

**Minutes of Special Meeting of Kildare County Council
Held on Monday 26th of January 2026 at 9.30a.m.
in the Council Chamber, Áras Chill Dara, Devoy Park, Naas, Co. Kildare**

Members Present: Cllr. Carmel Kelly (Cathaoirleach), Cllr. Pat Balfe, Cllr. Veralouise Behan, Cllr. Aoife Breslin, Cllr. Fintan Brett, Cllr. Bernard Caldwell, Cllr. Noel Connolly, Cllr. Brian Dooley, Cllr. Suzanne Doyle, Cllr. Kevin Duffy, Cllr. Ger Dunne, Cllr. Tim Durkan, Cllr. William Durkan, Cllr. Angela Feeney, Cllr. Daragh Fitzpatrick, Cllr. Rupert Heather, Cllr. Noel Heavey, Cllr. Ivan Keatley, Cllr. Nuala Killeen, Cllr. Mark Leigh. Cllr. Tom McDonnell, Cllr. Pádraig McEvoy, Cllr. Seamie Moore, Cllr. Paula Mulroe, Cllr. Peggy O'Dwyer, Cllr. Tracey O'Dwyer, Cllr. Brian O'Loughlin, Cllr. Claire O'Rourke, Cllr. Chris Pender, Cllr. Donna Phelan, Cllr. Robert Power, Cllr. Declan Ryan, Cllr. Evie Sammon, Cllr. David Trost, Cllr. Paul Ward, Cllr. Brendan Wyse.

Apologies/Absent: Cllr. Anne Breen, Cllr. Paul Brooks, Cllr. Bill Clear, Cllr. Peter Melrose

Officials Present: Alan Dunney - Director of Services, Ger Maher - Senior Executive Officer, Amy Granville - Senior Planner, David Jordan – A/ Senior Executive Planner, Conor Mellitt - Executive Planner, Darragh Maginn – Executive Planner, Mary Mc Carthy – Administrative Officer, Anne Louw - Senior Staff Officer, Joanne Farrell – Staff Officer, Ciara Pierce – Staff Officer, Carol Forde - Assistant Staff Officer. D. McEntee, Legal Advisor

Cllr. Carmel Kelly (Cathaoirleach) welcomed the Members and Officials to the meeting to consider the Proposed Variation No. 3 of the Kildare County Development Plan 2023 - 2029 (as varied). Cllr. Kelly reminded the Members that they needed to work together to do their best for their communities in a collaborate manner and considered that some compromises might be required but it was time now to put the Kildare jersey on and get the business of the meeting done.

The Cathaoirleach welcomed Mr. Ger Maher and then deferred to him.

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

- 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

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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.
- Additionally, 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. Maher proposed taking item 1 on the agenda and then proceeding to item 2.

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1. **Dearbhuithe um (a) coinbhleachtaí leasa nó (b) leasanna airgid nó leasanna tairbhiúla faoi Alt 177 den Acht Rialtais Áitiúil 2001, arna leasú.**

Declarations of (a) conflicts of interest or (b) pecuniary or beneficial interests under Section 177 of the Local Government Act 2001, as amended.

The Cathaoirleach asked the Members if there were any declarations and the Members confirmed there were no declarations.

2. **To consider:**

- a. **Proposed Variation No. 3 of the Kildare County Development Plan 2023-2029 (as varied) to give effect to Ministerial Guidelines published in accordance with Section 28 of the Planning and Development Act 2000 (as amended) (dated 29th October 2025)**
- b. **Chief Executive's Report on Submissions/Observations received to Proposed Variation No. 3 (dated 19th December 2025)**
- c. **Meeting Report on the Chief Executive's Proposed Material Alterations and Motions received on Proposed Variation No. 3 of the Kildare County Development Plan 2023 - 2029 (as varied) (Report Attached)**

Mr. Maher advised the Members that in the Meeting Report circulated on the 22nd of January, items have been grouped as they relate to the proposed variation. Mr. Maher further advised that following the established practice in these meetings, the meeting report utilises the traffic-light system whereby the items coloured Green are agreed by the Chief Executive, items coloured Amber may warrant discussion and items coloured Red are not agreed by the Chief Executive or are outside the scope of the Variation and may require discussion.

Mr. Maher advised that Members that as he listed the Green items, Members who wished to speak on some of the green items should alert the meeting of those item numbers that they wanted to be addressed and those items will be addressed as the meeting progresses.

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1. Proposed Material Alterations and Motions to the Proposed Amendments contained in Proposed Variation No. 3

Mr. Maher listed the following Green items into the record.

1-11, 12, 13, 14, 16, 17, 18, 22, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 36, 37, 38, 41, 45, 46, 47, 48, 51, 54, 58, 59, 62, 64, 65, 66, 67, 72, 73, 74, 75, 76, 80, 81, 83, 84, 85, 88, 105, 106, 107, 108, 110, 111, 112, 113, 115, 116, 117, 118, 119, 120, 126, 127, 128, 130, 131, 132, 134, 135, 136, 138, 139, 140, 141, 142, 143, 144, 150, 151, 152, 153

Mr. Maher advised regarding items number 1 to 11, inclusive, which referred to proposed amendment numbers 1 to 11 in the proposed Variation No. 3 document, that there were no motions received relating to these proposed amendments and there were no Chief Executive's proposed Material Alterations.

Cllr. Fitzpatrick sought to discuss green items 75 and 81. Cllr. Doyle sought to discuss green item 130.

Mr. Maher sought a proposer and seconder for the Green listed items, except for items 75, 81 and 130.

Cllr T. O'Dwyer proposed and Cllr. Sammon seconded all the green listed items, with the exception of items 75, 81 and 130.

Item Nos. 1-11	Proposed amendment numbers 1 to 11	Record
	See Proposed Variation Document	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members agreed to proposed amendment numbers 1 to 11.

Proposed Amendment No. 12

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Item No. 12	Chief Executive's Proposed Material Alterations	Record
	Proposed Material Alteration Amend the proposed new paragraphs at the end of <u>Section 2.11</u> as follows: <i>Kildare County Council's Approach to New Housing Growth Requirements (2025)</i> <i>It is proposed to accommodate the Government's revised housing targets for County Kildare in a targeted, plan-led approach so that additional housing may be delivered in the short, medium and long term in accordance with the provisions of the Ministerial Guidelines.</i> <i>The updated housing growth requirements for County Kildare are presented in two tables, which are separate and in addition to Table 2.8 Core Strategy Table, as follows:</i> <i>(i) Table 2.8A Core Strategy Supplementary Table for revised National Housing Growth Requirements 2025: Short and Medium Term</i> <i>(ii) Table 2.8B Core Strategy Supplementary Table for revised National Housing Growth Requirements 2025: Short to Long term Strategic Development Sites.</i> <i>Where specific sites are identified in Tables 2.8A and 2.8B, accompanying maps are provided for reference purposes (see Maps Vol ~~1-2.3~~ V3 2.1 to 2.9 V3 2.6 inclusive). The delivery mechanisms by which additional housing growth will be facilitated are as follows:</i>	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members agreed to the Chief Executive's Proposed Material Alteration.

	1. <i>The release of lands zoned Phase 2 in Local Area Plans (LAP) / Settlement Plans for Naas (New Residential Phase 2), Newbridge (New Residential – Phase 2) and Kildare Town (Phase 2 New Residential) by way of a Core Strategy objective to allow planning applications to be considered in the short term.</i> 2. <i>The allocation of additional housing growth to the settlements of Monasterevin, Kilcock and Sallins to inform the preparation of new Settlement Plans in 2026 for inclusion in Volume 2 of the County Development Plan.</i> 3. <i>The identification of strategic sites in Athy and Celbridge for future housing delivery to be integrated into new settlement plans in 2026/2027, the zoning for which will be determined during the plan making process having regard to strategic flood risk assessment and other environmental assessments.</i> 4. <i>The progression of strategic sites in the short term to medium, which given their scale, also form long-term Urban Development Zones (UDZ), as provided for in the Planning and Development Act 2024, at two locations as follows:</i> ○ <i>Northwest Quadrant, Naas. A variation to integrate the completed Masterplan (in progress) and related zoning provisions and objectives into the County Development Plan will be published in 2026, prior to the commencement of the UDZ process.</i> ○ <i>Confey, Leixlip. A variation to integrate the Masterplan and related zoning provisions and objectives into the County Development Plan will be published in 2026, prior to the commencement of the UDZ process.</i> 5. <i>To provide for and drive equitable, balanced and proportionate delivery and growth across the county, and given the extent of</i>	
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	<i>undeveloped zoned lands in the Villages of approximately 35 ha and Settlement Expansion areas in Rural Settlements it is proposed to amend Table 2.8 to remove the 2023-2028 housing target of 366 and 137 units respectively. This mechanism will release capacity for over 1,000 units (estimated delivery capacity) on undeveloped lands in Villages and Rural Settlements and will assist in revitalising and reenergising rural communities across County Kildare. The development of these lands will be subject to the objectives of the County Development Plan (SC O16, SC O17 and SC O18) as they relate to the delivery of commensurate social infrastructure and design and density parameters as outlined in Table 3.1.</i> <i>6. Include additional Core Strategy objectives in Chapter 2 to address continuity in housing supply across all settlements. In this regard, the objectives will, notwithstanding the housing growth allocated to that settlement, make provision for the release of any lands which have the benefit of a residential zoning (“B” or “C” in relevant land use zoning maps), where it can be demonstrated to the satisfaction of the Planning Authority that the lands are readily serviced or serviceable through upgrades to infrastructure as part of any</i>	
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	<i>application on the lands and where the proposal addresses any identified social infrastructure deficit in the respective settlement.</i> <i>Kildare County Council will have regard to the provisions* of any expired Local Area Plan when considering proposals for new development until such time as that plan is replaced, revoked or integrated into the County Development Plan.</i> <i>* ‘Provisions’ refers to all aspects of the plan including Land Use Zoning objectives but excluding Core Strategy allocation which is contained in the County Development Plan.</i>	
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Proposed Amendment No. 13

Item No.13	Chief Executive’s Proposed Material Alterations							Record
	Proposed Material Alteration Incorporate additional amendments to Table 2.8 in relation to Villages and Rural Settlements, as follows:							On the proposal of Cllr. T. O’ Dwyer and seconded by Cllr. Sammon, the Members agreed to the Chief Executive’s Proposed Material Alteration.
	Villages¹² Athgarvan (~~1,176~~ 1,193), Allenwood (~~984~~ 1,685), Ballitore (~~793~~ 667), Ballymore Eustace (~~873~~ 689), Caragh (~~966~~ 1,006), Coill Dubh (~~746~~), and Coolearagh (~~377~~ 1,476), Crookstown (~~405~~ 122), Johnstown (~~1,005~~ 1,320),	~~9,984~~ 13,521	~~4.80%~~ 5.46%	~~40562~~	4.70%	1006	~~366~~	

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		Johnstownbridge (~~683~~ 677), Kildangan (~~317~~ 546), Kilmeague (~~4082~~ 1054), Moone (~~427~~ 137), Narraghmore (~~378~~ 375), Robertstown (~~707~~ 771), Straffan (~~853~~ 1,158), Suncroft (~~746~~ 491), Timolin (~~136~~ 154)								
	Rural Settlement ¹²	Allen (~~94~~ 149), Ardclough (~~220~~ 285), Ballyshannon (~~444~~ 107), Brannockstown (~~247~~ 235), Broadford (50), Brownstown (~~883~~ 817), Calverstown (~~699~~ 652), Clogherinkoe (~~496~~ 214), Cutbush (~~278~~ 297), Kilberry (~~400~~ 361), Kilkea (~~405~~ 122), Kilmead (~~309~~ 372), Kilteel (~~244~~	~~3,310~~ 5,958	~~1.40%~~ 2.40%	~~3502~~	1.50%	377	~~437~~		

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		262), Lackagh/ Mountrice (99 98), Maganey/ Levitstown (88-95), Milltown (344 372), Nurney (497 497), Rathcoffey (271 371), Staplestown (146 128), Two Mile House (460 474)							
	<u>Amend footnote 10 of Table 2.8, as follows:</u> ~~Objective V GO 4 (Volume 2) is to generally control the scale of individual development proposals to 10-15% of the existing housing stock of any village or rural settlement over the lifetime of the Plan in accordance with the Sustainable Residential Development in Urban Areas Guidelines (2009). Furthermore, Objective V GO 9 (Volume 2) is to restrict growth in a village/rural settlement where necessary physical and social infrastructure cannot be delivered. In the absence of the necessary physical or social infrastructure, the projected growth for that development centre may be allocated to other serviced settlements within the same Municipal District or adjoining Municipal District or to serviced towns within the upper range of the settlement hierarchy. Kildare County Council's delivery mechanisms to facilitate additional housing growth in Section 2.11 regarding Villages and Rural Settlements, together with the Core Strategy Objectives in this Chapter, supersede Objectives V GO 1, V GO 4 and VG O 9 of Volume 2 of the Kildare County Development Plan 2023-2029. Regard shall be given to the density guidance contained in Section 3.7 of this Plan. Given Kildare County Council's continued focus on balanced housing delivery across the entire county of Kildare, activity and delivery across residential lands in all settlements will be actively monitored over the remaining period of this County Development Plan. Where equitable housing delivery is not realised in these Village and Rural Settlements, alternative lands will be identified and considered in the forthcoming County Development Plan review.~~								

Item No. 14	Cllr T O'Dwyer, Cllr Doyle and Cllr Sammon	Record
	Include further amendment to "Amendment No. 13 [Chapter 2, Table 2.8 – Core Strategy Table] to amend footnote 10, as follows; <i>Kildare County Council's delivery mechanisms to facilitate additional housing growth in Section 2.11 regarding Villages and Rural Settlements, together with the Core Strategy Objectives in this Chapter, supersede Objectives V GO 1, V GO 4 and VG O 9 of Volume 2 of the Kildare County Development Plan 2023-2029. Regard shall be given to the density guidance contained in Section 3.7 of this Plan. Given Kildare County Councils continued focus on balanced and affordable housing delivery across the entire county of Kildare, activity and delivery across residential lands in all settlements will be actively monitored over the remaining period of this County Development Plan.</i> <i>Where equitable balanced housing delivery is not realised in these Village and Rural Settlements, alternative lands will be identified and considered in the forthcoming County Development Plan review.</i>	<u>Chief Executive's Response</u> Agreed. <u>Chief Executive's Recommendation</u> That footnote 10 of Table 2.8 be revised, as follows: <i>Kildare County Council's delivery mechanisms to facilitate additional housing growth in Section 2.11 regarding Villages and Rural Settlements, together with the Core Strategy Objectives in this Chapter, supersede Objectives V GO 1, V GO 4 and VG O 9 of Volume 2 of the Kildare County Development Plan 2023-2029. Regard shall be given to the density guidance contained in Section 3.7 of this Plan. Given Kildare County Councils continued focus on balanced and affordable housing delivery across the entire county of Kildare, activity and delivery across residential lands in all settlements will be actively monitored over the remaining period of this County Development Plan. Where equitable balanced housing delivery is not realised in these Village and Rural Settlements, alternative lands will be identified and considered in the forthcoming County Development Plan review.</i> On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members agreed to the Chief Executive's Recommendation.

Item No. 15	Motion: Cllr Mulroe	Record
	That Kildare County Council resolves to keep the density per hectare rates for towns (outlined in Amendment no 13. Chapter 2 Core Strategy and Settlement Strategy) within the range of 30 to 35 dph in towns lacking significant public transport or a sustainable traffic management infrastructure.	<u>Chief Executive's Response</u> Not agreed. The density ranges provided in Table 2.8 are derived from the Sustainable Residential Developments in Urban Areas - Guidelines for Planning Authorities (2009). These guidelines have been revoked and replaced with the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024). These Guidelines incorporate revised density ranges for various areas (Central, Urban Neighbourhood, Suburban, Urban Extension and Edge Area) within different settlement categories. These guidelines are published by the Minister under Section 28, and as such, Local Authorities are statutorily obliged to comply with their requirements. Amendment No. 13 incorporates the revised density ranges Guidelines for settlements in Kildare in Table 2.8, with the higher end generally applicable in central / highly accessible locations and the lower end generally applicable at the periphery of settlements. However, as detailed in Amendment No.

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		19, these density ranges will be refined through the development management process and in the preparation of new Settlement Plans. The methodology for refining the applicable density ranges is detailed in Section 3.4 of the Guidelines and generally considers: • Proximity and accessibility to essential services and to public transport options, informed by the capacity of such networks and journey times to significant destinations. • Responding to the receiving environment in a generally positive manner which does not have a significant negative impact on defining important local characteristics, the amenities of surrounding residential properties and the natural, historic and built environment. <u>Chief Executive's Recommendation</u> No change recommended.	
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Proposed Amendment No. 14

Item No. 6	Chief Executive's Proposed Material Alterations
	Proposed Material Alteration Amend Proposed Table 2.8A and 2.8B, as follows: <i>Table 2.8A - Core Strategy Supplementary Table for revised National Housing Growth Requirements (2025) [to be read in conjunction with Table 2.8 and Table 2.8B]</i>

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	Settlement Type	Settlement Name	Location / Site Name	Within Built Up Area (BUA)	Zoning Status	Tier 1 / 2	Approx. Gross Residential Area in hectares		Potential Additional Dwellings	Approx. Net Dwelling Density per Hectare	Delivery Mechanism
	Key Town	Naas Map V3-2.1	Kilcullen Road.	No	'New Residential Phase 2' in Naas LAP 2021-2027	Tier 1	5.2 ha	Total 16.0 ha	455	35	Objective CS O29
			Blessington / Tipper Road	Yes		Tier 2	10.8 ha				
	Self-Sustaining Growth Town	Newbridge	TBD*	TBD*	'New Residential – Phase 2' in Newbridge Settlement Plan	Tier 1 / 2*	TBD*		850	TBD*	Objective CS O29 ¹⁴
		Kildare Town Map V3-2.2	Ruanbeg	No	'Phase 2 New Residential' in Kildare Town LAP 2023-2029	Tier 2 ¹⁵	16.9 ha	Total 26.5 ha	886	37	Objective CS O29
			Southgreen	Partial		Tier 2	5.16 ha				
			Dunmurry Road	No		Tier 2	1.8 ha				
			Green Road South	No		Tier 2	1.14 ha				
			An Talamh Bán	No		Tier 2	1.5 ha				
		Leixlip Map V3-2.6	Phase 1a as per Confey Masterplan - Leixlip LAP 2020-2023 (as extended)	No	'New Residential' and 'Mixed Use' in Leixlip LAP 2020-2023	Tier 2	46.5 ha		450	As per the Confey Masterplan - Leixlip LAP 2020-	Leixlip LAP, County Development Plan Variation and Urban

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					(as extended)				2023 (as extended)	Development Zone	
		Athy Map V3-2.3	Chanterlands	Partial	'Strategic Reserve' in Athy LAP 2021-2027	Tier 2 ¹⁵	18.25 ha	480	31	Objective CS O30	
	Self-Sustaining Town	Celbridge Map V3-2.4	Celbridge including Simmonstown and Ballyoulster	No	'New Residential' in Celbridge LAP 2017-2023	Tier 2 ¹⁵	73 ha approx. – to be confirmed at Settlement Plan level.	2,000	37	Objective CS O30	
		Kilcock	TBD*	TBD*	TBD*	Tier 1 / 2*	TBD*	250 500	As per Compact Settlement Guidelines (2024)	Objective CS O31	
		Monasterevin	TBD*	TBD*	TBD*	Tier 1 / 2*	TBD*	250	As per Compact Settlement Guidelines (2024)	Objective CS O31	
		Clane	Lands zoned 'C: New Residential / Infill' in the Clane LAP 2017 – 2023.	Varies	'New Residential / Infill' in the Clane LAP 2017 – 2023.	Tier 1 / Tier 2	As per the Clane LAP 2017 – 2023.	251 (to be delivered in tandem with the phased development of the town park (Zoning Map 13.1 and footnote 2 page 73 of	As per Compact Settlement Guidelines (2024)	Allocation to be read in conjunction with Table 2.8	

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								the Clane LAP refers).		
	Towns	Sallins	TBD*	TBD*	TBD*	Tier 1 / 2*	TBD*	250-500	As per Compact Settlement Guidelines (2024)	Objective CS O31
		Blessington Environs	Lands zoned 'C: New Residential	No	'C: New Residential'	Tier 1 / Tier 2	As per Volume 2 of County Development Plan.	100	As per Compact Settlement Guidelines (2024)	Allocation to be read in conjunction with Table 2.8
	Total							5,421 6,722		
*To be determined through Settlement Plans for Newbridge, Kilcock, Monasterevin and Sallins.										
Table 2.8B: Core Strategy Supplementary Table for revised National Housing Growth Requirements (2025) Short to Long Term Strategic and Sustainable Development Sites Additional Provision [to be read in conjunction with Table 2.8 and Table 2.8BA]										
	Settlement Type	Settlement Name	Location	Zoning Status	Tier 1 / Tier 2	Gross Residential Area in hectares	Potential Additional Dwelling	Net Density Dwellings per Hectare	Delivery Mechanism	
	Key Town	Naas Map V3-2.5	Northwest Quadrant	'Strategic Reserve' in Naas LAP 2021-2027 ¹⁶	Tier 2	112 ha (not yet zoned)	1,294-543 ¹⁷	Approx. 40 – to be confirmed at Masterplan level	Northwest Quadrant Masterplan / County Development Plan Variation and Urban Development Zone	

	Self-Sustaining Growth Town	Leixlip Map V3-2.6	Confey	'New Residential' and 'Mixed Use' in Leixlip LAP 2020-2023 (as extended) ¹⁶	Tier 2	46.5 ha	~~1,111~~ 661 ¹⁸	As per the Confey Masterplan - Leixlip LAP 2020-2023 (as extended)	County Development Plan Variation and Urban Development Zone
	Total						2,405 1,204		
	Amend footnotes 16, 17 and 18 of proposed Table 2.8B, as follows: ¹⁶ The lands identified in these maps (i.e. for Northwest Quadrant, Naas and Confey, Leixlip) will include a range of land use zonings, not just residential, ~~and will be brought forward through~~. The Confey masterplan and existing related zoning provisions and objectives will be incorporated into the County Development Plan by variation in 2026. The masterplan for the Northwest Quadrant in Naas (currently being prepared), together with associated land use zoning provisions and objectives will be incorporated into the County Development Plan by Variation in 2026. These lands will also be subject to the UDZ process in due course. ¹⁷ Whilst ~~1,294~~ 543 residential units are allocated to the Northwest Quadrant in Naas ~~in this Variation~~, it is indicatively estimated that approximately 4,000 new homes will be delivered at full build out of the Masterplan lands. Further additional units will be allocated through a further variation process or through the next County Development Plan and potentially detailed through the Urban Development Zone (UDZ) process under the Planning and Development Act 2024. ¹⁸ This allocation of ~~1,111~~ 611 units equates to the combined delivery of Phases ~~1A~~, 1B and 2 of the indicative phasing of the Confey Masterplan, as per Variation No. 1 of the Leixlip LAP 2020-2023 (as extended). In addition to Tables 2.8 and 2.8B, further housing may be allocated to Confey through a further variation process or through the UDZ process in due course, subject to the delivery of DART+ West and Transport Orientated Development.								
	Record								
	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members agreed to the Chief Executive's Proposed Material Alteration.								

