog.

Cllr. I. Keatley supported the motion advising that local people are locked out of the market and it is very important to have serviced sites.


Cllr. C. Pender supported the motion.

Cllr. Moore expressed concern regarding an "all or nothing" approach.

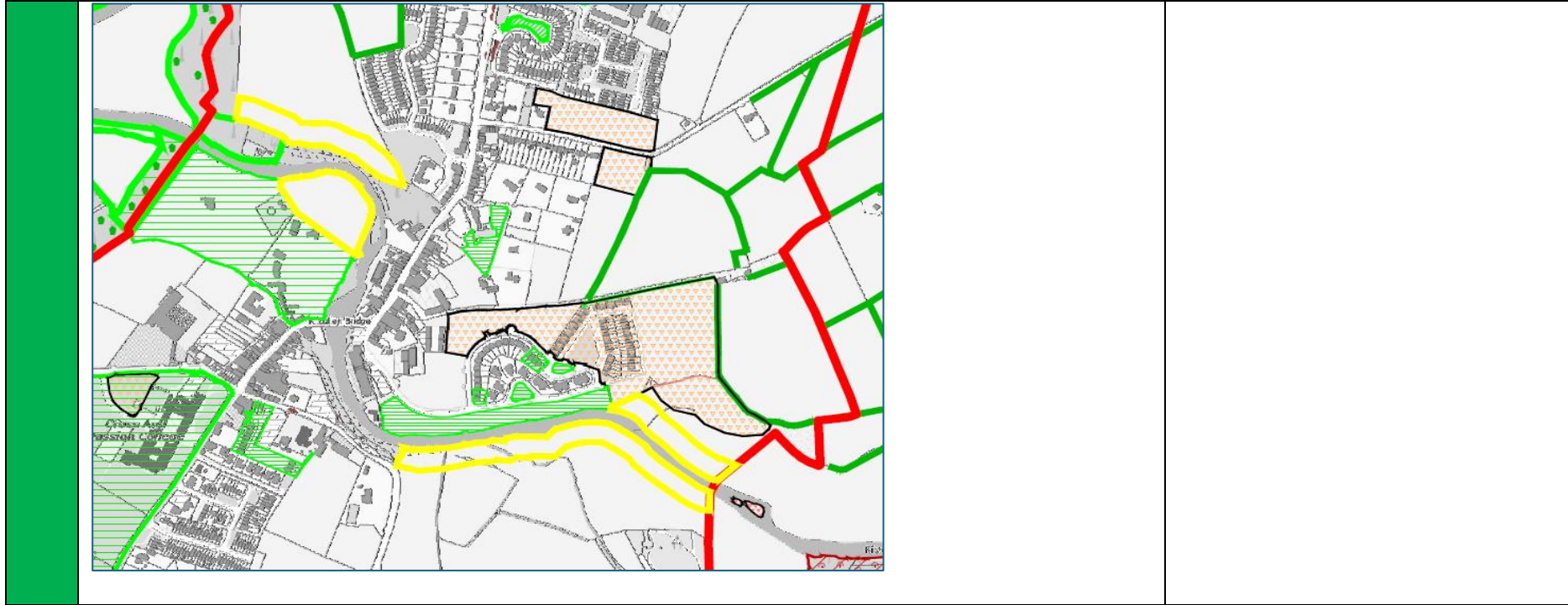
Cllr. R. Power supported the provision of serviced sites in every town and village.

Ms. Granville reminded the Members of the Serviced Site Scheme, which was adopted by

			<p>the Members, limits the provision to serviced sites to 10 units per hectare.</p> <p>The Members voted on the CE recommendation; 0 Members in Favour of CE recommendation</p> <p>25 Members against the CE recommendation</p> <p>2 Members abstained</p>
Item No	Motion: Cllr. Suzanne Doyle		
38	That a designated site in optimal location be identified and specifically zoned for delivery of serviced sites.	<p>Chief Executive's Opinion See Item 37 and recommendation outlined.</p> <p>Chief Executive's Recommendation No change recommended.</p>	Item 38 has fallen as a result of the outcome of Item 37.
Item No	Motion: Cllr. Tracey O'Dwyer		
39	On Map V2A-1 amend to Open space and amenity to support potential future development of Kilcullen Tennis Club	<p>Chief Executive's Opinion Agreed. It should be noted that a land use zoning change is proposed under Item 31 and</p>	On the Proposal of Cllr. T. O'Dwyer and Seconded by Cllr. R. Power the proposed material

	<p>should the need arise.</p> 	<p>Proposed Material Alteration from the Chief Executives Report.</p> <p>Chief Executive's Recommendation No further change recommended.</p>	<p>alteration was agreed by the Members.</p>
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Proposed Material Alterations to Map V2A – 5: Green Infrastructure		
Item No.	Chief Executive's Proposed Material Alteration	
40	<p>Proposed Material Alteration (CER Page 26) 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>	<p>On the Proposal of Cllr. T. O'Dwyer and Seconded by Cllr. R. Power the proposed material alteration was agreed by the Members.</p>



Minutes of Special Meeting of Kildare County Council to consider Chief Executive's Report on Submissions/Observations and Meetings Report on Motions to Proposed Variation (No. 1): Kilcullen Settlement Plan of the Kildare County Development Plan 2023-2029