Item No 17	Motion: Cllr Leigh	
	That the allocation to Athy be distributed across the entire settlement and not only to Chanterlands. The distribution should be allocated during the new Athy settlement plan.	<u>Chief Executive's Response</u> Agreed. The recommendation amends Proposed Variation No. 3 to clarify and ensure that the allocation in Table 2.8A, (including Athy) can be utilised across the entire relevant settlement on remaining appropriately zoned lands, and in considering other residential land use zonings as part of the preparation of new Settlement Plan(s). Please note the rearrangement of columns in Table 2.8A to improve legibility. This motion and response should be read in conjunction with: 1.The motion and response to Cllr Trost regarding allocation in Celbridge below (Item No. 18). 2. The Chief Executive's Proposed Material Alteration to Proposed Amendment No. 6 regarding proposed Core Strategy Objective CS O31 (Item No. 25).

Chief Executive's Recommendation

Revise the following additional housing growth delivery mechanisms provided in Proposed Amendment No. 12 of Proposed Variation No. 3 as follows:

1. The allocation of additional housing growth to the settlements of Naas, Newbridge and Kildare Town, through the release of lands zoned Phase 2 in Local Area Plans (LAP) / Settlement Plans for Naas (New Residential Phase 2), Newbridge (New Residential – Phase 2) and Kildare Town (Phase 2 New Residential) by way of a Core Strategy objective to allow planning applications to be considered in the short term.
2. The allocation of additional housing growth to the settlements of Monasterevin, Kilcock and Sallins, which will also to inform the preparation of new Settlement Plans in 2026 for inclusion in Volume 2 of the County Development Plan.
3. The allocation of additional housing growth to Athy and Celbridge, together with the identification of strategic sites in Athy and Celbridge for future housing delivery to be integrated into inform new settlement plans in 2026/2027, t. The zoning for which of the strategic sites will be determined during the plan making process having regard to strategic flood risk assessment and other environmental assessments.

Revise proposed Table 2.8A as follows:

Settlement Type	Settlement Name	Potential Additional Dwellings for Settlements	Location / Site Name	Within Built Up Area (BUA)	Zoning Status	Tier 1 / 2	Approx. Gross Residential Area in hectares	Approx. Net Dwelling Density	Delivery Mechanism
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									per Hectare	
Key Town	Naas ~~Map V3-2.1~~	455	Kilcullen Road (Map V3-2.1)	No	'New Residential Phase 2' in Naas LAP 2021-2027	Tier 1	5.2 ha	Total 16.0 ha	35	Allocation to be read in conjunction with Table 2.8 Objective CS O29
			Blessington / Tipper Road (Map V3-2.1)	Yes		Tier 2	10.8 ha			
Self- Sustaining Growth Town	Newbridge	850	TBD*	TBD*	'New Residential – Phase 2' in Newbridge Settlement Plan	Tier 1 / 2*	TBD*		TBD*	Allocation to be read in conjunction with Table 2.8. Objective CS O29 ¹⁴
	Kildare Town ~~Map V3-2.2~~	886	Ruanbeg (Map V3-2.2)	No	'Phase 2 New Residential' in Kildare Town LAP 2023-2029	Tier 2 ¹⁵	16.9 ha	Total 26.5 ha	37	Allocation to be read in conjunction with Table 2.8 Objective CS O29
			Southgreen (Map V3-2.2)	Partial		Tier 2	5.16 ha			
			Dunmurry Road (Map V3-2.2)	No		Tier 2	1.8 ha			
			Green Road South (Map V3-2.2)	No		Tier 2	1.14 ha			
			An Talamh Bán (Map V3-2.2)	No		Tier 2	1.5 ha			
	Leixlip Map V3-2.6	450	Phase 1a as per Confey Masterplan - Leixlip LAP	No	'New Residential' and 'Mixed Use' in Leixlip LAP	Tier 2	46.5 ha		As per the Confey Masterplan - Leixlip LAP 2020-	Allocation to be read in conjunction with Table 2.8

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			2020-2023 (as extended)		2020-2023 (as extended)			2023 (as extended)	Leixlip LAP, County Development Plan Variation and Urban Development Zone
	Athy <i>Map V3-2.3</i>	480	<i>Athy including Chanterlands (Map V3-2.3)</i>	<i>Partial</i>	'Strategic Reserve' in Athy LAP 2021-2027	<i>Tier 2¹⁵</i>	18.25 ha	31	<i>Allocation to be read in conjunction with Table 2.8</i> <i>Objectives CS O30 and CS O31</i>
Self- Sustaining Town	Celbridge <i>Map V3-2.4</i>	2,000	<i>Celbridge including Simmonstown (Map V3-2.4) and Ballyoulster (Map V3-2.4)</i>	No	'New Residential' in Celbridge LAP 2017- 2023	<i>Tier 2¹⁵</i>	73 ha approx. – to be confirmed at Settlement Plan level.	37	<i>Allocation to be read in conjunction with Table 2.8</i> <i>Objectives CS O30 and CS O31</i>
	Kilcock	<i>250 500</i>	<i>TBD*</i>	<i>TBD*</i>	<i>TBD*</i>	<i>Tier 1 / 2*</i>	<i>TBD*</i>	<i>As per Compact Settlement Guidelines (2024)</i>	<i>Allocation to be read in conjunction with Table 2.8</i> <i>Objective CS O31</i>
	Monasterevin	250	<i>TBD*</i>	<i>TBD*</i>	<i>TBD*</i>	<i>Tier 1 / 2*</i>	<i>TBD*</i>	<i>As per Compact Settlement Guidelines (2024)</i>	<i>Allocation to be read in conjunction with Table 2.8</i> <i>Objective CS O31</i>
	Clane	251 (to be delivered in tandem with the phased development	<i>Lands zoned 'C: New Residential / Infill' in the</i>	<i>Varies</i>	<i>'New Residential / Infill in the Clane LAP</i>	<i>Tier 1 / Tier 2</i>	<i>As per the Clane LAP 2017 – 2023.</i>	<i>As per Compact Settlement Guidelines (2024)</i>	<i>Allocation to be read in conjunction with Table 2.8</i> <i>Objective CS O31</i>

		of the town park (Zoning Map 13.1 and footnote 2 page 73 of the Clane LAP refers).	Clane LAP 2017 – 2023.		2017 – 2023.					
Towns	Sallins	~~250~~ 500	TBD*	TBD*	TBD*	Tier 1 / 2*	TBD*	As per Compact Settlement Guidelines (2024)	Allocation to be read in conjunction with Table 2.8	Objective CS O31
	Blessington Environs	100	Lands zoned 'C: New Residential	No	'C: New Residential'	Tier 1 / Tier 2	As per Volume 2 of County Development Plan.	As per Compact Settlement Guidelines (2024)	Allocation to be read in conjunction with Table 2.8	
Total		~~5,421~~ 6,722								

Amend footnote 15 of proposed Table 2.8A as follows:

¹⁵ Refer to the Settlement and Site Capacity Audit prepared as a supporting document to proposed Variation No. 3 of the Kildare County Development Plan 2023-2029 (as varied) in relation to Ruanbeg, Southgreen, Chanterlands, Simmonstown and Ballyoulster.

Revise proposed Core Strategy Objective CS O31, in conjunction with the Chief Executive's Proposed Material Alteration to Proposed Amendment No. 16 (Item 25) as follows:

CS O31	Prepare settlement plans for Monasterevin, Kilcock and Sallins to include the additional housing growth requirement included in Table 2.8 and Table 2.8A on serviced or serviceable lands to be informed by infrastructural and environmental assessments and publish Draft Settlement Plans for these towns as Variations to the County Development Plan in Q1/Q2 2026. Settlement Plans for Celbridge and Clane will also be prepared and integrated into the County Development Plan by way of a statutory variation, including the additional housing growth requirement included in Table 2.8 and 2.8A on serviced lands to be informed by infrastructural and environmental assessments.
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	Record
	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's recommendation.

Item No. 18	Motion: Cllr Trost	Record
	Further amend the core strategy targets in respect of Celbridge to recognise the inability of the Simmonstown and Ballyoulster lands to deliver the full quantum of lands within the time frame of this plan and allow for an allocation of 500 units to be zoned elsewhere within Celbridge. <u>Chief Executive's Response</u> The Chief Executive's Response and Recommendation to Item No. 17 above amends Proposed Variation No. 3 to clarify and ensure that the allocation in Table 2.8A, (including Celbridge) can be utilised across the entire relevant settlement on remaining appropriately zoned lands, and in considering other residential land use zonings as part of the preparation of new Settlement Plan(s). Please note the rearrangement of columns in Table 2.8A to improve legibility. It is important to note that heretofore (up to the enactment of the Planning and Development Acts 202)), the zoning of land in settlements in County Kildare that have Local Area Plans (LAPs) is contained within these respective Plans, the amendment of which is subject to a separate statutory process. <u>Chief Executive's Recommendation</u> Refer to the Chief Executive's recommendation to Item No.17	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's recommendation.

Item No. 19	Motion: Cllr. McEvoy	Record
	That the council amend the footnote in Table 2.8A under category “Potential Additional Dwellings” for Clane from “251 (to be delivered in tandem with the phased development of the town park (Zoning Map 13.1 and footnote 2 page 73 of the Clane LAP refers).” to “251 (to be delivered following a Local Transport Plan and in tandem with the phased development of the town park per Zoning Map 13.1 and footnote 2 page 73 of the Clane LAP refers).” to address concerns about local and <u>Chief Executive’s Response</u> Planning permission for the developer-led delivery of the majority of town park (16.5 ha) referenced in the Clane LAP was granted in January 2025 under Planning Ref. 23/60433. The permitted park includes <i>inter alia</i>: • Constructed wetlands for biodiversity (including viewing platforms); • Landscaped walkways, including along the river Liffey that connect to walkways and open space areas being delivered along the Liffey to the south as part of a	Proposed: Cllr. McEvoy Seconded: Cllr. Feeney Cllr. McEvoy accepted the Chief Executive’s Report. The Members accepted the Chief Executive’s Recommendation.

	through vehicular traffic that is significantly impacting the town.	residential development being delivered by the applicant on Key Development Area 1; • A picnic area and kickabout spaces; • An amphitheatre; • A complete garden area; • Woodlands; and • Upgrades along the R403 and a carpark with a new roundabout providing access. The permitted park also provides for the future delivery of a coffee dock, changing rooms, maintenance yard and associated wastewater treatment infrastructure. Condition No. 14 of the permission also requires the provision of revised landscaping drawings for the installation of the following within the town park: • A natural play trail; • Outdoor exercise equipment; • A teen play area (MUGA or parkour area); • A dog park; and • A maintenance yard. The requirement for the preparation of Area Based Transport Assessments / Local Transport Plan for Clane will be dealt with during the preparation of a new Settlement Plan for Clane, as referenced in the Chief Executive's Proposed Material Alteration. It is not considered appropriate to require same to be prepared in advance of the release of existing zoned lands (ca. 251 units). Such a requirement could jeopardise or delay the delivery of: • The permitted town park, being a substantial and high quality recreational and amenity space that borders the River Liffey which would benefit the residents of Clane and improve the biodiversity of the town.	
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		• High quality residential development (Ca. 251 units) and associated childcare services on serviced and zoned lands in the context of a national housing crisis, contrary to the intent of the Housing Growth Guidelines. It is of importance to note that housing developments of scale are also required to be accompanied by a Transport Impact Assessment. <u>Chief Executive's Recommendation</u> No change recommended	
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Item No. 20	Motion: Cllr Doyle		Record
	That Table 2.8A referencing amendments in variation 3 on phase 2 lands in Kildare town, identified in map V3 2.2 be amended to reflect a maximum density of 30 units to the hectare. In order to achieve a more balanced supply of housing typologies in Kildare town. That parcel of land identified as, 6 (Coolaghknock), be delivered at a density of 25 to hectare having regard to its sensitive location at edge of Curragh Plains (in line with LR 019 chap 13) and in line with the principles of sequential approach to residential density.	<u>Chief Executive's Response</u> Not agreed. It is considered that this motion would be inconsistent with Policy and Objective 3.1 of the Sustainable Residential Development and Compact Settlement Guidelines (2024) issued by the Minister. In general, Objective 3.1 provides that: (a) The residential density ranges contained therein be applied in Development Plans and in the consideration of individual planning applications by Planning Authorities and An Coimisiún Pleanála; and (b) The density ranges contained therein be refined within the ranges by Planning Authorities and An Coimisiún Pleanála using the methodology and criteria set by the Guidelines. The applicable density ranges for Kildare Town are 40-100 dwellings per hectare in central and urban neighbourhoods and 30-50 dwellings per hectare in suburban / urban extensions. The 37 dwellings per hectare density reflects an anticipated average across development of the 6 no. Phase 2 sites, with higher densities anticipated on residential	Proposed: Cllr. Doyle Seconded: Cllr Fitzpatrick Cllr. Doyle did not accept the Chief Executive's Recommendation. The Chief Executive agreed to amend their recommendation: Objective CS O29 to include the following additional text: <i>Developments on these lands are required to deliver appropriate densities and a balanced range of housing typologies that respond to the specific area in which they are located (e.g. area of high amenity, edge of settlement etc), subject to agreement with the Planning Authority. Accordingly, applicants will be required to submit an audit of existing densities and dwelling typologies in the settlement for consideration.</i> The Members accepted the amended Chief Executive's recommendation.

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		infill sites that are closer to the train station and town centre and lower densities within the 30-50 dwellings per hectare range anticipated on the edge of the settlement, determined through the development management process. The motion infers that there is an imbalance in the supply of housing typologies in Kildare Town, but the nature and manner of this inferred imbalance is not clearly outlined. In this regard, the 2022 Census results indicate that c. 88% of the permanent private households in Kildare Town are houses/bungalows and c.12% are flats/apartments. Regarding unit size, 19% are 1-2 bed units, 47% are 3 bed units, 23% are 4 or more beds and 11% are not stated. Approximately 76% of granted dwellings in Kildare Town for 2023 and 2024 were for houses and 24% were for apartments. Permitted dwelling sizes for these years comprised 35% 1-2 bed units, 52% 3 bed units and 12% 4 or more bed units. In terms of recent construction (Q1 2023 – Q3 2025), the CSO New Dwelling Completions Database indicates that 98% are houses and	
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		the remaining 2% are apartments. Unfortunately, this database does not provide a breakdown of housing sizes by town. Based on the above, it is considered that the ongoing housing delivery and permissions granted in Kildare Town broadly reflects local market demands for family housing and ongoing demographic changes. <u>Chief Executive's Recommendation</u> No change recommended.	
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Item No. 21	Motion: Cllr Pender		Record
	That Kildare County Council amend Chapter 2 and Tables 2.8, 2.8A and 2.8B to explicitly phase additional housing allocations, linking their release to the confirmed delivery of water services, transport capacity and social infrastructure.	<u>Chief Executive's Response</u> The phasing of the delivery of housing is considered on a site-by-site basis through the day-to-day development management process of the planning authority, informed by the availability and capacity of water (CDP Objective IN O4 refers), wastewater (CDP Objective IN O13 refers), roads (CDP Objective TM O62 and Section 15.7.4 refer), public transport (CDP Objective TM O61 and Action TM A25 refers) and social infrastructure (CDP Objectives SC O15, SC O16 and SC O17 refer). Applicants are also required to have regard to the implementation and delivery schedules in LAPs /	Proposed: Cllr. Pender Seconded: Cllr. Killeen. Cllr. Pender accepted the Chief Executive's Recommendation. The Members accepted the Chief Executive's Recommendation.

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		Settlement Plans for Key Development Areas (if relevant) and/or the indicative phasing arrangements contained in masterplans for significant landbanks (i.e. Confey – 1,765 units and Naas Northwest Quadrant – c.4,000 units). <u>Chief Executive's Recommendation</u> No change recommended.	
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Proposed Amendment No. 15

Item No. 22	Chief Executive's Proposed Material Alterations		Record
	Proposed Material Alteration <u>Incorporate the following new paragraph in Section 2.12 as follows:</u> <i>As part of the review of this Plan, and prior to the publication of the Draft new Kildare County Development Plan, the Council will undertake an evidence-based audit of all rural nodes listed in Table 2.6 of this Plan with a view to determining whether any node could be upgraded to rural settlement status in the settlement hierarchy. This review will have regard to the anticipated National Planning Statement on Rural Housing, the publication of which is an Action of the Government's Action Plan on Housing Supply and Targeting Homelessness. The audit will have also have regard to infrastructural services in particular the consideration of standalone wastewater treatment solutions in line with the foregoing Action Plan, with a view to preparing a policy for services in this regard.</i>		On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's Proposed Material Alteration.
Item No. 23	Motion: Cllr T. O'Dwyer and Cllr Sammon		Record
	That the proposed text in	<u>Chief Executive's Response</u>	Proposed Cllr. T. O' Dwyer

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	Section 2.12 should be revised to read as follows: 'Where planning applications are received for housing developments on appropriately zoned lands and where the development would result in an exceedance of core strategy allocation for that settlement, the planning authority may grant permission for such developments having regard to the provisions of Section 86 (7) of the Planning and Development Act 2024. The development will comply with Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024) and Chapter 15 Development Management Standards.'	Not agreed. For clarity, the following should be noted: • Section 86(7) of the Planning and Development Act 2024 provides that neither a planning authority or An Coimisiún Pleanála may refuse planning permission solely based on a housing growth target/requirement having been reached. • The Sustainable Residential Development and Compact Settlement Guidelines (2024) primarily relates to density bands for areas within settlements to promote compact growth, urban design / placemaking criteria for high quality urban design and dwelling design standards (separation distances, private open spaces, public open spaces, car parking and bicycle parking). • Chapter 15 of the CDP provides the general design guidance and standards for residential developments in Kildare, integrating the requirements of the above Guidelines through this Proposed Variation. It should also be noted that all residential applications are currently assessed through the development management process for consistency with the above Guidelines and Chapter 15 of the CDP. It	Seconded: Cllr. Sammon Cllr. T. O' Dwyer and Cllr. Sammon accepted the Chief Executive's Recommendation. The Members accepted the Chief Executive's recommendation
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		is considered that the removal of this requirement would weaken the capability of the Council to seek the provision of social infrastructure in developments which would result in an exceedance of the Core Strategy. <u>Chief Executive's Recommendation</u> No change recommended.	
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Item No.24	Motion: Cllr Melrose		Record
	Newtown and Tiermohan That Kildare County Council initiate a formal assessment of Newtown and Tirmoghan (Tirmoghan) to determine their suitability for upgrading both from rural nodes to rural settlements.	<u>Chief Executive's Response</u> The Chief Executive has agreed with the motions relating to the designation of Newtown as a rural settlement. In addition, the Chief Executive's Proposed Material Alteration in Item 22 above expressly provides for an audit of all remaining rural nodes (including Tirmoghan) to determine their suitability to be designated as rural settlements as part of the wider review of the County Development Plan. <u>Chief Executive's Recommendation</u> No change recommended.	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's recommendation.

Proposed Amendment No. 16

Item No. 25	Chief Executive's Proposed Material Alterations
	Proposed Material Alteration

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Amend proposed Core Strategy objective CS O27 as follows:		
CS O27 <i>Work in close partnership with the Department of Education to support the timely planning and delivery of new schools including Special Education Needs (SEN) provision where additional accommodation is required across the county, so that educational infrastructure meets the needs of a growing population and contributes to the long term social and economic wellbeing of the community. It is a priority of the Council that the triple school campus at Ballyoulster, Celbridge is delivered during the life of this Plan.</i>		
Amend proposed Core Strategy objective CS O31 as follows:		
	CS O31	<i>Prepare settlement plans for Monasterevin, Kilcock and Sallins to include the additional housing growth requirement included in Table 2.8 and Table 2.8A on serviced lands to be informed by infrastructural and environmental assessments and publish Draft Settlement Plans for these towns as Variations to the County Development Plan in Q1/Q2 2026. Settlement Plans for Celbridge and Clane will also be prepared and integrated into the County Development Plan by way of a statutory variation.</i>
Amend proposed Core Strategy objective CS O32 as follows:		
CS O32 <i>Initiate the process for the designation of candidate Urban Development Zones (UDZ), in accordance with the provisions of the Planning and Development Act 2024 (once commenced), at the following locations as included in Table 2.8B:</i>		
<i>(i) Northwest Quadrant, Naas as identified in Map V3-2.5, and</i>		
<i>(ii) Confey, Leixlip as identified in Map V3-2.6.</i>		
<i>~~A subsequent~~ Prior to the initiation of the UDZ process, a County Development Plan Variation will be brought forward to integrate the Confey Masterplan, related zoning provisions and objectives into Volume 2 of the County Development Plan in 2026 to safeguard the planning framework for Confey providing continuity between the current Local Area Plan and the future UDZ process.</i>		
<i>Prior to the initiation of the UDZ process, ~~On completion of the Northwest Quadrant Masterplan,~~ a County Development Plan Variation ~~may~~ will be brought forward to integrate the Northwest Quadrant Masterplan, related zoning provisions and objectives into Volume 2 the County Development Plan in 2026. ~~prior to the commencement of the UDZ process~~</i>		

	Include new Core Strategy objective CS O33 as follows:	
	CS O33	<i>Ensure continuity and facilitate housing delivery across all settlements through the favorable consideration of proposals for housing on lands which have the benefit of a residential zoning (“B” or “C” in relevant land use zoning maps and Settlement Expansion lands), where it can be demonstrated to the satisfaction of the Planning Authority that the lands are readily serviced or serviceable through existing infrastructure or upgrades to infrastructure as part of any application on the lands and where the proposal addresses any identified social infrastructure deficit in the respective settlement in accordance with Objectives SC O15, SC O16 and SC O17 of this Plan.</i>
	Include new Core Strategy objective CS O34 as follows:	
	CS O34	<i>Where planning applications are received for housing developments on appropriately zoned lands and where the development would result in an exceedance of core strategy allocation for that settlement, the Planning Authority may consider granting permission for such developments having regard to the provisions of Section 86(7) of the Planning and Development Act, 2024, and where commensurate social infrastructure is delivered as part of the development scheme, in accordance with Objectives SC O15, SC O16 and SC O17 of this Plan.</i>
	Record	
	On the proposal of Cllr. T. O’ Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive’s recommendation.	

Item No. 26	Motion: Cllr T. O’Dwyer, Cllr S. Doyle and Cllr Sammon	Record
	Include further amendment to “Amendment No. 16 [Chapter 2, Core Strategy Objectives]” as follows: CS O33: Ensure continuity and facilitate housing delivery across all settlements through the favourable consideration of <u>Chief Executive’s Response Agreed.</u> <u>Chief Executive’s Recommendation</u> Revise proposed Core Strategy Objective CS O33, as follows:	On the proposal of Cllr. T. O’ Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive’s recommendation.

	proposals for housing on lands which have the benefit of a residential zoning (“B” or “C” in relevant land use zoning maps and Settlement Expansion lands), where it can be demonstrated to the satisfaction of the Planning Authority that the lands are readily serviced or serviceable through existing infrastructure or upgrades to infrastructure as part of any application on the lands and where the proposal addresses the delivery of affordable housing and any identified social infrastructure deficit in the respective settlement in accordance with Objectives SC O15, SC O16 and SC O17 of this Plan.	<i>CS O33: Ensure continuity and facilitate housing delivery across all settlements through the favourable consideration of proposals for housing on lands which have the benefit of a residential zoning (“B” or “C” in relevant land use zoning maps and Settlement Expansion lands), where it can be demonstrated to the satisfaction of the Planning Authority that the lands are readily serviced or serviceable through existing infrastructure or upgrades to infrastructure as part of any application on the lands and where the proposal addresses the delivery of affordable housing and any identified social infrastructure deficit in the respective settlement in accordance with Objectives SC O15, ~~SC O16~~ and SC O17 of this Plan.</i>	
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Item No.27	Motion: Cllr T. O'Dwyer, Cllr Doyle and Cllr Sammon	Record
	Include further amendment to "Amendment No. 16 [Chapter 2, Core Strategy Objectives]" as follows: ~~CS O34: Where planning applications are received for housing developments on appropriately zoned lands and where the development would result in an exceedance of core strategy allocation for that settlement, the Planning Authority may consider granting permission for such developments having regard to the provisions of Section 86(7) of the Planning and Development Act, 2024, and where commensurate social infrastructure is delivered as part of the development scheme, in accordance with Objectives SC O15, SC O16 and SC O17 of this Plan~~ CS O34: Where planning applications are received for housing developments on appropriately zoned lands the Planning Authority will, in	<u>Chief Executive's Response</u> Agreed, with minor text amendment to provide further clarity, as detailed in the Chief Executive's Recommendation below. <u>Chief Executive's Recommendation</u> Amend Objective CSO 034 to replace the proposed text of the objective, as follows: ~~CS O34: Where planning applications are received for housing developments on appropriately zoned lands and where the development would result in an exceedance of core strategy allocation for that settlement, the Planning Authority may consider granting permission for such developments having regard to the provisions of Section 86(7) of the Planning and Development Act, 2024, and where commensurate social infrastructure is delivered as part of the development scheme, in accordance with Objectives SC O15, SC O16 and SC O17 of this Plan.~~ CS O34: Where planning applications are received for housing developments on appropriately zoned lands the Planning Authority will, in accordance On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's recommendation.

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	accordance with Objectives SC O15 and SC O17 of this Plan and the provisions of Section 86(7) of the Planning and Development Act, 2024, require in all instances that a Social Infrastructure Audit is prepared to accompany the planning application and that commensurate and pro-rata social infrastructure is proposed and delivered in tandem with the provision of new housing. The frontloading of such infrastructure will be required as part of the first phase of development and must be fully operational prior to the occupation of any residential unit on the subject site. (Note; this will supersede SC O16 of the Plan as it relates to schemes of 20 units or greater).	with SC O15, and SC O17 of this Plan and the provisions of Section 86(7) of the Planning and Development Act, 2024 require in all instances that a Social Infrastructure Audit is prepared to accompany the planning application and that commensurate and pro-rata social infrastructure is proposed and delivered in tandem with the provision of new housing (Note: This will supersede SC O16 of the Plan as it relates to schemes of 20 units or greater)	
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Item No.28	Motion: Cllr Melrose	Record
	Supporting Infrastructure to Align with Housing Growth That Kildare County Council insert a new policy within Chapter 2 (Core Strategy & Settlement Strategy) requiring that all additional housing growth arising from the NPF Implementation: Housing Growth Requirements (2025) be matched by demonstrable delivery of supporting physical, social, transport, digital and green infrastructure in line with any relevant local area or settlement plans. Planning applications for large-scale residential development shall be required to submit an Infrastructure Capacity Statement demonstrating alignment with available or committed infrastructure	<u>Chief Executive's Response</u> The intent of the motion to ensure that the additional housing growth enabled by the Housing Growth Requirements Guidelines is accommodated with appropriate supporting infrastructure is considered to be sufficiently addressed through the day-to-day development management process of the planning authority, which is informed by the comprehensive range of objectives, actions and targets in the CDP. All applications for residential development, particularly larger developments, are required to demonstrate consistency with the relevant objectives, standards and requirements of the County Development Plan, including: •The availability and capacity of enabling physical infrastructure (e.g. water – IN O4 refers, wastewater – IN O13 refers, roads – IN O62 and Section 15.7.4 refer). •The availability or the provision of appropriate social infrastructure (SC O15, SC O16 and SC O17 refer). •Public transport availability and capacity considerations (TM O61 and On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's recommendation.

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		Action TM A25 refers). • Green infrastructure considerations (BI O18 and others refer). • Digital / broadband infrastructure (EC O95 refers). Applicants are also required to demonstrate that they have had regard to: • The policies and objectives of relevant LAPs, including implementation and delivery schedules in for Key Development Areas and / or • The content and indicative phasing arrangements contained in masterplans for significant landbanks (i.e. Confey – 1,765 units and Naas Northwest Quadrant – c.4,000 units). Accordingly, it is not considered necessary to include further policies. <u>Chief Executive's Recommendation</u> No change recommended.	
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Item No. 29	Motion: Cllr Pender	Record
	That Kildare County Council amend Chapter 2 (Core Strategy and Settlement Strategy) to insert a new Core Strategy Objective requiring that additional housing growth arising from the Housing Growth Requirements (2025) shall only be supported where physical, social, transport, green and digital infrastructure is available or can be delivered in advance of or in parallel with development, with identified funding sources and delivery mechanisms.	<u>Chief Executive's Response</u> The intent of the motion is considered to be sufficiently addressed through the day-to-day development management process of the planning authority, which is informed by the comprehensive range of objectives, actions and targets in the CDP. All applications for residential development, particularly larger developments, are required to demonstrate consistency with the relevant objectives, standards and requirements of the County Development, including: • The availability and capacity of enabling physical infrastructure (e.g. water – IN O4 refers, wastewater – IN O13 refers, roads – IN O62 and Section 15.7.4 refer). • The availability or the provision of appropriate social infrastructure (SC O15, SC O16 and SC O17 refer). • Public transport availability and capacity considerations (TM O61 and Action TM A25 refers). On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's recommendation.

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		• Permeability and active travel considerations (TM O20 and TM O21 refer). • Green infrastructure considerations (BI O18 and others refer). • Digital / broadband infrastructure (EC O95 refers). Applicants are also required to demonstrate that they have had regard to: • The policies and objectives of relevant LAPs, including implementation and delivery schedules in for Key Development Areas and / or The content and indicative phasing arrangements contained in masterplans for significant landbanks (i.e. Confey – 1,765 units and Naas Northwest Quadrant – c.4,000 units). <u>Chief Executive's Recommendation</u> No change recommended.	
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Item No. 30	Motion: Cllr Dooley, Cllr Behan and Cllr Keatley	Record
	Address immediate housing supply: Reaffirm the intent of Objectives CS O29, CS O31, CS O33 and CS O34 to secure continuity of supply on serviced, zoned lands (B/C) where commensurate social infrastructure is delivered, and request quarterly monitoring reports on activation and commencements through end-2028. <u>Chief Executive's Response</u> The intent of the proposed objectives referenced in the motion is to secure the continuity of supply of housing on lands which: • Are appropriately zoned within a plan led framework and are readily serviced or serviceable (particularly through developer led infrastructure delivery), and • Demonstrate that appropriate social infrastructure is available, or any identified deficiencies can be addressed. In relation to monitoring the delivery of housing, The Members are advised that annual monitoring reports are prepared by the Planning Department and issued to members and published online in accordance with the requirements of the Development Plan – Guidelines for Planning Authorities (2022). In addition, the CSO provide details on housing completions by quarter and same are available on the CSO website.	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's recommendation.

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		<u>Chief Executive's Recommendation</u> No change recommended.	
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Item No. 31	Motion: Cllr Pender		Record
	That Kildare County Council amend Core Strategy Objective CS O31 to clarify that where settlement plans are identified as future work items, additional housing growth shall not be released in advance of the adoption of those settlement plans.	<u>Chief Executive's Response</u> The intent and purpose of Variation No. 3 is to ensure continuity of supply in the facilitation of new homes on appropriately zoned lands across all settlements. Accordingly, the housing growth allocation contained in Table 2.8A is for the settlement and may be utilized in the delivery of housing on existing appropriately zoned lands. The housing growth allocation will also inform the preparation of future Settlement Plans. <u>Chief Executive's Recommendation</u> No change recommended.	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's recommendation.
Item No. 32	Motion: Cllr Mulroe		Record

	That Kildare County Council inserts a new policy into Core Strategy and Settlement Strategy Chapter 2 Amendment 16 seeking to ensure cultural and community spaces are provided across the urban centres, towns and settlements.	<u>Chief Executive's Response</u> The promotion and provision of community and cultural spaces in urban centres, towns and settlements are already expressly provided for in the Chapter 10 of the CDP, with particular reference to Section 10.6 and policies and objectives of the Plan, including SC P2, SC O6, SC O8, SC O9, SC O13, SC O14, SC O15, SC O16, SC O17, SC O22, SC P10, SC O49, SC O54, SC O56, SC O57, SC O60, SC P17, SC O106 and SC O107. <u>Chief Executive's Recommendation</u> No change recommended.	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's recommendation.
Item No. 33	Motion: Cllr Mulroe		Record
	That Kildare County Council actively promotes small and medium sized enterprise alongside the development of new FDI sites in Chapter 2 Amendment 16 CS 028, Core Strategy and Settlement Strategy, in order to promote sustainable economic growth.	<u>Chief Executive's Response</u> Agreed. The promotion and facilitation of small to medium enterprises are addressed in Chapter for of the CDP, including Section 4.11, RE O6, RE O32, RE O43, RE O52, RE O53, RE P7, RE O56, RE O57, RE O58 and RE O70. <u>Chief Executive's Recommendation</u> No change recommended.	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's recommendation.
Item No. 34	Motion: Cllr Killeen		Record

	Education and Health Infrastructure Coordination That this Council resolves that Proposed Variation No. 3 shall strengthen commitments to structured engagement with: The Department of Education; The HSE; and Relevant delivery agencies, to align housing growth with forward planning for schools, primary care and community health facilities.	<u>Chief Executive's Response</u> Attention is drawn to Proposed Core Strategy Objective CS O27, which relates to engagement with the Department of Education and SC P14 of the KCDP which relates to supporting the Health Service Executive (HSE) and other statutory and voluntary agencies in the provision of appropriate healthcare facilities, including the system of hospital care and the provision of community based primary care facilities. <u>Chief Executive's Recommendation</u> No change recommended.	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's recommendation.
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Item no. 35

Proposed Amendment No. 17

No Chief Executive's Proposed Material Alterations or Motions received.

Proposed Amendment No. 18

Item No. 36	Motion: Cllr Pender	Record
	That Kildare County Council amend Chapter 3 to include a policy prioritising brownfield, infill and under-utilised lands for residential development, requiring justification where greenfield lands are advanced in the absence of suitable serviced alternatives. <u>Chief Executive's Response</u> Chapter 3 currently includes a series of robust policies and objectives relating to prioritising redevelopment and regeneration of brownfield, infill and under-utilised lands for housing, including Section 3.9, Policy HO P6 and Objectives HO O8 and HO O9 which have not been amended by Proposed Variation No. 3. In addition, proposed Core Strategy Objective CS O26 expressly provides the following: <i>Require urban regeneration to be a fundamental consideration in the preparation of all settlement plans and identify / map Settlement Consolidation Sites20 and other brownfield / infill sites that have regeneration and development potential, with outputs identified in the Settlement Capacity Audit.</i> In this regard, it should be noted that KCC utilises a tiered (serviced, serviceable and no development) and sequential approach to zoning for residential development and seeks to ensure that sufficient zoned lands are provided to enable competition and choice, recognising that not all zoned lands may come forward for development for a range of issues. This approach is in accordance with the Development Plans – Guidelines for Planning	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's recommendation.

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		Authorities (2022) and is necessary to avoid restricting the supply of new homes through inactivity on a particular landholdings or sites. <u>Chief Executive's Recommendation</u> No change recommended.	
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Proposed Amendment No. 19

Item No. 37	Motion: Cllr Heather		Record
	That, in applying the revised residential density standards introduced through Proposed Variation No. 3, Kildare County Council ensures that development within the Celbridge–Leixlip Municipal District is assessed on a site-specific basis, having regard to existing residential character, environmental sensitivities, heritage	<u>Chief Executive's Response</u> Amendment No. 19 of Proposed Variation No. 3 incorporates the relevant density ranges from the Sustainable Residential Development and Compact Settlement Guidelines (2024) together with the methodology for refining density at a site-specific level, based on <i>inter alia</i>: • Proximity and accessibility of lands to essential services and to public transport options, informed by the capacity of such networks and journey times to significant destinations. • Responding to the receiving environment in a generally positive manner which does not have a	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's recommendation.

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	assets and infrastructure capacity, and that Local Area-based design guidance be prepared where higher densities are envisaged.	significant negative impact on defining important local characteristics, the amenities of surrounding residential properties and the natural, historic and built environment. As detailed in Amendment No. 19, the density ranges provided in the Guidelines for will be refined in the assessment of applications and in the preparation of future Settlement Plans. It should be further noted that KCC actively seeks to provide design guidance for key development areas in settlements through LAP's / Settlement Plans and for masterplan areas. <u>Chief Executive's Recommendation</u> No change recommended.	
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Item No. 38	Motion: Cllr Pender	Record
	That Kildare County Council amend Chapter 3 to confirm that higher residential densities shall only be supported where public transport capacity, active travel infrastructure and traffic management measures are demonstrably available or committed. <u>Chief Executive's Response</u> Proposed Variation No. 3 incorporates revised density ranges and refers to the methodology for refining density through the plan making and development management processes as contained in the Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities (2024). Accordingly, the appropriateness of higher densities will be determined on a case-by-case basis considering issues such as accessibility and connectivity, public transport capacity and impact on the area. As detailed in Amendment No. 19 (Section 3.7 Residential Densities), the methodology for refining density includes consideration of the proximity and accessibility of the lands to essential services and to public transport options, informed by the capacity of such networks and journey times to significant destinations. It is stated that Kildare County Council will generally encourage development densities that are: • At or above the mid-density range at the most central or accessible locations, together with locations proximate to high-capacity transport nodes or interchanges. • Close to the mid-density range at	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's recommendation.

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		intermediate locations, and Below the mid-density range at peripheral locations. The definition of accessible, intermediate and peripheral locations is set out in the Guidelines and Proposed Variation No. 3 – determined by the accessibility to existing or proposed public transport and the peak hour frequency of such public transport. <u>Chief Executive's Recommendation</u> No change recommended.	
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Item No. 39	Motion: Cllr T. O'Dwyer and Cllr Doyle		Record
	To include the following objective under 3.7 Residential Densities. HO 05/a Development at the Edge of Larger town. Where it can be demonstrated that an imbalance of housing typologies exist within a settlement or in support of objective HO 020 (age friendly units), lower density	<u>Chief Executive's Response</u> Proposed Variation No.3 provides for the incorporation of the Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities (2024) which set out a range of residential density standards for different areas within various settlement categories. Whilst Kildare County Council is obligated to comply with these guidelines, the defined density ranges outlined therein provide the planning authority with a degree of flexibility when assessing residential proposals within different urban settlement contexts. For example, in the 'Key Towns and Large Towns (5,000+ population)' category the	Proposed: Cllr. O' Dwyer Seconded: Cllr. Doyle Cllr. T. O' Dwyer and Cllr. Doyle accepted the Chief Executive's Recommendation. The Members accepted the Chief Executive's Recommendation.