Chief Executive’s Proposed Material Alterations

Item No. 41 below outlines an additional Chief Executive’s Proposed Material Alteration that was not included in the Chief Executives Report on Submissions/Observations Received to *Variation No.1 to the Kildare County Development Plan 2023-2029: the Draft Kilcullen Settlement Plan published on 17th December 2024.*

Item No.	Chief Executive’s Proposed Material Alteration	
41	<p>Proposed Material Alteration (Chief Executive) Market Square Amend zoning of lands Measuring 1.48 hectares from ‘A – Town Centre’ to ‘F – Open Space & Amenity’ (see area highlighted in yellow on map below).</p> 	<p>On the Proposal of Cllr. T. O’Dwyer and Seconded by Cllr. R. Power the proposed material alteration was agreed by the Members.</p>

List of Non-Material Changes for Noting

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

<p>Volume 1: Written Statement, Kildare County Development Plan 2023 - 2029</p> <p>Item A</p> <p><u>Chapter 5, Sustainability Mobility & Transport</u></p> <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, based on the ABTA process commensurate to their scale and complexity, to support their settlement plans and objectives / actions. Transport and mobility strategies will be developed to provide a framework for the movement of pedestrians, cyclists, public transport services and private vehicles which are aligned with the hierarchy of users and modal shift targets set out in this Plan. Transport and mobility strategies will include measures for pedestrian, cycle, public transport infrastructure and services, road / street corridor enhancement, demand management and freight management. LTPs/ ABTA's/Transport and Mobility Strategies, will be prepared in accordance with appropriate national guidelines, such as the ABTA 'How to Guide', Pilot Methodology (September, 2021) and the Area Based Transport Assessment Advice Note (December, 2018) published by NTA / TII.</p> <p>Volume 2A: Kilcullen Settlement Plan</p> <p>Item B</p>	<p>On the Proposal of Cllr. P. McEvoy and Seconded by Cllr. T. O'Dwyer the non-material changes were agreed by the Members.</p>
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Section V2 2.7.2 Regeneration/Public Realm

Amend Objective ST KL11, as follows;

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

Item C

Section V2 2.7.3 Tourism Development

Amend Objective ST KL17 as follows;

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

List of Typographical Errors

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

Section 1 – Context

Typographical Error No. 1

Section 1 – First Line

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

Section 1.1 – Settlement Overview

Typographical Error No. 2

Natural Heritage – First Line

The †River Liffey flows through the town of Kilcullen.

Section 2.2 – Future Population and Housing Targets

Typographical Error No. 3

Fifth Line

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

Typographical Error No. 4

Eight Line

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

Typographical Error No. 5

Section 2.6 – Tiered Approach to Land Zoning

Sixth Line

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

Section V2 2.7.7 – Retail Development

Typographical Error No. 6

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

Section V2 2.7.10 – Surface Water Drainage and Flood Alleviation

Typographical Error No. 7

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

Section V2 2.7.13 –Natural Heritage

Typographical Error No. 8

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

On the Proposal of Cllr. P. McEvoy and Seconded by Cllr. T. O’Dwyer the non-material changes were agreed by the Members.

Mr. Conlon referred the Members to pages 44 and 45 of the Meeting Report wherein it was reported that there were a list of non-material changes for Noting. Mr. Conlon further referred the Members to page 46 of the Meeting Report wherein reference was made to a List of Typographical Errors. Mr. Conlon requested that the Members agree to these non-material changes to the Proposed Variation (No. 1): Kilcullen Settlement Plan of the Kildare County Development Plan 2023-2029. On the Proposal of Cllr. P. McEvoy and Seconded by Cllr. T. O'Dwyer the non-material changes were agreed by the Members.

Cllr. Tracey O'Dwyer thanked the Planning Department for their work on the Kilcullen Settlement Plan. Cllr. T. O'Dwyer advised that the plan will serve Kilcullen into the future. The aim was to ensure land was secured for education and available for Age Friendly Accommodation, to deliver a skate park and to create a footbridge over the River Liffey and that it be an objective to deliver a cycleway along the river with the installation of a boardwalk style active travel bridge. Also, to protect the heritage of the main street and to commence the process to designate Kilcullen an Architectural Conservation Area. Cllr. T. O'Dwyer commented that Kilcullen is a lovely town to live in.

Mr. Dunney thanked all the Members and the Planning Department for their work on the Plan.

Mr. Conlon advised the Members that following consideration of the Proposed Variation (No. 1): Kilcullen Settlement Plan of the Kildare County Development Plan 2023-2029 and the Chief Executive's Report on submissions/observations at a Special Meeting of Kildare County Council held on 27th January 2025, as agreed and as further amended by resolutions, that the Material Alterations to the Proposed Variation (No. 1) to be placed on public display in accordance with Section 20 of the Planning and Development Act 2000 (as amended).

On the proposal from Cllr. Tracey O'Dwyer and seconded by Cllr. R. Power and agreed by the Members the Material Alterations to the Proposed Variation (No.1) will be placed on public display in accordance with Section 20 of the Planning and Development Act 2000 (as amended).

The Cathaoirleach thanked the Members and the Planning Department for all their work and noted that this was the first of many Proposed Variations.

Mr. Conlon thanked the Members and the Planning Department.

This concluded the business of the meeting.