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	levels at edge of town centre sites and other appropriate locations, will be encouraged in order to deliver a range of housing typologies within settlements.	stipulated residential density range is 40-100 dwellings per hectare (dph) (net) for centres and urban neighbourhoods. The density range required for the edge of such settlements is 30 dph – 50 dph depending on whether the proposed development is located in a car-oriented ‘suburban’ area or an ‘accessible’ suburb / urban extension location. <u>Chief Executive’s Recommendation</u> Amend the sixth paragraph of Section 3.10 (Housing Mix) in Proposed Amendment No. 20 as follows: The mix of ~~house~~ <i>housing</i> types proposed in an area should be influenced by a range of factors including the desirability of providing for mixed communities and a range of housing types and tenures; the nature of the existing housing stock in the area and the need to provide a choice of housing, suitable to all age groups and people at different stages of the life cycle; <i>the need for lifetime adaptability and accessibility, ensuring housing stock can respond to changing demographic needs over time</i>; the existing social mix in the area; the need to cater for specialist groups such as older or disabled people and the saleability of different types of housing. A neighborhood with a good mix of unit types should include ~~houses and apartments of~~ <i>a range of housing types of</i> different sizes. <i>Where it can be demonstrated that an</i>	
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		<i>imbalance of housing typologies exist within a settlement lower densities may be considered on a case-by-case basis</i>	
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Item No. 40	Motion: Cllr T. O'Dwyer and Cllr Doyle	Record
	To amend Table 3.1 in chapter 3 page 51 of current CDP, as follows: Larger towns, Institutional Lands, amend range from 35 - 50 units per ha to 20 - 45 units per ha., and Outer Suburban/ Greenfield from 30 - 50 per ha, to 20 - 40 per ha. Smaller towns & Villages, centrally located sites amend range from 30 - 40plus per ha to 25 - 40 units per ha, edge of centre sites amend range from 20 - 35 per ha to 15 - 30 per ha.	<u>Chief Executive's Response</u> Not agreed. Kildare County Council are statutorily obliged to comply with the provisions the Ministerial Guidelines with respect to Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities (2024) which set out a range of residential density standards for different areas within various settlement categories. It should be noted that the density requirements set out in the Compact Settlements Guidelines will prevail over and supersede any conflicting provisions contained in the County Development Plan. <u>Chief Executive's Recommendation</u> No change recommended.
		Proposed: Cllr. O' Dwyer Seconded: Cllr. Doyle Cllr. T. O' Dwyer and Cllr. Doyle accepted the Chief Executive's Recommendation. The Members accepted the Chief Executive's Recommendation.

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Proposed Amendment No. 20

Item No. 41	Motion: Cllr Pender	Record
	That Kildare County Council amend Chapter 3 to strengthen requirements for housing mix, lifetime adaptability and accessibility, ensuring housing stock can respond to changing demographic needs over time. <u>Chief Executive's Response</u> Chapters 3 and 15 currently include policy and objectives relating to housing mix, lifetime adaptability / accessibility and responding to demographic needs over time. These include <i>inter alia</i>: • References in Sections 3.2, 3.5, 3.10 and 3.11. It is noted that Section 3.11 states: <i>"It is a strategic principle of the development plan to develop a network of sustainable neighbourhoods which have a range of facilities, a choice of tenure and universally designed adaptable house types"</i>. • HO P7 – ensure a wide variety of housing typologies and tenures are provided through the county. • HO O15 - requiring housing developments to provide a wide variety of housing types, sizes and tenures; submit a statement of housing mix (for 10 + units) and provide 20% universally designed units (for 5+ units). • HO O18 – promote housing that is adaptable to needs. • Section 15.4.4 requires that the statement of housing mix <i>"ensure an</i>	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's Recommendation.

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		<i>appropriate mix of house types and sizes within individual residential development schemes and that they are adaptable, designed to meet the needs of an aging population and cater for people with disabilities.”</i> • Section 15.2.7 relates to universal access and design, including for residential development. Notwithstanding the above, it is considered beneficial to incorporate additional text in the sixth paragraph of Section 3.10 (Housing Mix) in Proposed Amendment No. 20 as detailed in the recommendation below. <u>Chief Executive’s Recommendation</u> See proposed amendment under Item No. 39 above.	
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Item No. 42	Motion: Cllr T. O'Dwyer and Cllr Doyle	Record
	That an objective of mixed housing typologies delivery be outlined in this variation, that supports a range of needs and demands in population. This can be expressed in CDP as a matrix that outlines both housing typologies and range of densities that ensure balanced socio-economic representation across County and supports stable integration of growing communities. Proposed development will have regard to current density ratios in settlements and address imbalances through proposed development planning applications. Data from AIRO/ LCDC <u>Chief Executive's Response</u> National Policy Objective 37 of the National Planning Framework (NPF) provides for a Housing Need and Demand Assessment (HNDA) to be undertaken in each local authority area. HNDA is a tool that is aimed at assisting local authorities to develop long term strategic views of housing need across all tenures, and to provide a robust evidence base to inform policies around housing and to support the preparation of housing strategies. The preparation of a matrix for housing typologies will be considered to inform the broader review of the KCDP. <u>Chief Executive's Recommendation</u> No change recommended.	Proposed: Cllr. T. O' Dwyer Seconded: Cllr. Doyle Cllr. Doyle suggested that the motion could be referred to the SPC. The Members agreed that the motion is referred to the SPC for consideration. The Members agreed to referring the motion to the SPC and accepted the Chief Executive's Recommendation.

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	should be used to develop this matrix. Traditional planning principles that tiered densities in a sequential manner will be adhered to		
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Item No. 43	Motion: Cllr T. O'Dwyer and Cllr Doyle		Record
	To include the following objective under 3.10 Mix of Dwelling Types HO 020 Audit current housing stock and record on going development to determine the range of typologies & avg floor space in each settlement. This data will be used to inform future development in order to achieve a balanced mix of housing throughout the County.	<u>Chief Executive's Response</u> The Forward Planning Team will engage with AIRO in Maynooth University to determine the availability of this information and provide an update to the Elected Members with respect to the preparation of an audit to inform the review of the forthcoming CDP. <u>Chief Executive's Recommendation</u> No change recommended.	Proposed Cllr. T O' Dwyer Seconded: Cllr. Doyle Cllr. Doyle agreed to accept the Chief Executive's response if it could be an ongoing process. The Chief Executive agreed to engage with the Innovation Team and IT on the collection of the data. The Members agreed to accept the revised Chief Executive's response.

Item No's 44

Proposed Amendment No. 41

No Chief Executive's Proposed Material Alterations or Motions received.

Proposed Amendment No. 22

Item No. 45	Chief Executive's Proposed Material Alterations	Record						
	Proposed Material Alteration Amend proposed Table 3.4 (a) as follows:							
	<table><tr><th>Applicant Category</th><th>Serviced Sites Local Need Criteria</th></tr><tr><td>Category C – Rural Resident as part of a Serviced Site development.</td><td><i>On designated 'Serviced Sites' provided for in Volume 2 of the County Development Plan only</i></td></tr><tr><td>A person who has resided in a rural area in County Kildare* * For the purposes of this category, these persons are defined as those being from outside of the defined boundaries of the Key Towns, Self-Sustaining Growth Towns, Self Sustaining Towns and the Blessington Environs higher order settlements in the County Settlement Hierarchy (i.e. Key Towns, Self-Sustaining Growth Towns and Self-Sustaining Towns) as defined by Kildare County Council in respective Local Area Plans.</td><td>The Applicant must demonstrate: 1. They have resided in a rural area of County Kildare for a period of at least 10 (consecutive) years, and 2. The applicant's home, in which they have resided for 10 years, is within 10km of the designated serviced site, and 3. That the proposed house will be the principal private residence of the applicant (applications will be subject to a standard occupancy condition).</td></tr></table>	Applicant Category	Serviced Sites Local Need Criteria	Category C – Rural Resident as part of a Serviced Site development.	<i>On designated 'Serviced Sites' provided for in Volume 2 of the County Development Plan only</i>	A person who has resided in a rural area in County Kildare* * For the purposes of this category, these persons are defined as those being from outside of the defined boundaries of the Key Towns, Self-Sustaining Growth Towns, Self Sustaining Towns and the Blessington Environs higher order settlements in the County Settlement Hierarchy (i.e. Key Towns, Self-Sustaining Growth Towns and Self-Sustaining Towns) as defined by Kildare County Council in respective Local Area Plans.	The Applicant must demonstrate: 1. They have resided in a rural area of County Kildare for a period of at least 10 (consecutive) years, and 2. The applicant's home, in which they have resided for 10 years, is within 10km of the designated serviced site, and 3. That the proposed house will be the principal private residence of the applicant (applications will be subject to a standard occupancy condition).	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's Proposed Material Alteration.
	Applicant Category	Serviced Sites Local Need Criteria						
	Category C – Rural Resident as part of a Serviced Site development.	<i>On designated 'Serviced Sites' provided for in Volume 2 of the County Development Plan only</i>						
A person who has resided in a rural area in County Kildare* * For the purposes of this category, these persons are defined as those being from outside of the defined boundaries of the Key Towns, Self-Sustaining Growth Towns, Self Sustaining Towns and the Blessington Environs higher order settlements in the County Settlement Hierarchy (i.e. Key Towns, Self-Sustaining Growth Towns and Self-Sustaining Towns) as defined by Kildare County Council in respective Local Area Plans.	The Applicant must demonstrate: 1. They have resided in a rural area of County Kildare for a period of at least 10 (consecutive) years, and 2. The applicant's home, in which they have resided for 10 years, is within 10km of the designated serviced site, and 3. That the proposed house will be the principal private residence of the applicant (applications will be subject to a standard occupancy condition).							

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	<i>or Settlement Plans in Volume 2 of the County Development Plan.</i> <i>For clarity, these persons also include those persons living in the designated Towns, Villages and Rural Settlements in the County Settlement Hierarchy.</i>		
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Item No. 46	Motion: Cllr P. O'Dwyer and Cllr Sammon		Record
	That the Council engages with the owners of Serviced Sites across the County to establish how best to progress the sites.	<u>Chief Executive's Response</u> Agreed. Engagement will take place over the coming year as part of the review of the serviced sites scheme. <u>Chief Executive's Recommendation</u> No change recommended	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's Recommendation.
Item No. 47	Motion: Cllr Keatley and Cllr W Durkan		Record
	To support updated Amendment number 22(Chapter 3 serviced sites) by revising proposed table 3.4(a)	<u>Chief Executive's Response</u> Noted. <u>Chief Executive's Recommendation</u> No change recommended.	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's Recommendation.
Item No. 48	Motion: Cllr Breslin, Cllr Breen, Cllr Feeney, Cllr Heather and Cllr Leigh		Record
	That the criteria for people seeking to qualify for service sites should be amended to allow any person(s) who has lived in rural Kildare for 10 years to qualify. Consideration should also be given to reducing the size of service sites.	<u>Chief Executive's Response</u> It should be noted that the intent of the Serviced Sites to offer an alternative to one off housing in the countryside for local housing needs, attracting new residents to live in our towns, villages and rural settlements and sustain the communities and economies of these areas. Accordingly, proposed Table 3.4 (a), introduced in this Variation, expressly provides that any person who has resided in a rural area of Kildare for 10 consecutive years may qualify for a serviced site, subject to the applicant's home (in which they have	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's Recommendation.

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		resided for 10 years) being within 10km of the designated serviced site. The purpose of the consecutive nature of the 10 years and the 10 km buffer is to ensure that the local housing need for a given area is accommodated in Serviced Sites within the general locality. However, following a review of proposed Table 3.4 (a), the Chief Executive's recommendation below seeks to clarify that persons who have lived within 10km of a serviced site for 10 consecutive years, but in different dwellings are catered to (e.g. family home and then moved to rented accommodation in the locality). The extent of existing serviced sites and the provision of further serviced sites will be considered in the preparation of the next County Development Plan, commencing in August 2026. <u>Chief Executive's Recommendation</u> Amend proposed Table 3.4 (a), in conjunction with the Chief Executive's Proposed Material Alteration (Item 45 above) as follows <i>Applicant Category</i> <i>Category C – Rural Resident as part of a</i>	
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		<i>Serviced Site development</i> <i>A person who has resided in a rural area in County Kildare*</i> <i>* For the purposes of this category, these persons are defined as those being from outside of the defined boundaries of the Key Towns, Self-Sustaining Growth Towns, Self Sustaining Towns and the Blessington Environs ~~higher order settlements in the County Settlement Hierarchy (i.e. Key Towns, Self-Sustaining Growth Towns and Self-Sustaining Towns)~~ as defined by Kildare County Council in respective Local Area Plans, or Settlement Plans in Volume 2 of the County Development Plan.</i> <i>For clarity, these persons also include those persons living in the designated Towns, Villages and Rural Settlements in the County Settlement Hierarchy.</i> <i>Serviced Sites Local Need Criteria</i> <i>On designated 'Serviced Sites' provided for in Volume 2 of the County Development Plan only</i> <i>The Applicant must demonstrate:</i> <i>1. They have resided in a rural area of County Kildare for a period of at least 10 (consecutive) years, and</i> <i>2. The dwelling(s) applicant's home,</i>	
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		<i>in which they have resided ~~for 10-~~ years, is-are within 10km of the designated serviced site, and</i> <i>That the proposed house will be the principal private residence of the applicant (applications will be subject to a standard occupancy condition).</i>	
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Item No. 49	Motion: Cllr Power		Record
	Create an objective to support the development of serviced sites on land that is within or contiguous to a village boundary and establish a policy that will allow consideration of any applications under planning application rather than site specific zoning.	<u>Chief Executive's Response</u> The National Planning Framework and its First Revision, Our Rural Future and the Kildare County Development Plan 2023-2029 and Proposed Variation No. 3 of same, highlights the importance of the reenergising and revitalising rural villages and settlements through plan-led development and other development incentives. The intent of this motion is acknowledged, however, the consequences of same may result in a range of adverse effects which would compromise the principles of proper planning and sustainable development, being contrary to the plan led growth of settlements and the delivery of housing in appropriate locations/scales including the potential of uncoordinated pattern of development on lands surrounding villages and rural settlements and/or "leapfrogging". <u>Chief Executive's Recommendation</u> No change recommended.	Proposer: Cllr. Power Seconded: Cllr. Doyle Ms. Granville noted that the Members had agreed to liaise with owners of Serviced Sites under Meeting Report Green item 46 and alternatives could be considered through the review of the County Development Plan and the Serviced Sites Scheme where Serviced Sites were not progressed. Cllr. Power proposed to withdraw the motion, seconded by Cllr. Heather. The Members agreed to the withdrawal of the motion

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Item No. 50	Motion: Cllr Mulroe		Record
	That Kildare County Council (Chapter 3 housing amendment 22 HO 056) expand the radius of the criteria identifying local need for serviced sites in rural areas to within a range of 10 to 15 km.	<u>Chief Executive's Response</u> The intent of the Serviced Sites policy/scheme was drafted to offer an alternative to one off housing in the countryside for those with local housing needs, attracting new residents to live in our towns, villages and rural settlements and sustain the communities and economies of these areas. The purpose of the 10 km radius is to ensure that the local housing need for a given area is accommodated in Serviced Sites within the general locality. A 10km radius covers an area of 314 km², while a 15km radius covers an area of more than double the 10km radius at 707 km². <u>Chief Executive's Recommendation</u> No change recommended.	Proposed: Cllr. Mulroe Seconded: Cllr. Kileen Cllr. Mulroe accepted the Chief Executive's Recommendation. The Members accepted the Chief Executive's Recommendation.
Item No. 51	Motion: Cllr Mulroe		Record
	That KCC will actively seek to provide serviced sites that meet local need in rural areas outside the defined boundaries of higher order settlements across the electoral districts in Kildare County.	<u>Chief Executive's Response</u> The extent of existing serviced sites and the provision of further serviced sites will be considered in the preparation of the next County Development Plan, commencing in August 2026. <u>Chief Executive's Recommendation</u> No change recommended.	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's Recommendation.

Item No's 52 and 53

Proposed Amendment Nos. 23 and 24

No Chief Executive's Proposed Material Alterations or Motions received.

Proposed Amendment No. 25

Item No. 54	Motion: Cllr Killeen		Record
	Quality and Standards of Housing That Proposed Variation No. 3 shall explicitly reaffirm the primacy of high-quality residential development, ensuring that all new housing delivered under the Development Plan: Meets or exceeds minimum national standards for internal space, daylight, dual aspect, storage and private amenity space; Is designed to support long-term living, including family-sized units and lifetime-adaptable homes; and Promotes high-quality architectural design, sustainable construction and climate resilience in accordance with national policy.	<u>Chief Executive's Response</u> The CDP contains a wide range of guidance, policies and objectives which address this motion, particularly in Chapters 3 (Housing), 14 (Urban Design, Placemaking & Regeneration) and 15 (Development Management Standards). In the interest of brevity, relevant examples of Policies, Objective and Sections in the CDP include, but are not limited to, the following: • HO O13 – environmentally sustainable and energy efficient housing. • HO O16 – high quality apartments. • HO O18 – high quality housing design, innovative and sustainable construction and adaptable housing. • HO O19 – climate resilient housing design • UD O1 – high standard urban design	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's Recommendation.

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		Section 15.4 – Residential Development – require developments to meet or exceed minimum standards, except in exceptional circumstances that are subject to agreement and the overall quality. <u>Chief Executive's Recommendation</u> No change recommended.	
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Item No. 55

Proposed Amendment No. 26

No Chief Executive's Proposed Material Alterations

Proposed Amendment Nos. 27 and 29

Item Nos. 56/57	Motion: Cllr Melrose		Record
	Retention of Minimum Private Open Space Standards That Kildare County Council resolves that the minimum private open space standards for all residential units, as set out in the adopted Kildare County Development Plan 2023–2029, shall be retained in full and shall not be reduced or varied as part of Proposed Variation No. 3. All new residential development shall continue to comply with these minimum standards, ensuring adequate private amenity space for future	<u>Chief Executive's Response</u> Not agreed. The revised private open space standards in Proposed Variation No. 3 are from the second Specific Planning Policy Requirement (SPPR 2) of the Sustainable Residential Development and Compact Settlement Guidelines (2024). Planning authorities are statutorily required to comply with SPPRs contained in such Ministerial Guidelines. <u>Chief Executive's Recommendation</u> No	The Members noted that Cllr. Melrose was not in a position to attend the meeting in person. During the meeting, Cllr. Melrose had contacted the Meetings Administrator and nominated Cllr. Mulroe to table his Motions. The Members agreed that Cllr. Mulroe could move his

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	residents and maintaining the quality of residential environments across the county.	change recommended.	motions. Proposed: Cllr. Mulroe Seconded: Cllr. Kileen Cllr. Mulroe called for a vote The result of the Vote was as follows; In favour – 12 Against - 21 Abstained - 1 The Motion was defeated.
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Proposed Amendment No. 28

Item No. 58	Chief Executive's Proposed Material Alterations
	Proposed Material Alteration Amend the bullet point regarding SuDS in the 2nd paragraph of Section 15.6.6 as follows: SuDS are ~~not generally acceptable as a form of public open space provision, except where they recognised for their potential to~~ contribute in a significant and positive way to the design and quality of open space. Where the Council considers that this is the case, ~~in general a maximum of generally~~ 10% of the open space provision shall be taken up by SuDS, ~~subject to agreement with the planning authority and in consideration of the overall quality, quantum and function of the open space.~~
	Record
	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's Proposed Material Alteration.

Item No. 59	Motion: Cllr Killeen	Record
	That the Council agree that Proposed Variation No. 3 shall place a clear emphasis on the provision of high-quality, usable and inclusive public open space by: Prioritising multifunctional green spaces that support recreation, biodiversity, climate adaptation and social interaction; Requiring that open spaces are overlooked, safe, well-designed and properly maintained; and Ensuring that quantitative standards are matched by qualitative design requirements, rather than minimum compliance alone <u>Chief Executive's Response</u> The CDP promotes the provision of open spaces that are high quality and well designed, appropriately overlooked, safe, usable, inclusive, promote biodiversity and support climate adaption. In the interest of brevity, relevant examples of policies, objective and sections in the CDP include, but are not limited to, the following: • LR P5 – preserve, manage and maintain open spaces to a high standard. • LR O82 – quality and functional open spaces. • LR O96 – high quality, connected and multifunctional open spaces, protecting and enhancing environmental capacity and ecological function. • BI O18 – incorporate important ecological features and habitats in open space network and provide for local biodiversity. • BI O75 – multifunctional open spaces, providing for ecology. • BI P15 – Sustainable Urban Drainage Systems • SC A8 – develop open spaces that encourage recreational and amenity activities • SC P5 – Ensure accessibility for persons with disabilities. • Section 15.5.6 – quantitative and qualitative design standards for open spaces in residential developments, including overlooking.	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's Recommendation.

		<u>Chief Executive's Recommendation</u> No change recommended.	
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Item No's. 60 and 61

Proposed Amendment Nos. 30 and 31

No Chief Executive's Proposed Material Alterations or Motions received.

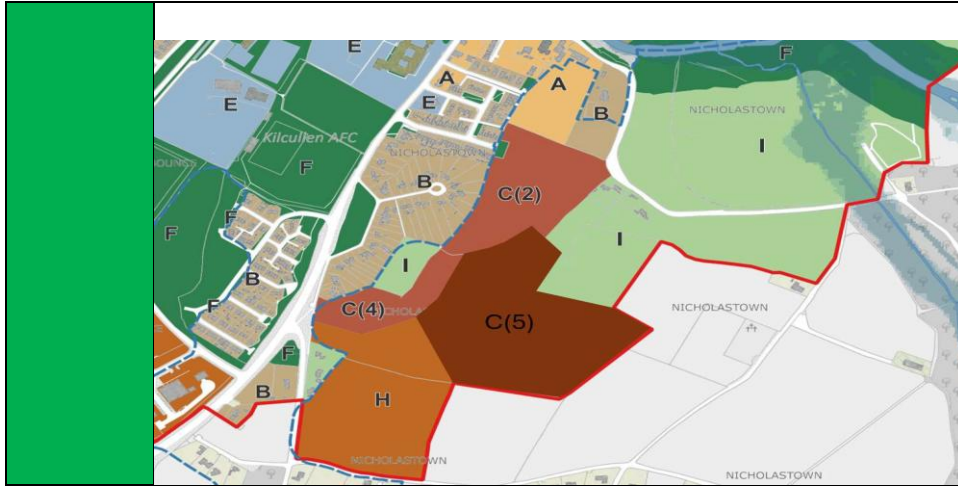
2. Motions Received to Proposed Variation No. 3 of the Kildare County Development Plan 2023-2029 (as varied) relating to Land Use Zoning Requests in Settlements Contained in Volume 2 of the County Development Plan

TOWNS

Kilcullen

Item No. 62	Motion: Cllr T. O'Dwyer
	<u>Chief Executive's Recommendation</u> Insert a new Amendment to Proposed Variation No. 3 to: Revise the Kilcullen Land Use Zoning Map (Map Ref. V2A-1) in Volume 2 of the Kildare County Development Plan 2023-2029 (as varied) to amend the lands zoned as SR: Strategic Reserve to C: New Residential as illustrated below. It is noted that this amendment may require consequential alterations to the Kilcullen Settlement Plan, including <i>inter alia</i> Table 2-7.

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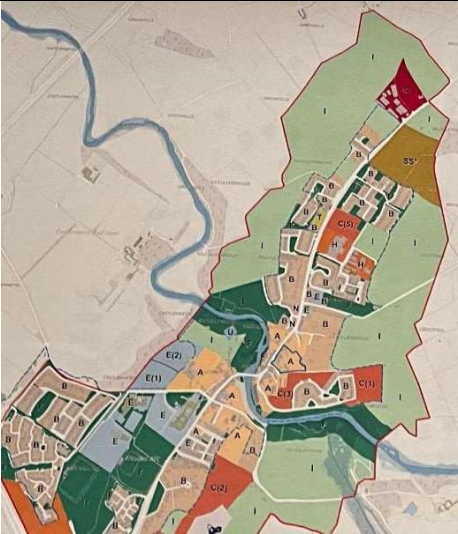


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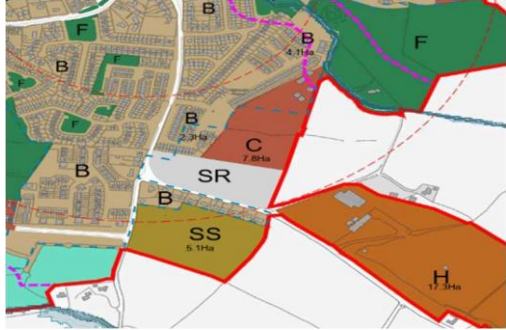
	Revise point (iv) of Objective ST KL81 of the Kilcullen Settlement Plan in Volume 2 of the Kildare County Development Plan 2023-2029 (as varied) to state as follows: (iv) It is a requirement that site C(2) New Abbey Road, ~~and~~ Site C(4) Nicholastown and ~~Site C(X) Nicholastown (East)~~ New Residential lands are connected by a new street corridor that integrates these ~~two~~ developments. The new street corridor may form part of a wider relief road in the future, should this project be supported by a business case. The street corridor will reflect the indicative relief road route identified as far as practical (See Map V2A-3) and connect R448 to R413. The new street will be delivered by developments along the corridor.
Record	
On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's Recommendation.	

Item No. 63	Motion: Cllr T. O'Dwyer		Record
	That the Council zone land identified as Serviced Site in Kilcullen to New Residential with a condition to deliver a section of relief road in tandem with development and a percentage of affordable housing.	<u>Chief Executive's Response</u> Not agreed. In contrast to the previous motion, it is considered that the rezoning of these lands from Serviced Sites to New Residential would be contrary to the sequential development and consolidation of the settlement, noting the relative distance of the site from the town centre and the M9 junction. In addition, the elimination of the Serviced Site would remove an alternative housing option to one off housing in the countryside, particularly for persons seeking to build their own home in a form that reflects their rural connection within their locality. The lands are at a large distance from schools, garda stations and the community health centre and will increase significantly the	Proposed: Cllr. T. O' Dwyer Seconded: Cllr. Sammon Cllr. O' Dwyer called for a vote. The result of the vote was as follows: In Favour – 33 Against - 0 Abstained - 1 As a result of the vote the Members agreed to zone land identified as Serviced Site in Kilcullen to New Residential with a condition to deliver a section of relief road in tandem with development.

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		traffic through the town. <u>Chief Executive's Recommendation</u> No change recommended	
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Kill

Item No. 64	Motion: Cllr Sammon	
	That the Council changes the zoning SR in Kill to New Residential as indicated on the map. 	<u>Chief Executive's Response</u> Agreed. As detailed in Table 2 of the Chief Executive's Report on the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities, issued to Members in September 2025, all lands zoned 'C: New Residential' in Kill have been developed. Accordingly, the zoning of these 'SR: Strategic Reserve' lands to 'C: New Residential' will assist in maintaining the continuity of housing supply in all settlements. This circa 3.26ha site would be potentially capable of delivering approximately 114 dwellings, assuming a density of 35 dwellings per hectare.
	<u>Chief Executive's Recommendation</u> Insert a new Amendment to Proposed Variation No. 3 to revise the Kill Land Use Zoning Map (Map Ref. V2-3.1a) in Volume 2 of the Kildare County Development Plan 2023-2029 (as varied) to amend the lands zoned as SR: Strategic Reserve to C: New Residential.	
	Record	
	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's Recommendation.	

Castledermot

Item No. 65	Motion: Cllr Keatley	
	To support submission 0.81-Castledermot Gaa, requesting 10.19ha @ Bluegardens be zoned open space & amenity and that 2.2ha @ Woodlands East be zoned residential.	<u>Chief Executive's Response</u> Agreed. Given the location 2.2ha of lands at Woodlands East, Abbeylands within the defined built-up area of the settlement, proximate to the services of the town centre, it is considered appropriate to zone these lands as C*: New Residential. Note: There is potential flood risk along the western perimeter and within northwestern portion of the site. Having regard to the precautionary principle on avoiding locating new residential development in areas subject to flood risk it is considered appropriate to retain the zoning of these areas as F: Open Space and Amenity. Given the location of the 10.19 ha of lands at Bluegardens, Crophill, Castledermot is directly adjacent to the defined built-up area of the town and fronting on to the L8095 Local Road, it is considered appropriate to zone these lands as F: Open Space and Amenity.
	<u>Chief Executive's Recommendation</u> Insert a new Amendment to Proposed Variation No. 3 to: Amend the Land Use Zoning Map for Castledermot (Map Ref. V2-1.1A) in Volume 2 of the Kildare County Development Plan 2023-2029 (as varied) to insert the proposed C*: New Residential land use zoning (as illustrated in yellow below), together with associated amendments to the legend of the land use zoning map.	

	Record
	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's Recommendation, noting potential consequential amendments relating to site specific flood risk assessment(s).

Item No. 66	Motion: Cllr Breslin	Record
	That KCC fully supports submission 081 seeking the rezoning of 2.2 ha of land at Abbeylands, Woodlands East, Castledermot from 'F: Open Space and Amenity' to 'C: New Residential'. And the zoning of the requested lands at Blue Gardens. <u>Chief Executive's Response</u> Agreed. Refer to the response and recommendation to Cllr Keatley's motion above (Item No. 65). <u>Chief Executive's Recommendation</u> As per Item No. 65 above.	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's Recommendation.
Item No. 67	Motion: Cllr Breslin	Record
	That Kildare County Council supports submission 081 in order for Castledermot GAA to develop and enhance the Club, pitches and facilities <u>Chief Executive's Response</u> Agreed. Refer to the response and recommendation to Cllr Keatley's motion above (Item No. 65). <u>Chief Executive's Recommendation</u> As per Item No. 65 above.	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's Recommendation.

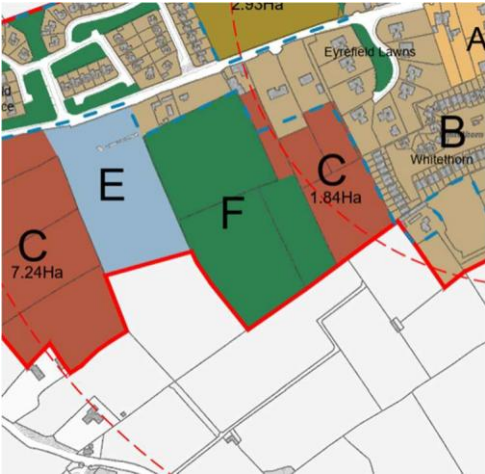
Item No. 68	Motion: Cllr Dooley, Cllr Behan and Cllr Keatley	
	Castledermot – support local submissions and plan a route: (a) Support the submissions received from Aidan Kelly (Ref. 013) Castledermot GAA (Ref.081) and the Dunne Family (Ref. 136), and request that the Chief Executive reports back on options to address the matters raised through the forthcoming Settlement Plan/Volume 2 updates, including (where appropriate) the coordinated relocation and enhancement of community/sports facilities to unlock compact, in-town housing opportunity in Castledermot. (b) Include Castledermot explicitly in the 2026/27 work programme for Settlement Plans (Volume 2) and engage locally on zoning options and infrastructure needs in tandem.	<u>Chief Executive's Response</u> (a) The request as previously outlined in Submission 081 to Proposed Material Alteration No. 3 is agreed. Please see Chief Executive's response to Item No. 65 above. The request as previously outlined in Submission 131 (lands in Ballyshannon) to Proposed Material Alteration No. 3 is agreed. Please see Chief Executive's response to Item No. 82 below. The request relating to Submission 013 to the Proposed Material Alteration is <u>not agreed</u>, given that the site is extensively affected by potential flood risk, as illustrated below (see site outlined in red). 

		(b) Members are advised that a settlement plan is currently in place for Castledermot and forms part of Volume 2 of the CDP. <u>Chief Executive's Recommendation</u> No change recommended.
	Record	
	Proposed: Cllr. Dooley Seconded: Cllr. Behan Cllr. Dooley accepted the Chief Executive's Recommendation. The Members accepted the Chief Executive's Recommendation.	

VILLAGES

Athgarvan

It was agreed to take items 69, 70 and 71 together.

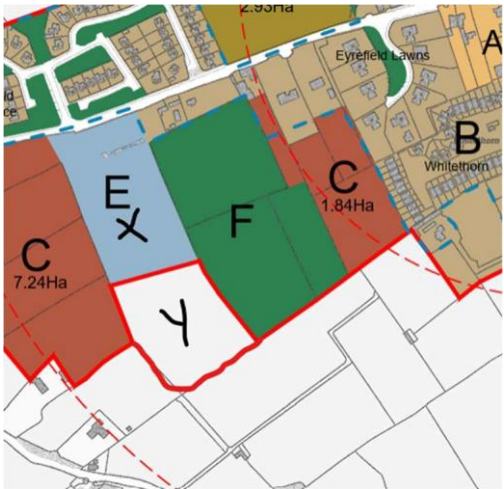
Item No. 69	Motion: Cllr T. O'Dwyer	
To be taken with item no. 70	That it be a site-specific objective of this plan to deliver expansion of Playing Pitches and Community Space on land currently zoned E and F for the purposes under the Athgarvan Village Plan, to ensure proper planning and sustainable development of the area in line with zoning objective and Table 3.4 of Section 3 Village and Rural development. 	<u>Chief Executive's Response</u> Agreed.
	<u>Chief Executive's Recommendation</u> Amend ST A10 of Vol 2 of the KCDP as follows ST A10- ~~Provide for~~ <i>Require</i> the <i>delivery development</i> of a children's playground, ~~subject to the availability of appropriate sites and funding~~ <i>and Playing Pitches on the lands zoned F; Open Space and Amenity to the east of the</i>	

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	<i>BlackRath Vale housing development to the south of the L2032 (Curragh Road in tandem with the development of lands identified as C*.</i>	
	Record	
	It was agreed to take items 69, 70 and 71 together. Proposed: Cllr. T. O' Dwyer Seconded: Cllr. Sammon The Chief Executive proposed further amending objective STA10 of the Athgarvan Village Plan to read as follows: ST A10 ~~Provide for~~ <i>Require the delivery development of a children's playground, subject to the availability of appropriate sites and funding and Playing Pitches on the lands zoned F: Open Space and Amenity to the east of the Blackrath Vale housing development to the south of the L2032 (Curragh Road) in tandem with the development of lands adjoining lands zoned "C".</i> <i>To ensure a coherent and comprehensive approach to the future development of these lands, any application for development on the "C" zoned lands to the east of the Blackrath Vale housing development to the south of the L2032 (Curragh Road) must be accompanied by a "development framework" which encompasses the "F" zoned lands and both adjoining "C" zoned lands. This "development framework" will:</i> <i>o Ensure that the proposed development will not prejudice the delivery of development on the other "F" or "C" zoned lands,</i> <i>o Impact on existing residential amenity.</i> <i>o Seek to facilitate the activation of the entire "development framework" area, with arrangements or otherwise detailed to the Planning Authority for agreement.</i> The Members agreed to the amended objective in the Chief Executive's Recommendation.	

Item No. 70	Motion: Cllr T. O'Dwyer	
To be taken with item	That the Council zones land in Athgarvan X New Residential to support housing and zones Y Education and Community as outlined on the map below and extends the settlement boundary to reflect that and that any	<u>Chief Executive's Response</u> Agreed. See Item No. 69 above for amended objective.

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no. 71	development on X is conditioned to deliver a playground and playing pitches for the community on neighbouring land zoned F. 	
	<u>Chief Executive's Recommendation</u> Amend Land Use Zoning Map for Athgarvan (Map Ref. V2-3.2a) in Volume 2 of the Kildare County Development Plan 2023-2029 (as varied) to amend existing E; Community and Educational Zoning to C*; New Residential zoning and extend boundary of settlement to include new E; Community and Educational Zoning.	
	Record It was agreed to take items 69, 70 and 71 together. Proposed: Cllr. T. O' Dwyer Seconded: Cllr. Sammon The Members agreed to the amended objective in the Chief Executive's Recommendation under item 69.	

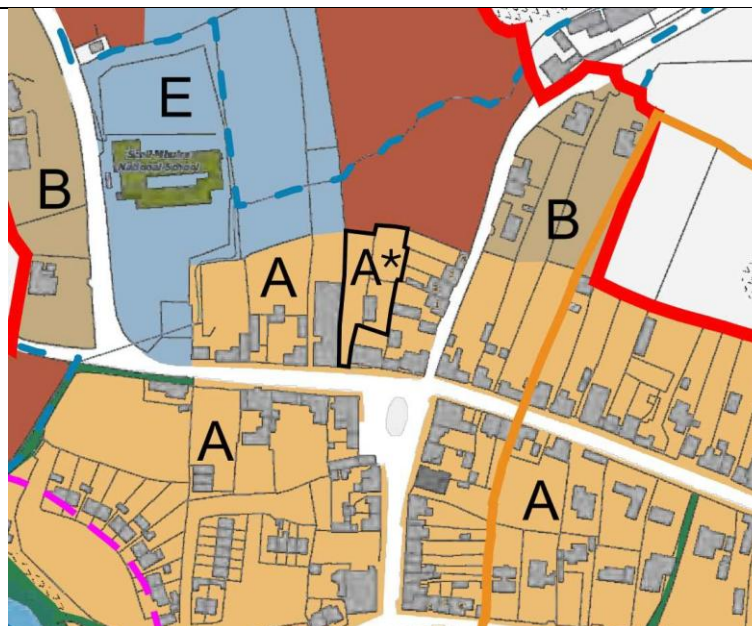
Item No. 71	Motion: Cllr Power	
To be taken with item no. 70	Amend the zoning for the lands in Athgarvan from E and F to C and E as per map attached below to provide for mixed use development of housing and community facilities. 	<u>Chief Executive's Response</u> While the principle of additional lands for the purposes of delivering new housing in Athgarvan is agreed, the loss of lands which will facilitate open space, recreation and/or sports facilities is of concern given the extent of growth that the village of Athgarvan has accommodated in recent years. <u>Chief Executive's Recommendation</u> No change recommended. (See Item Nos. 69 + 70 above)
	Record It was agreed to take items 69, 70 and 71 together. Proposed : Cllr. Power Seconded: Cllr. Doyle Cllr Power accepted the amendments set out in item 69 and 70. The Members agreed to the amended objective and footnote in the Chief Executive's Recommendation under item 69.	

Ballymore Eustace

Item No. 72	Motion: Cllr Sammon	
	That the Council zones land in Ballymore Eustace outlined in Submission 040 as new residential with the condition of delivering a car park for the 5km Looped Walk and extends the settlement boundary to reflect that. 	<u>Chief Executive's Response</u> Agreed. This should be read in conjunction with Item Nos. 73 and 74 below. It is noted that the C: New Residential zoned lands to the west of the Village have been built out (c.8.88ha). The subject lands immediately adjoin and are contiguous to the only remaining landbank (c.1.8ha) zoned C: New Residential in Ballymore Eustace. No applications have been received for residential development on the remaining landbank. Accordingly, an extension of this land use zoning across the subject site presents an opportunity: (a) Ensure the creation of a sustainable community across the wider landbank in an integrated and holistic manner. (b) Improve the viability of residential development in the area and assist in maintaining the continuity of housing supply in all settlements. (c) Facilitate the delivery of a car park for the 5km looped walking trail in Ballymore Eustace in support of LR O51, LR A12, RE O151 in Volume 1 of the CDP, together with V BE11 of the Ballymore Eustace Village Plan.

	<u>Chief Executive's Recommendation</u> Insert a new Amendment to Proposed Variation No. 3 to: - Amend Land Use Zoning Map for Ballymore Eustace Village (Map Ref. V2-3.4a) in Volume 2 of the Kildare County Development Plan 2023-2029 (as varied) to extend the existing C: New Residential land use zoning, located to the east of the Village, and replace the associated 'C' with 'C*'. The settlement boundary shall also be extended accordingly. - Revise objective V BE12 of the Ballymore Eustace Village Plan as follows: V BE12 The development of the ~~1.8ha~~ 'C*' New Residential site shall include the integration of the existing 5km looped walk in Ballymore Eustace, in particular the delivery of a car park for the looped walk together with a site-specific archaeological impact assessment and the retention and integration of existing trees into any proposed development.
	Record
	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's Recommendation.

Item No. 73	Motion: Cllr Sammon	
	That the County Development Plan places a condition on the Council site in Ballymore Eustace outlined in red to deliver Age Friendly and Right-size Housing as a matter of priority. 	<u>Chief Executive's Response</u> Agreed. The response and recommendation should be read in conjunction with Item No. 72 above and Item No. 74 below.
	<u>Chief Executive's Recommendation</u> Insert a new Amendment to Proposed Variation No. 3 to: • Revise the Land Use Zoning Map for Ballymore Eustace Village (Map Ref. V2-3.4a) in Volume 2 of the Kildare County Development Plan 2023-2029 (as varied) to outline the subject lands in black and identify these lands with A*, as illustrated below.	

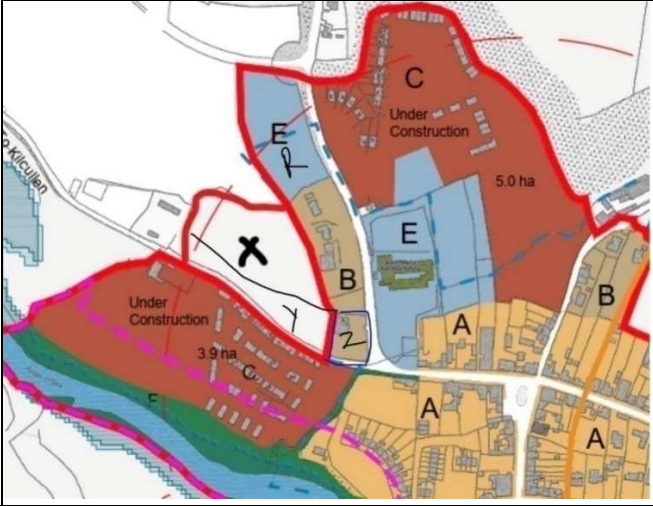


Insert a new objective under Section V2 3.10.1 Village Centre / Regeneration in the Village Plan for Ballymore Eustace to state as follows:

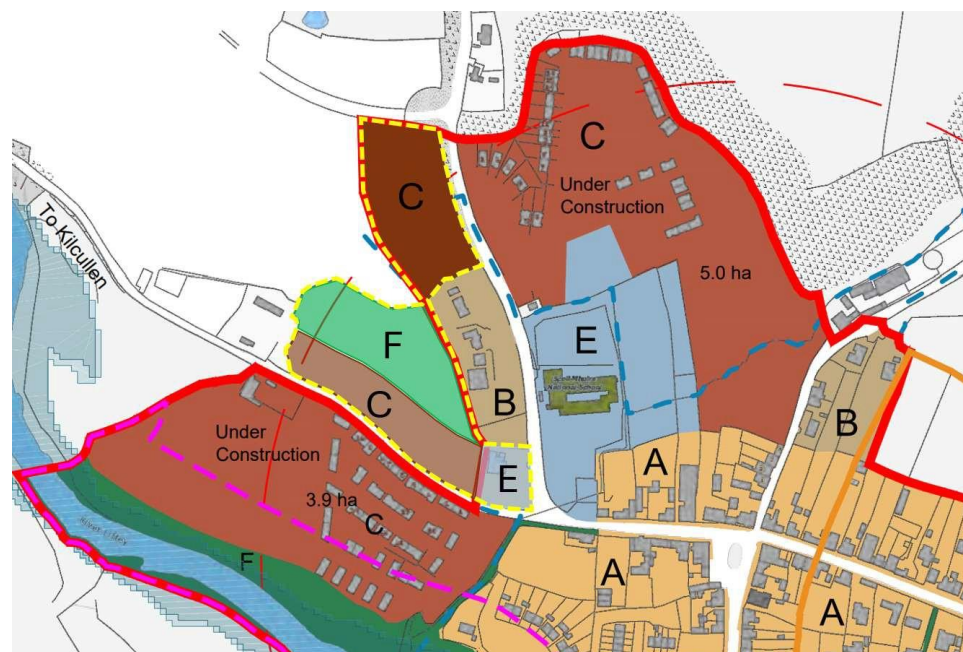
V BEX *It is an objective to deliver age friendly and right-sizing housing on the Council lands identified as A* and outlined in black on Map V2-3.4a.*

Record

On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's Recommendation.

Item No. 74	Motion: Cllr Sammon	
	That the Council zones land in Ballymore Eustace marked X as Open Space and Amenity, that the land currently zoned Education and Community is zoned New Residential (marked R), that the land marked Y is zoned New Residential and the land marked Z is zoned Education and Community with the condition of delivering a crèche and community facilities on the size and extends the settlement boundary to reflect that. 	<u>Chief Executive's Response</u> Agreed. This recommendation should be read in conjunction with Item Nos. 72 and 73 above. It is noted that the C: New Residential zoned lands to the west of the village have been built out (circa 8.88ha). The proposed residential zoned lands to the west of the village, in conjunction with the existing and additional zoned lands to the east (Item No. 72 above refers) will ensure that sufficient zoned lands are provided to enable competition and choice in the land market, recognising that not all zoned lands may come forward for a range of issues. In addition, the motion provides the opportunity to ensure the delivery of a sustainable community in Ballymore Eustace, with residential development supported by open space/amenity and community/education infrastructure. Accordingly, the below recommendation suggests that the delivery of these lands be undertaken on a holistic and framework led basis.
	<u>Chief Executive's Recommendation</u> Insert a new Amendment to Proposed Variation No. 3 to: Revise the Land Use Zoning Map for Ballymore Eustace Village (Map Ref. V2-3.4a) in Volume 2 of the Kildare County Development Plan 2023-2029 (as varied) to the west of the Village as illustrated below, to include the following: ○ An additional C: New Residential and F: Open Space and Amenity land use zoning, with associated	

- amendments to the settlement boundary;
- To replace a B: Existing Residential land use zoning adjoining the R411 / L6048 junction with an E: Community and Education land use zoning.
- To replace an E: Community and Education land use zoning on the western side of the R411 with a C: New Residential zoning.
- Provide an outline of the above land use zonings in a dashed yellow line.
- An amendment to the legend of the map to indicate that the lands encompassed by the dashed yellow line requires a development framework.



Insert a new Section and objective to the Village Plan for Ballymore Eustace as follows:

V2 3.10.7 Western Framework Plan

***V BEZ** To ensure a coherent and comprehensive approach to the future development of these lands, any application with respect to the lands outlined in dashed yellow on Map V2-3.4a must be accompanied by a “development framework” which ensures that the development does not prejudice the delivery of remaining parts or impact on existing residential amenity and shall include the provision of a community centre and playground.*

Record	
	Ms. Granville noted that a map clarifying the configuration of land uses was provided. On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's Recommendation.

Cooleragh

Item No. 75	Motion: Cllr Wyse and Fitzpatrick	
	That the Council adjusts the residential zoned land directly West of the Church in Cooleragh to allow for the construction of a new church car park (and zones this land community) and to adjust the residential zoned lands as shown in the attached layout plan. 	<u>Chief Executive's Response</u> Agreed.

Chief Executive's Recommendation

Amend Land Use Zoning Map for Cooleragh-Coill Dubh (Map Ref. V2-3.6) in Volume 2 of the Kildare County Development Plan 2023-2029 (as varied) to amend existing C; New Residential zoning to E; Community and Educational Zoning.



Record

Proposed: Cllr. Wyse Seconded: Cllr. Fitzpatrick

Cllr. Fitzpatrick noted that the map as provided for Item No. 75 did not clearly outline the intent and wording of the motion and provided clarification on the extent and location of the lands to be zoned, including:

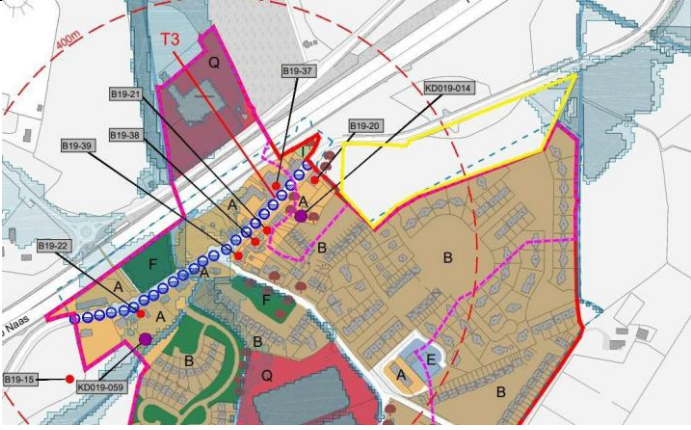
- A small portion of existing 'C: New Residential' zoned lands, situated to the west / southwest of the church, to be changed to E: Community and Educational zoning.
- Additional C: New Residential Zoned' land to be provided to the west of the existing residential zoned lands.

Ms. Granville acknowledged the clarifications in the map provided and agreed that the clarifications provided would be reflected in the Proposed Material Alterations for public display.

The Members accepted the amendment.

Johnstown

Item No. 76	Motion: Cllr Brett
	That the Council zone lands North of Johnstown outlined in red on map for New Residential outlined in Submission 11. The section of lands would complete an area that has seen four estates over the past 27 years.  <u>Chief Executive's Response</u> The only remaining 'C: New Residential' zoned lands in Johnstown is limited in scale (0.4ha) at the Playbarn, located to the south of the settlement. Planning permission (Ref. 19/120) was refused in April 2019 for the demolition of the existing leisure facility and the construction of 8 no. dwellings on these lands. No applications have been submitted in the intervening period for residential development and the Playbarn remains in operation. Accordingly, the zoning of additional lands in Johnstown will assist in maintaining the continuity of housing supply across all settlements. As such, the motion is agreed with revisions to the extent of land use residential zoning, considering potential flood risk in the eastern portion of the site illustrated below, applying the precautionary principle in relation to the zoning of lands.

		
	<u>Chief Executive's Recommendation</u> Amend Land Use Zoning Map for Johnstown (Map Ref. V2-3.8) in Volume 2 of the Kildare County Development Plan 2023-2029 (as varied) to insert the proposed additional C*: New Residential and F*: Open Space and Amenity land use zonings illustrated below. Insert a new objective under Section V2 3.9.6 Surface Water in the Village Plan for Johnstown to state as follows: <i>V JTX It is an objective of the Council to ensure that development proposals for lands identified as C* and F* to the north of Johnstown on Map V2-3.8 shall be subject to a site-specific flood risk assessment appropriate to the type and scale of development being proposed. Such site-specific flood risk assessment(s) are to include consideration of climate change, including available data showing climate change flood extents in the vicinity of the lands.</i>	



Record

On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's Recommendation.

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Item No. 77	Motion: Cllr Brett
	That the Council zone a section lands outlined in red and in submission 140, South of Johnstown for serviced sites.  Chief Executive's Response In the absence of a site specific or strategic flood risk assessment, this cannot be agreed having regard to the level of potential flood risk (illustrated below) in the north-eastern portion of the subject site and along the road providing access to the subject site. In addition, it is considered that an alternative for rural housing in this area is sufficiently addressed through the existence of an existing undeveloped Serviced Sites zoning in Kill (approx. 2.2km to the north-east).  Chief Executive's Recommendation No change recommended.

	Record
	Proposed: Cllr. Brett Seconded: Cllr. Keatley Cllr. Brett requested that a portion of the lands be zoned for Serviced Sites, proposing that development on the site should be subject to a site specific flood risk assessment. Ms. Granville accepted that a portion of the land be zoned as Serviced Sites, excluding areas of potential flood risk and with an appropriate 5 metre buffer. Portions will be zoned for open space and amenity as appropriate on areas along the northern boundary subject to flood risk. Appropriate protections will also be put in place to ensure the submission of site-specific flood risk assessments for development. The Members agreed the amendment.

Kildangan

Item No. 78	Motion: Cllr Doyle	
	That Kildare County Council in line with the OPR's recommendation to consider zoning additional lands that can facilitate "short-term housing delivery" during the remaining period of the Development Plan, change the zoning of lands (circa 12.5 acres) from its current "Agricultural" zoning to "New Residential" zoning to allow the delivery of 100 essential New Homes. These lands are highlighted in "blue" on the attached map and are fully serviced in all aspects, with excellent existing road infrastructure into both Kildare & Monasterevin towns. The landowners are aware of the need to deliver much needed additional social infrastructure to support new and existing housing which they will agree with the Council through the Planning process for the benefit of the Community. The remaining land holding is highlighted in red and could be considered to be allocated by the Council for the delivery of Community Gain and also be allocated for Tier 2/SR residential zoning for future potential development in the years ahead. See map attached, Kildangan Proposed Map.	



Chief Executive's Recommendation

Amend Land Use Zoning Map for Kildangan (Map Ref. V2-3.10) in Volume 2 of the Kildare County Development Plan 2023-2029 (as varied) to insert land use zonings illustrated below.

- C: New Residential (lands outlined in yellow)
- and
- F*: Open Space and Amenity (lands outlined in pink)

Amend V KD2 in Volume 2 of the Kildare County Development Plan 2023-2029 (as varied) as follows

V KD2; Investigate the feasibility of providing a public park/amenity area and playground at an appropriate location within the village *including on lands zoned F**.



Record

Proposed: Cllr. Doyle
Seconded: Cllr. Fitzpatrick

It was noted that there would be consequential amendments relating to site specific flood risk assessment for these lands. Cllr. Doyle accepted the Chief Executive's Recommendation.

The Members accepted the Chief Executive's Recommendation

Kilmeague

Item No. 79	Motion: Cllr Doyle
	That settlement boundary of Kilmeague be extended to include lands outlined in red on attached map 3506A. That 50% of this land holding be designated for residential development to include serviced sites as an option and the remainder be made available to LA or the value thereof for Community use by means of recreation and amenity. See map attached, Kilmeague Land option

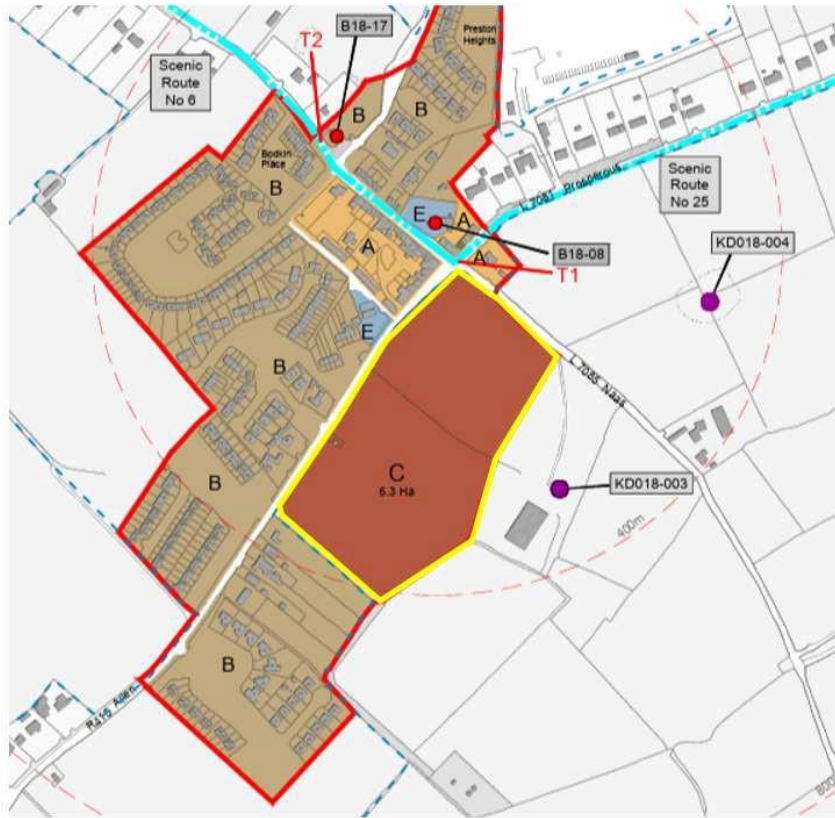
Chief Executive's Response Agreed.

Attention is drawn to the significant area of land that has been zoned for residential development in Kilmeague for the period of this plan with no activity. Requests to remove this zoning due to active farming have been received from the landowner by KCC through the RZLT process.

In this regard it is considered pragmatic to adjust the zonings in Kilmeague to reflect both requests (motion and landowner).

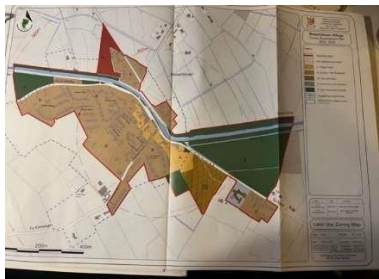
Chief Executive's Recommendation

Amend Land Use Zoning Map for Kilmeague (Map Ref. V2-3.11) in Volume 2 of the Kildare County Development Plan 2023-2029 (as varied) to insert the proposed C: New Residential as outlined above and amend to existing C: New Residential Lands (6.3ha) to I; Agriculture (outlined in yellow below).



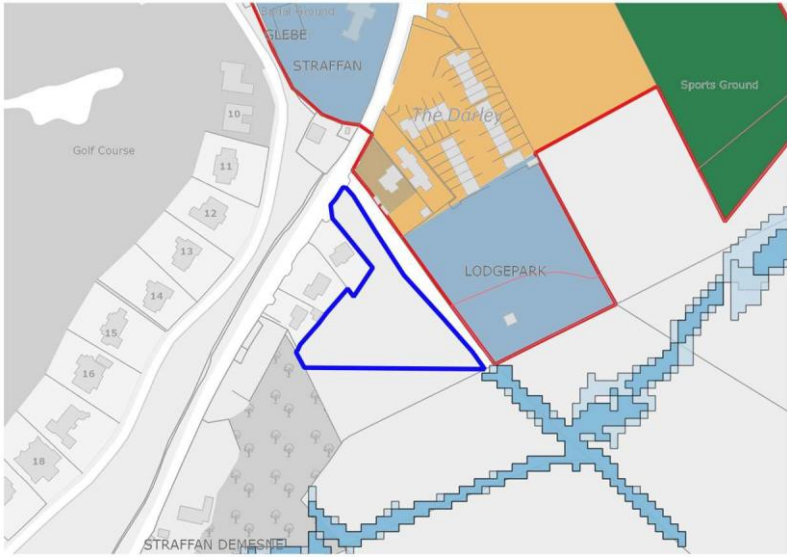
	Record
	Proposed: Cllr. Doyle Seconded: Cllr. Fitzpatrick
	Cllr. Doyle accepted the Chief Executive's Recommendation.
	The Members accepted the Chief Executive's Recommendation

Robertstown

Item No. 80	Motion: Cllr Fitzpatrick	
	That KCC change the lands that were designated Serviced Sites in the village of Robertstown to Residential to ensure the delivery of houses in the village in the timeframe of this plan. Map Attached 	<u>Chief Executive's Response</u> Agreed. No applications for residential development have been received on the only 'C: New Residential' land use zoning objective in Robertstown. In addition, no development has been secured or progressed on the larger lands that are currently zoned SS: Serviced Sites in Robertstown. The rezoning of the SS: Serviced Sites lands in Robertstown to 'C: New Residential' may offer an attractive alternative to the existing zoned lands to the north of the settlement and as such, may assist in maintaining the continuity of housing supply in all settlements. <u>Chief Executive's Recommendation</u> Insert a new Amendment to Proposed Variation No. 3 to revise the Robertstown Village Land Use Zoning Map (Map Ref. V2 – 3.14a) in Volume 2 of the Kildare County Development Plan 2023-2029 (as varied) to change the lands currently zoned as SS: Serviced Sites to C: New Residential, with potential consequential amendments relating to site-specific flood risk.
	Record	
	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's Recommendation.	

Straffan

Item No. 81	Motion: Cllr Fitzpatrick	
	That Kildare County Council in line with the OPR's recommendation to consider zoning additional lands that can facilitate "short-term housing delivery" during the remaining period of the Development Plan, change the zoning of lands (circa 2.02 acres) from its current "Agricultural" zoning to "New Residential" zoning to allow the delivery of circa 25 essential New Homes. These lands are highlighted on the attached map and are fully serviced in all aspects, with excellent exiting road infrastructure into both N4 & N7 in addition Uisce Eireann have completed a positive feasibility report for the said lands.	<u>Chief Executive's Response</u> Agreed. It is noted that all lands zoned 'C: New Residential' in Straffan have been developed. Accordingly, the zoning of these lands to 'C: New Residential' will assist in maintaining the continuity of housing supply in the settlement. However, given the potential flood risk immediately to the south of the site as illustrated below, it is considered prudent and in accordance with the precautionary approach to ensure that a Site Specific Flood Risk Assessment for development applications on these lands.

	David Mulcahy Planning Consultants Ltd  Fig No.12 Straffan Village Zoning Map in the KCDP 2023-29 adapted to show proposed New Residential Zoning Objective. 5.3 Planning Gain The development of the site for housing would provide much needed homes in a current housing crisis.	
	<u>Chief Executive's Recommendation</u> Insert a new Amendment to Proposed Variation No. 3 to revise the Land Use Zoning Map for Straffan Village (Map Ref. V2-3.15) in Volume 2 of the Kildare County Development Plan 2023-2029 (as varied) to insert the proposed additional C: New Residential zoning to the south of the settlement, including a requirement for a flood risk assessment on these lands and associated amendments to the village boundary.	
	Record Proposed: Cllr. Fitzpatrick Seconded: Cllr. Power Cllr Fitzpatrick noted that the submitted map did not accurately encompass the full extent of the lands to be zoned and provided clarification. Ms. Granville agreed to incorporate the full extent of the lands to be zoned in the proposed material alterations. Cllr. Fitzpatrick accepted the amended Chief Executive's Recommendation. The Members accepted the amended Chief Executive's Recommendation	

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RURAL SETTLEMENTS

Ballyshannon

Item No. 82	Motion: Cllr Breslin	
	That all the lands identified in submission 136 be included with the Rural Settlement Boundary or the full landholding be zoned Residential 	<u>Chief Executive's Response</u> Having regard to the existing size and scale of the settlement it is agreed to include lands outlined in blue in settlement and designate as settlement expansion.
	<u>Chief Executive's Recommendation</u> Amend Rural Settlement Map (Map ref V2-4.3) in Volume 2 of KCDP to include lands outlined in blue above as Settlement Expansion	
	Record Proposed: Cllr. Breslin Seconded: Cllr. Feeney Cllr. Breslin accepted the Chief Executive's Recommendation. The Members accepted the Chief Executive's Recommendation.	

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Kilmead

Item No. 83	Motion: Cllr Keatley	
	That the Council support submission No KCC-C418-113 for the zoning of settlement expansion at lands at Kilmead Co. Kildare to deliver “Ready to Go” lands which will quickly deliver housing during the lifetime of the current development plan.	<u>Chief Executive’s Response</u> Agreed.
	<u>Chief Executive’s Recommendation</u> Amend Rural Settlement Map (Map ref V 2 – 4.12) in Volume 2 of KCDP to include lands outlined by solid blue line below as Settlement Expansion. 	
	Record On the proposal of Cllr. T. O’ Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive’s Recommendation.	

Two Mile House

Item No. 84	Motion: Cllr T. O'Dwyer	
	That the Council zone land in Two Mile House marked X as New Residential with the condition of delivering a town centre neighbourhood and extends the settlement boundary to reflect that. 	<u>Chief Executive's Response</u> Agreed.
	<u>Chief Executive's Recommendation</u> Amend Rural Settlement Map (Map Ref V2 – 4.20) in Volume 2 of KCDP to include lands outlined in blue below as Settlement Expansion. 	
	Record On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's Recommendation.	

ADDITIONAL RURAL SETTLEMENT REQUEST (INCLUDING ZONING REQUESTS)

Newtown

Item No. 85	Motion: Cllr T. Durkan	Record
	That Newtown is recategorised as a rural settlement to accommodate local housing needs. <u>Chief Executive's Response</u> Agreed. Based on the development form, characteristics and profile of the settlement, it is considered reasonable and appropriate that Newtown be recategorized from a Rural Node to a Rural Settlement. <u>Chief Executive's Recommendation</u> Insert Newtown into the Rural Settlement category in Table 2.8 through Amendment No. 13. Insert new amendments to Proposed Variation No. 3 to reflect the designation of Newtown as a Rural Settlement in Volume 1 of the CDP, including but not limited to the following: • Amend Section 2.8 (paragraph 4) of the CDP to reflect the movement of Newtown from Node to Rural Settlement, • Delete reference to Newtown from Table 2.8 – Rural Nodes, Insert new amendments to Proposed	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's recommendation.

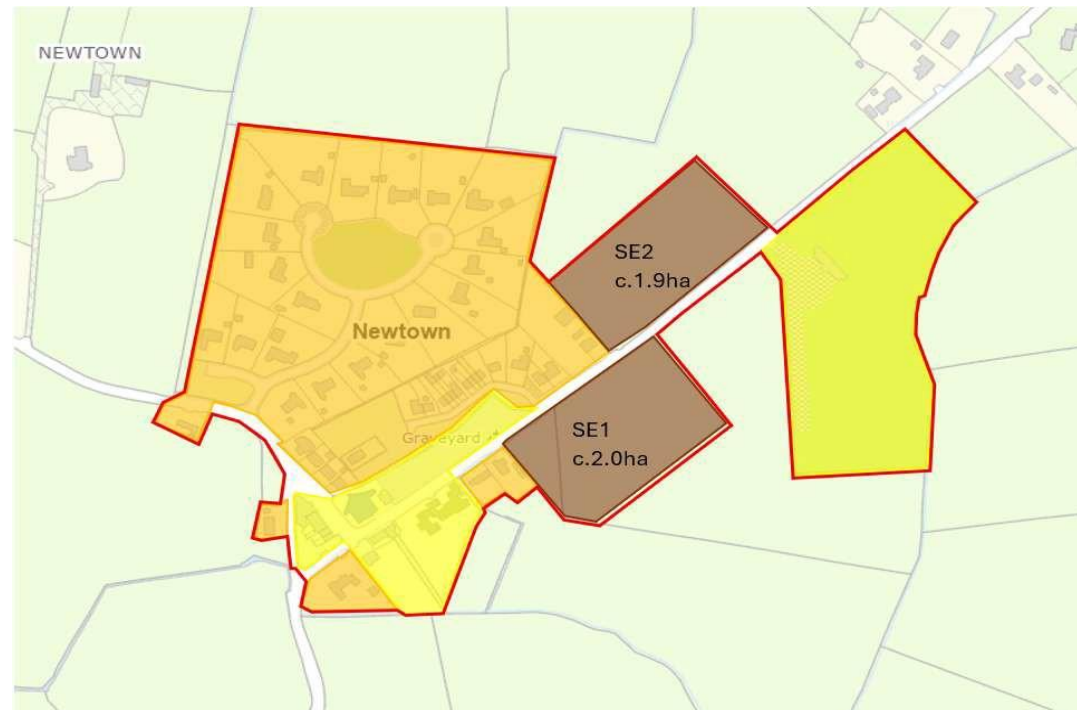
		Variation No. 3. To reflect the designation of Newtown as a Rural Settlement in Volume 2 of the CDP, including but not limited to the following: • Upgrading of Newtown from Rural Node to Rural Settlement in Table 1.1, • Insertion of Newtown into Table 3.1, • Deletion of the population and housing targets for villages and rural settlements in Table 3.2 in accordance with Amendment No. 13. • Amendments to the text of Section V2 3.3 • Upgrading of Newtown from Rural Node to Rural Settlement in Table 3.7 and amendments to the text of Section V2 3.24 • Amend Table 3.9 to insert Newtown Note; the above amendments are not exhaustive and additional consequential amendments to Volumes 1 and 2 of the CDP may be required.	
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Item No. 86	Motion: Cllr T. Durkan	
To be considered with Item Nos. 87, 89, 90 and 91	That the land's identified in the enclosed maps highlighted in lime green totalling 30.1 acres are zoned for housing to accommodate local needs in the Newtown area for applicants who qualify under the local need criteria as set out in the rural housing policy but not extending outside the County Boundary. 	<u>Chief Executive's Response</u> Agreed, subject to a reduction in the scale of the area to be designated as Settlement Expansion. This response and recommendation should be read in conjunction with Item 87 below. The 12.2ha (30.1 acres) site has the potential to yield approx. 122 units at a density of 10 units to the hectare. A development of 15 – 17 units per hectare would yield between 183 to 207 units. In this regard, Newtown accommodates approximately 47 dwellings. Full development of this site alone would more than triple the housing stock of the settlement. Using the 2022 average household size of 3.24 persons per household for the area (Data from CSO Small Area Ref. A087026004) yields a potential population increase from c.152 persons to between 547 - 823 persons. Accordingly, in conjunction with Item 87 below, it is considered that the Chief Executive's Recommendations facilitate the consideration of development in Newtown at an appropriate scale. The recommendation provides 2 no. Settlement Expansion sites have the combined potential to yield 39 units at 10 units per hectare. It is noted that the progression of development in Newtown during the remaining lifetime of the current Plan will be considered during the preparation of the next County Development Plan.

Chief Executive's Recommendation

Insert new Rural Settlement Map for Newtown (Map Ref. V2 – 4.21) and update associated reference in Section V2 3.27 which indicates:

- The Settlement Core as illustrated below in yellow;
- The Existing Settlement as illustrated below in orange;
- 2 no. Settlement Expansion sites, illustrated in brown below and marked SE 1 and SE 2
- A note which states that '*Particular consideration shall be given to the design quality of developments in Newtown and the views from approaches to the settlement, including the southern approach in all instances*'.



Record	
	Proposed: Cllr. T. Durkan Seconded: Cllr. T. O' Dwyer Cllr. T. Durkan accepted the Chief Executive's Recommendation. The Members accepted the Chief Executive's Recommendation.

Item No. 87	Motion: Cllr T. Durkan	
	That the land's identified in the enclosed maps highlighted in orange totalling 10.7 acres are zoned for housing to accommodate local needs in the Newtown area for applicants who qualify under the local need criteria as set out in the rural housing policy but not extending outside the County Boundary. 	<u>Chief Executive's Response</u> Agreed, subject to a reduction in the scale of the area to be designated as Settlement Expansion. This response and recommendation should be read in conjunction with Item 86 above. As proposed, the 4.3ha (10.7 acres) site has the potential to yield approx. 43 units at a density of 10 units to the hectare. A development of 15 – 17 units per hectare would yield between 65 to 73 units. In this regard, Newtown accommodates approximately 47 dwellings. Full development of this 10.7 ha site alone would represent nearly a doubling of the housing stock in the settlement. Using the 2022 average household size of 3.24 persons per household for the area (Data from CSO Small Area Ref. A087026004) yields a potential population increase from c.152 persons to between approx. 291 - 289 persons, nearly doubling the current population. Accordingly, it is considered that the Chief Executive's Recommendation in Item 86 above facilitates the consideration of development in Newtown at a scale that is currently more appropriate. It is noted that the progression

		of development in Newtown during the remaining lifetime of the current Plan will be considered during the preparation of the next County Development Plan. <u>Chief Executive's Recommendation</u> Refer to the Chief Executive's Recommendation to Item 86 above.
	Record	
	Proposed: Cllr. T. Durkan Seconded: Cllr. T. O' Dwyer Cllr. T. Durkan accepted the Chief Executive's Recommendation. The Members accepted the Chief Executive's Recommendation.	

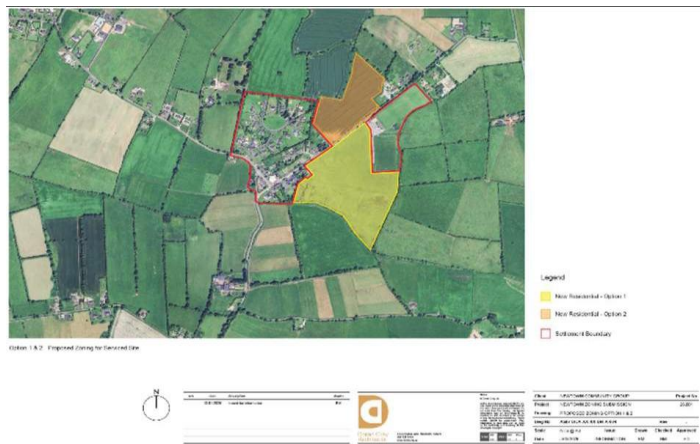
Item No. 88	Motion: Cllr T. Durkan		Record
	That Newtown is earmarked for a serviced sites scheme.	<u>Chief Executive's Response</u> Agreed. The provision of further serviced sites, including in Newtown, will be considered in the preparation of the next County Development Plan, commencing in August 2026. <u>Chief Executive's Recommendation</u> No change recommended	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's recommendation.

Item No. 89	Motion: Cllr Phelan, Cllr Ward and Cllr Fitzpatrick	
	That Kildare County Council, as part of its consideration of Proposed Variation No. 3 of the Kildare County Development Plan 2023–2029 and having regard to the maps submitted with the Newtown Zoning Submission, agrees to designate the lands highlighted in orange as Serviced Sites within the Newtown settlement.	<u>Chief Executive's Response</u> Please refer to the Chief Executive's response and recommendation to Item Nos. 86 and 87 above in relation to Newtown. <u>Chief Executive's Recommendation</u> Refer to Item Nos. 86 and 87 above.

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Item No. 90	Motion: Cllr Phelan, Cllr Ward and Cllr Fitzpatrick	
	That Kildare County Council, having regard to the zoning map and diagrams submitted in respect of Newtown (as outlined in the Newtown Zoning Submission, January 2026), agrees to designate Newtown as a Rural Settlement, comprising: 1. The existing settlement core, as outlined in red on the submitted map; and 2. The adjoining GAA pitches and associated community lands, also outlined in red, in order to recognise the established scale, function and community infrastructure of Newtown and to facilitate appropriately scaled, plan-led housing and community development that supports local families, sports organisations, and the long-term sustainability of the area, in line with national and regional planning policy.  Legend: - Settlement Core - Community - Meat Lick - Settlement Boundary Scale: 1:50,000 North Arrow Scale Bar	<u>Chief Executive's Response</u> Please refer to the Chief Executive's response and recommendation to Items Nos. 86 and 87 above in relation to Newtown. <u>Chief Executive's Recommendation</u> Refer to Item Nos. 86 and 87 above.

	Record	
	Proposed: Cllr. Ward Seconded: Cllr. Fitzpatrick	
	Cllr. Ward, Cllr. Fitzpatrick and Cllr. Phelan accepted the Chief Executive's Recommendation.	
	The Members accepted the Chief Executive's Recommendation.	
Item No. 91	Motion: Cllr Phelan, Cllr Ward and Cllr Fitzpatrick	
	That Kildare County Council, as part of its consideration of Proposed Variation No. 3 of the Kildare County Development Plan 2023–2029 and having regard to the maps submitted with the Newtown Zoning Submission, agrees to designate the lands highlighted in yellow as Serviced Sites within the Newtown settlement. This designation would allow the Council to respond in a practical and plan-led way to local housing need, support people with strong family and community ties to remain in the area and ensure that any future development in Newtown happens in a sustainable, well-serviced and appropriate manner, subject to normal planning, environmental and infrastructure assessments.	<u>Chief Executive's Response</u> Please refer to the Chief Executive's response and recommendation to Item Nos. 86 and 87 above in relation to Newtown. <u>Chief Executive's Recommendation</u> Refer to Item Nos. 86 and 87 above.



Record

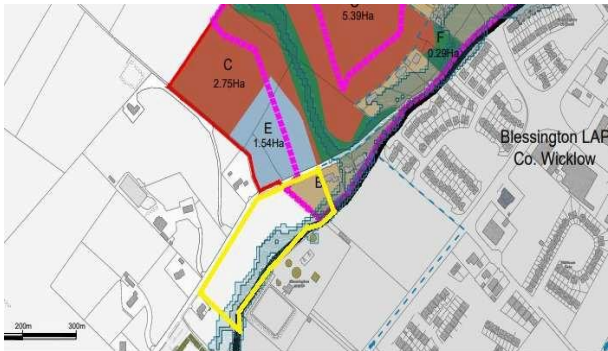
Proposed: Cllr. Ward
Seconded: Cllr. Fitzpatrick

Cllr. Ward, Cllr. Fitzpatrick and Cllr. Phelan accepted the Chief Executive's Recommendation.

The Members accepted the Chief Executive's Recommendation.

ENVIRONS

Blessington Environs

Item No. 92	Motion: Cllr Brett	
	That the Council zone the lands outlined in red on the map at Kilmalum Road for New Residential with the condition of providing a permeability route to the nearby school. 	<u>Chief Executive's Response</u> Not agreed. Given the location and extent of the potential flood risk on the site (as illustrated below, site outlined in yellow) and having regard to the proximity of the site to an extensive quantum of land zoned C: New Residential to the north, the development of which will facilitate the delivery of much needed servicing infrastructure and new amenity lands, it is not considered necessary to provide for a new residential zoning on this land during the lifetime of this CDP.  <u>Chief Executive's Recommendation</u> No change recommended.
	Record Proposed: Cllr Brett Seconded: Cllr. T. O' Dwyer Cllr. Brett and Cllr. T. O' Dwyer accepted the Chief Executive's Recommendation. The Members accepted the Chief Executive's Recommendation.	

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RURAL AREAS

Item No. 93	Motion: Cllr Breslin	Record
	That the lands identified in submission 097 be authorised as possible lands for Service sites or Settlement Expansion.	<u>Chief Executive's Response</u> Not agreed. It is considered that proposal to zone lands at this location, would be disingenuous in the absence of engaging with Carlow County Council to a) determine their future development strategy and b) to determine the infrastructure provisions within the settlement of Palatine. In this regard, Kildare County Council undertakes to engage with Carlow County Council as part of the upcoming review of the County Development Plan which will be commencing in August of this year. <u>Chief Executive's Recommendation</u> No change recommended.
		Proposed: Cllr Breslin Seconded: Cllr. Feeney Cllr Breslin accepted the Chief Executive's Recommendation. The Members accepted the Chief Executive's Recommendation.
The Meeting was adjourned at 10.53 am for a comfort break. The Meeting resumed at 11.05 am. Mr. David McEntee, Legal Advisor, joined the meeting. During the break, Mr. McEntee's legal advice to the Council was circulated to Members.		

3. Motions Received to Proposed Variation No. 3 of the Kildare County Development Plan 2023-2029 (as varied) relating to Land Use Zoning Requests in Settlements Subject to Local Area Plans

Ms. Granville reminded Members of previous occasions where Legal advice was required during the course of previous Local Area Plans and advised that on those occasions the Council contacted David McEntee of Regan McEntee Solicitors.

Ms. Granville considered on this occasion where the Council had received motions related to the Land Use Zoning Requests in Settlements subject to Local Area Plans that it was prudent to have David McEntee at the Member's disposal to answer any questions relating to the legal advice distributed to Members. Ms. Granville noted the often litigious environment in Kildare when plan-making and reiterated the importance of protecting the Members and the process.

Mr. McEntee advised the Members that Section 81(6A) of the Planning and Development Act 2024 has provided for the continuation of the relevant parts of the Planning and Development Act 2000 with regards to Local Area Plans. The mechanism to amend Local Area Plans is set up within Section 20 of the Planning and Development Act 2000 and the mechanism within Section 20 does not allow for the amendment of a Local Area Plan by way of Variation to a County Development Plan. Mr. McEntee set out the recent Supreme Court case involving Meath County Council and noted that the Court had requested submissions from both legal representatives owing to the complexities transitioning between two sets of legislation. A number of Members raised issues with regard to both Planning and Development Acts. Cllr. Doyle considered the use of the Material Contravention process may have to be used for appropriate sites in order to address the housing crisis. Mr. McEntee confirmed that the existing Local Area Plans continue to be in force until the New County Development Plan comes into effect.

Local Area Plan Zonings – General

Item No. 94	Motion: Cllr Phelan		Record
	I would like to recommend that the Proposed Variation No. 3 be amended to explicitly incorporate all existing LAP residential zoning particularly within metropolitan and MASP-	<u>Chief Executive's Response</u> The primary purpose of Proposed Variation No. 3 is to update the Core Strategy of the County Development Plan to align with the provisions of the ' <i>NPF Implementation: Housing Growth Requirement Guidelines</i> ' (2025) in order to accommodate additional housing growth in	Proposed: Cllr. Phelan Seconded: Cllr. Behan Cllr. Phelan proposed withdrawing the motion on foot of the legal advice provided and on the proposal of Cllr. Phelan and seconded by Cllr. Behan, the

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	linked settlements into the Core Strategy framework, in accordance with Ministerial guidance.	Kildare for the remaining three years (2026, 2027 and 2028) of the County Development Plan (CDP). Proposed Variation No. 3 has been prepared in accordance with the provisions of Section 13 of the Planning and Development Act 2000 (as amended). It is important to note that heretofore (up to the enactment of the Planning and Development Acts 2024 (as amended)), the zoning of land in settlements in County Kildare, that have Local Area Plans (LAPs) is contained within these respective Plans, the amendment of which is subject to a separate statutory process. The Planning Department's 2026 work programme seeks to publish other critical Proposed Variations, including <i>inter alia</i> draft settlement plans for Sallins, Monasterevin and Kilcock, followed by Celbridge and Clane, in addition to the integration of respective masterplans for Leixlip - Confey and the Northwest Quadrant in Naas. It should be noted that as part of the preparation of the next CDP and the move to 10-year development plans the land use zoning objectives of all settlements in the county will be reviewed. This process will commence in August 2026 and will be informed by evidence-based assessments and audits at both the site and settlement level, in line with statutory requirements and best practice. <u>Chief Executive's Recommendation</u> No change recommended	Members agreed to the withdrawal of the motion.
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Maynooth

Item No. 95	Motion: Cllr Phelan	Record
	Settlement Capacity Audit Site 8 (Dublin Road / Tesco / Royal Canal, Maynooth) That the Council does not accept the Executive recommendation in respect of Settlement Capacity Audit Site 8 and instead supports the rezoning of this centrally located, underutilised site for residential-led development, having regard to its exceptional accessibility to the town centre, public transport, and the Royal Canal Greenway, and its suitability for compact growth and urban regeneration. Any such rezoning shall be subject to: - High-quality, high-density urban design appropriate to a central serviced location - Strong pedestrian and cyclist permeability linking Dublin Road, the town centre, Maynooth Train Station and the Royal Canal Greenway - Public realm, active travel and	<u>Chief Executive's Response</u> The primary purpose of Proposed Variation No. 3 is to update the Core Strategy of the County Development Plan to align with the provisions of the '<i>NPF Implementation: Housing Growth Requirement Guidelines</i>' (2025) in order to accommodate additional housing growth in Kildare for the remaining three years (2026, 2027 and 2028) of the County Development Plan (CDP). Proposed Variation No. 3 has been prepared in accordance with the provisions of Section 13 of the Planning and Development Act 2000 (as amended). It is important to note that heretofore (up to the enactment of the Planning and Development Acts 2024 (as amended)), the zoning of land in settlements in County Kildare, that have Local Area Plans (LAPs) is contained within these respective Plans, the amendment of which is subject to a separate statutory process. In addition to the reasons outlined in response to Item No. 94 above, it is noted that the Maynooth and Environs Joint Local Area Plan 2025-2031 only recently became effective in April 2025. The Joint Plan incorporates a very ambitious target for the delivery of 3,670 new homes across five Proposed: Cllr. Phelan Seconded: Cllr. Behan Cllr. Phelan proposed withdrawing the Motion on foot of the legal advice provided and on the proposal of Cllr. Phelan and seconded by Cllr. Behan, the Members agreed to the withdrawal of the Motion.

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	climate-responsive design measures	KDAs from 2025 to Q1 2031, representing a potential population increase of 57.4% from the Q1 2023 estimated population of the town. Excluding the Moygaddy lands in County Meath, approximately 84.6 hectares of land is provided for residential development (including a town centre settlement consolidation site). The making of this Joint Plan was a complex, time consuming and complicated process which drew heavily on the Planning Department's resources, due in part to the preparation of 10 supporting documents which form the evidence base of the Plan. One of these documents (the Maynooth and Environs Area Based Transport Assessment) found that the level of growth targeted in the Joint Plan represents the maximum increase (in terms of population/housing) which Maynooth can sustainably accommodate in terms over the life of the Plan to 2031. In this regard attention is drawn to Section 3.2.1 of the Plan which discusses the major challenges which would be posed to both the roads network and public transport services capacity of the town to sustainably accommodate a population over and above that provided for in the Joint Plan. Accordingly, it is not accepted that further residential zoned lands are either required or indeed, desirable in the settlement of Maynooth.	
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	It is further noted that while the site scored well regarding its potential to accommodate residential development in the Settlement Capacity Audit (SCA Site 6), it scored first out of 19 sites assessed for employment development potential. Critically, it was the only employment site which was currently considered to be Tier 1 (Serviced). <u>Chief Executive's Recommendation</u> No change recommended.	
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Item No. 96	Motion: Cllr Phelan		Record
	Maynooth West Strategic Reserve Lands (Cairn Homes – c. 8 ha) That the Council does not accept the Executive recommendation in respect of Sub Ref No. 125 and instead supports the rezoning of the initial c. 8 hectares of lands at Maynooth West from SR (2): Strategic Reserve to C: New Residential, and their inclusion as Tier 1 lands, subject to strict, binding conditions. Any such rezoning must	The primary purpose of Proposed Variation No. 3 is to update the Core Strategy of the County Development Plan to align with the provisions of the '<i>NPF Implementation: Housing Growth Requirement Guidelines</i>' (2025) in order to accommodate additional housing growth in Kildare for the remaining three years (2026, 2027 and 2028) of the County Development Plan (CDP). Proposed Variation No. 3 has been prepared in accordance with the provisions of Section 13 of the Planning and Development Act 2000 (as amended). It is important to note that heretofore (up to the enactment of the Planning and Development Acts 2024 (as amended)), the zoning of land in settlements in County Kildare, that have Local Area Plans (LAPs) is contained within these respective Plans, the amendment of	Proposed: Cllr. Phelan Seconded: Cllr. Behan Cllr. Phelan proposed withdrawing the motion on foot of the legal advice provided and on the proposal of Cllr. Phelan and seconded by Cllr. Behan, the Members agreed to the withdrawal of the motion.

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	have the following conditions are clearly embedded and enforceable: - The delivery of dedicated community green space and sports pitches to support the long-term expansion and sustainability of Maynooth Town Football Club. - Substantial upgrades to the Rathcoffey Road, including road capacity, footpaths, pedestrian crossings, cycling infrastructure and associated safety measures, delivered in advance of or concurrent with development; and - A phased approach linked to the delivery of strategic transport infrastructure, including the Maynooth Outer Orbital Route (MOOR) and a second train station	which is subject to a separate statutory process. In addition to the reasons provided in the response to Item No. 95 above, it is noted that the Maynooth and Environs Joint Local Area Plan 2025-2031 only recently became effective in April 2025. The Joint Plan incorporates a very ambitious target for the delivery of 3,670 new homes across five KDAs from 2025 to Q1 2031, representing a potential population increase of 57.4% from the Q1 2023 estimated population of the town. Excluding the Moygaddy lands in County Meath, approximately 84.63 hectares of land is provided for residential development (including a town centre settlement consolidation site). The making of this Joint Plan was a complex, time consuming and complicated process which drew heavily on the Planning Department's resources, due in part to the preparation of 10 supporting documents which form the evidence base of the Plan. One of these documents (the Maynooth and Environs Area Based Transport Assessment) found that the level of growth targeted in the Joint Plan represents the maximum increase (in terms of population/housing) which Maynooth can sustainably accommodate in terms over the life of the Plan to 2031. In this regard attention is drawn to Section 3.2.1 of the Plan which discusses the major challenges which would be posed to both the roads network and public transport services	
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		capacity of the town to sustainably accommodate a population over and above that provided for in the Joint Plan. Accordingly, it is not accepted that further residential zoned lands are currently required or indeed, desirable in the settlement of Maynooth. Furthermore, it must be re-emphasised that lands outlined Submission 125 to Draft Variation No. 3 were given a specific 'SR(2): Strategy Reserve' zoning objective due to the lack of clarity surrounding the delivery of key transport infrastructure projects in the area (i.e. MOOR, potential interaction with any M4 Motorway upgrade and location of the new train station). Accordingly, in addition to the reasons outlined above, it is considered that these issues still remain to be resolved. <u>Chief Executive's Recommendation</u> No change recommended.	
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Athy

Item No. 97	Motion: Cllr Dooley, Cllr Behan and Cllr Keatley		Record
	Athy – reinstatement pilot for deliverable sites: Request that, as part of the 2026 Athy Settlement Plan/Variation, the Chief Executive evaluates and brings forward (subject to	<u>Chief Executive's Response</u> The contents of the motion are noted. As outlined in Amendment No. 12 of the Proposed Variation, which seeks to update Section 2.11 of the County Development Plan, it is intended that a new settlement plan for Athy will be prepared in '2026/2027'. As part of the preparation of this Plan all land	Proposed: Cllr. Dooley Seconded: Cllr. Keatley Cllr. Dooley proposed withdrawing the motion on foot of the legal advice provided and on the proposal of Cllr. Dooley and seconded by Cllr. Keatley, the Members agreed to the withdrawal

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	SEA/SFRA and compact growth/sequential tests) a time-limited reinstatement (to end-2028) of residential zoning on specific lands in Athy that were de-zoned during the last LAP but had extant or recently expired residential permissions, where proponents demonstrate: - Readily serviceable status (or funded minor upgrades) and compliance with updated flood mapping; - A credible delivery programme (planning application and delivery milestones within the limited period); and - Provision of proportionate social/active travel infrastructure, consistent with the Compact Settlements Guidelines. This is to complement the strategic allocation at Chanterlands and to test	use zonings objectives in Athy will be reviewed. This review process will be informed by evidence-based assessments and audits at both the site and settlement level, in line with statutory requirements and best practice. The lands that are referred in the motion can also be reviewed at this stage. However, it should be noted that planning policy has evolved substantially since these sites were zoned in the Athy Town Development Plan 2012-2018. Accordingly, the re-zoning of such sites for residential may no longer align with planning and climate action provisions of the National Planning Framework, the Regional Spatial and Economic Strategy and the County Development Plan. Attention is drawn to Proposed Material Alteration to revise the third additional housing growth delivery mechanism provided in Proposed Amendment No. 12 of Proposed Variation No. 3 as follows: <i>3. The allocation of additional housing growth, together with the identification of strategic sites in Athy and Celbridge for future housing delivery to be integrated into inform new settlement plans in 2026/2027, t</i> <i>.The zoning for which of the strategic sites will be determined during the plan making process having regard to strategic flood risk assessment and</i>	of the motion.
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	whether reinstatement can accelerate housing delivery within the current plan period under a controlled, plan-led approach.	<i>other environmental assessments.</i> Also note further amendment to Table 2.8A to distribute the additional allocation across the town of Athy. <u>Chief Executive's Recommendation</u> No further change recommended.	
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Item No. 98	Motion: Cllr Breslin		Response
	That full consideration be given to submissions 003, 015, 016, 029, 083, 086, 087, 141, 142, 143 and 144 to permit the allocation to Athy to be distributed across the full settlement in order to ensure a fair and even distribution.	<u>Chief Executive's Response</u> The primary purpose of Proposed Variation No. 3 is to update the Core Strategy of the County Development Plan to align with the provisions of the '<i>NPF Implementation: Housing Growth Requirement Guidelines</i>' (2025) in order to accommodate additional housing growth in Kildare for the remaining three years (2026, 2027 and 2028) of the County Development Plan (CDP). Proposed Variation No. 3 has been prepared in accordance with the provisions of Section 13 of the Planning and Development Act 2000 (as amended). It is important to note that heretofore (up to the enactment of the Planning and Development Acts 2024 (as amended)), the zoning of land in settlements in County Kildare, that have Local Area Plans (LAPs) is contained within these respective Plans, the amendment of which is subject to a separate statutory process.	Proposed: Cllr. Breslin Seconded: Cllr. Pender Cllr. Breslin proposed withdrawing the Motion on foot of the legal advice provided and on the proposal of Cllr. Breslin and seconded by Cllr. Pender, the Members agreed to the withdrawal of the motion.

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		In addition to the reasons provided in the response to Item No. 97, it should be noted that under Amendment No. 12 of Proposed Variation No. 3, which seeks to update Section 2.11 of the County Development Plan, it is intended that a new settlement plan for Athy will be prepared in '2026/2027'. As part of the preparation of this Plan all land use zonings objectives in Athy will be reviewed. The lands that are referred in the motion can also be reviewed at this stage. However, it should be noted that the preparation of the settlement plan will examine all potential residential development lands on their merits, having regard to a comprehensive range of evidenced-based supporting documents including <i>inter alia</i> a Settlement Capacity Audit (SCA), a Social Infrastructure Audit, a Strategic Flood Risk Assessment and other environmental reports. This data-driven approach will also align with national requirements relating to low carbon development and the sequential growth of settlements. This is especially pertinent in ensuring the optimal distribution of a limited quantum of housing by directing such new residential units to locations that have been determined to be the most suitable, in terms of their ability to deliver compact growth development that maximises access to the services and social infrastructure of the town. Attention is drawn to Proposed Material	
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		Alteration and previous responses to revise the third additional housing growth delivery mechanism provided in Proposed Amendment No. 12 of Proposed Variation No. 3 as follows: <i>3. The allocation of additional housing growth, together with the identification of strategic sites in Athy and Celbridge for future housing delivery to be integrated into inform new settlement plans in 2026/2027, t</i> <i>.The zoning for which of the strategic sites will be determined during the plan making process having regard to strategic flood risk assessment and other environmental assessments.</i> This should be read in conjunction with the revised proposed Table 2.8A which facilitates distribution of the additional allocation to Athy across the entire settlement. <u>Chief Executive's Recommendation</u> No further change recommended.	
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Item No. 99	Motion: Cllr Breslin		Record
	That the lands identified in submission 029 be authorised as new Residential to allow the completion and finishing of the unfinished estate Prusselstown Green, Athy.	<u>Chief Executive's Response</u> The primary purpose of Proposed Variation No. 3 is to update the Core Strategy of the County Development Plan to align with the provisions of the ' <i>NPF Implementation: Housing Growth Requirement Guidelines</i> '	Proposed: Cllr. Breslin Seconded: Cllr. Pender Cllr. Breslin noted that this was an unfinished estate and perhaps the Material Contravention process could

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		(2025) in order to accommodate additional housing growth in Kildare for the remaining three years (2026, 2027 and 2028) of the County Development Plan (CDP). Proposed Variation No. 3 has been prepared in accordance with the provisions of Section 13 of the Planning and Development Act 2000 (as amended). It is important to note that heretofore (up to the enactment of the Planning and Development Acts 2024 (as amended)), the zoning of land in settlements in County Kildare, that have Local Area Plans (LAPs) is contained within these respective Plans, the amendment of which is subject to a separate statutory process. In addition to the reasons provided in the response to Item No. 97, it should be noted that under Amendment No. 12 of Proposed Variation No. 3, which seeks to update Section 2.11 of the County Development Plan, it is intended that a new settlement plan for Athy will be prepared in '2026/2027'. As part of the preparation of this Plan all land use zonings objectives in Athy will be reviewed. This review process will be informed by evidence-based assessments and audits at both the site and settlement level, in line with statutory requirements and best practice. The lands that are referred in the motion can also be reviewed at this stage. However, it should be noted that planning policy has evolved substantially since the lands at Prusselstown	be considered where an application was submitted. Cllr. Breslin proposed withdrawing the Motion on foot of the legal advice provided and on the proposal of Cllr. Breslin and seconded by Cllr. Pender, the Members agreed to the withdrawal of the Motion.
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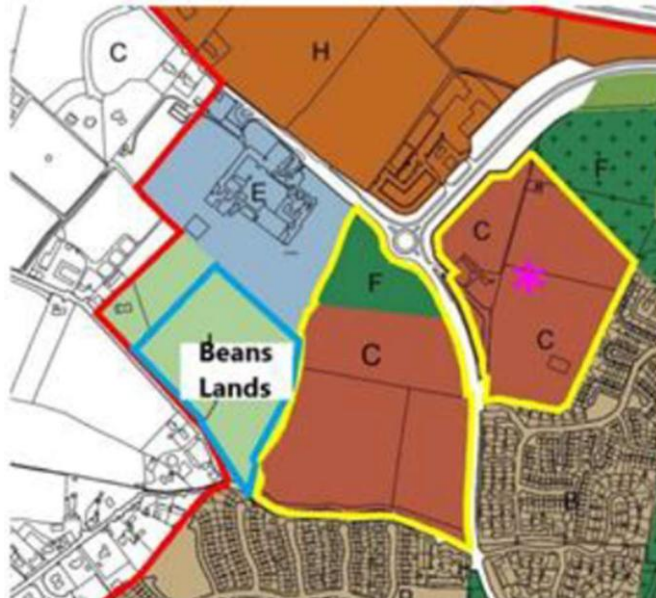
		(as outlined in Submission 029) were zoned in the Athy Town Development Plan 2012-2018. Any zoning decisions within the settlement would be required to comply with established national, regional and county policies relating to the implementation of compact growth, sequential development and sustainable movement. <u>Chief Executive's Recommendation</u> No change recommended.	
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Celbridge

Item No. 100	Motion: Cllr Trost	
	Ref. Submission No. 126 - "Beans Lands" Moortown, Celbridge. Given the Celbridge LAP has expired since 2023, and with regard to the OPR's recommendation to consider zoning additional lands that can facilitate "short-term housing delivery" during the remaining period of the Development Plan, that Kildare Co Council change the zoning of circa 5.75 ha of lands from its current "Agricultural" zoning to "New Residential" zoning to allow the delivery of essential New Homes. These lands are outlined in "blue" on the map below and are fully serviced in all aspects. They are within the town boundary with immediate access to the M4 via junction 6. The subject lands are a 3 minute walking distance from many public transport nodes which have extensive	<u>Chief Executive's Response</u> The primary purpose of Proposed Variation No. 3 is to update the Core Strategy of the County Development Plan to align with the provisions of the '<i>NPF Implementation: Housing Growth Requirement Guidelines</i>' (2025) in order to accommodate additional housing growth in Kildare for the remaining three years (2026, 2027 and 2028) of the County Development Plan (CDP). Proposed Variation No. 3 has been prepared in accordance with the provisions of Section 13 of the Planning and Development Act 2000 (as amended). It is important to note that heretofore (up to the enactment of the Planning and Development Acts 2024 (as amended)), the zoning of land in settlements in County Kildare, that have Local Area Plans (LAPs) is contained within these respective Plans, the amendment of which is subject to a separate statutory process.

connectivity including to Hazelhatch train station.

These Lands are the last remaining land holding undeveloped within this town boundary as all surrounding lands with "C Residential zoning" on the map below have now been developed such as Kilwogan Woods and Ardrath. The landowner is aware of the need to deliver much needed additional social infrastructure to support new and existing housing which he will agree with the Council through the Planning process for the benefit of the Community.



Whilst it is acknowledged that the Celbridge Local Area Plan 2017-2023 has yet to be reviewed, it should be noted that Kildare County Council will have full regard to the provisions of this Local Area Plan until such time as it is superseded by a replacement Settlement Plan.

It should be noted that under Amendment No. 12 of Proposed Variation No. 3, which seeks to update Section 2.11 of the County Development Plan, it is intended that a new settlement plan for Celbridge will be prepared in '2026/2027'. As part of the preparation of this Plan all land use zonings objectives in Celbridge will be reviewed. The lands that are referred in the motion can also be reviewed at this stage. However, it should be noted that the preparation of the settlement plan will examine all potential residential development lands on their merits, having regard to a comprehensive range of evidenced-based supporting documents including *inter alia* a Settlement Capacity Audit (SCA), a Social Infrastructure Audit, a Strategic Flood Risk Assessment and other environmental reports. This data-driven approach will also align with national requirements relating to low carbon development and the sequential growth of settlements. This is especially pertinent in ensuring the optimal distribution of a limited quantum of housing by directing such new residential units to locations that have been determined to be the most suitable, in terms of their ability to deliver compact growth development that maximises access to the services and social infrastructure of the town.

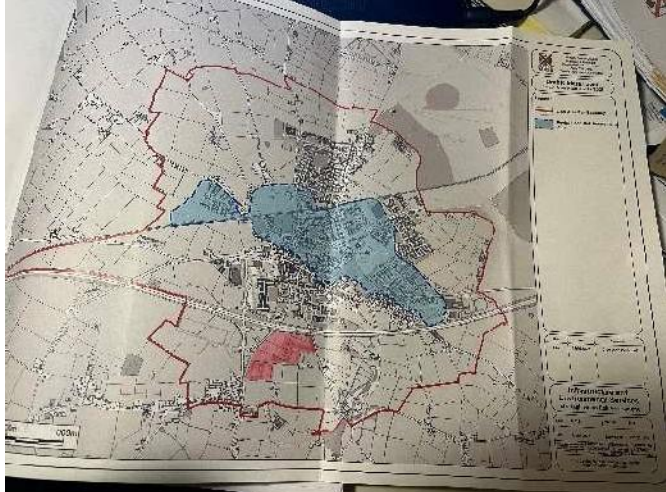
Chief Executive's Recommendation
No change recommended.

Record

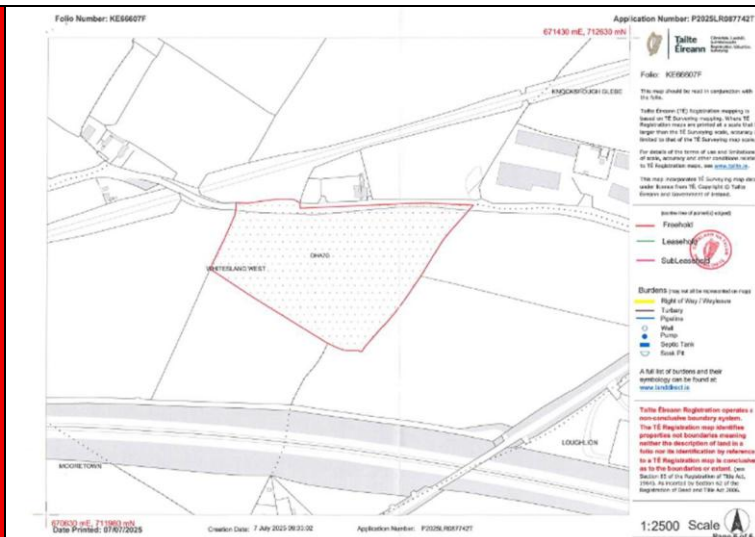
	Proposed: Cllr. Trost Seconded: Cllr. Heavey Cllr. Trost considered that the Celbridge Local Area Plan needed to be reviewed as soon as possible. Ms. Granville reminded the Members of the importance of producing evidenced based plans and the intention was to progress Celbridge once work was completed on the other Variations in train in the work programme. (Sallins, Monasterevin, Kilcock) Cllr. Trost proposed withdrawing the Motion on foot of the legal advice provided and on the proposal of Cllr. Trost and seconded by Cllr Heavey, the Members agreed to the withdrawal of the Motion.

Kildare Town

Item No. 101	Motion: Cllr Doyle	
	Having regard to the intensification of growth projections for Kildare town that additional recreation and amenity land be zoned to support current and future social infrastructure needs of Kildare town. Lands to the East of Motorway between Tully rd and Grey Abbey rd as hatched in pink on attached map ref 10.2 Kildare LAP (Recreation & Amenity Lands zoning) be zoned recreation and Amenity moving from Green Belt. This will secure land for vital infrastructure, its proximity to town centre, local schools and ease of pedestrian access supports its suitability for such a use. See map attached, recreation & amenity lands Kildare town, hatched in pink.	<u>Chief Executive's Response</u> The primary purpose of Proposed Variation No. 3 is to update the Core Strategy of the County Development Plan to align with the provisions of the '<i>NPF Implementation: Housing Growth Requirement Guidelines</i>' (2025) in order to accommodate additional housing growth in Kildare for the remaining three years (2026, 2027 and 2028) of the County Development Plan (CDP). Accordingly, the Proposed Variation incorporates a series of plan-led and evidence-based mechanisms into the CDP for the purposes of facilitating the additional housing growth requirement; it does not relate to the zoning of recreational and amenity lands in the county. Furthermore, Proposed Variation No. 3 has been prepared in accordance with the provisions of Section 13 of the Planning and Development Act 2000 (as amended). It is

		important to note that heretofore (up to the enactment of the Planning and Development Acts 2024 (as amended)), the zoning of land in settlements in County Kildare, that have Local Area Plans (LAPs) is contained within these respective Plans, the amendment of which is subject to a separate statutory process. It should be noted that the process to review the Kildare County Development Plan will commence in August of this year. The preparation and consultation process for the new CDP will also facilitate the consideration of new and revised land uses zoning objectives across all settlements in the county, including Kildare Town. It should be noted however that all potential lands will be assessed on their merits having regard to a comprehensive range of evidenced-based supporting documents. <u>Chief Executive's Recommendation</u> No change recommended.
	Record	
	Proposed: Cllr. Doyle Seconded: Cllr. Fitzpatrick Cllr. Doyle proposed withdrawing the Motion on foot of the legal advice provided and on the proposal of Cllr. Doyle and seconded by Cllr. Fitzpatrick, the Members agreed to the withdrawal of the Motion.	
Item No.102	Motion: Cllr Doyle That the lands identified in map attached (Whitesland Commercial Industrial zoning) be zoned Industrial commercial in the County Dev Plan.	<u>Chief Executive's Response</u> The primary purpose of Proposed Variation No. 3 is to update the Core Strategy of the County Development Plan to align with the provisions of the '<i>NPF Implementation: Housing Growth Requirement Guidelines</i>' (2025) in order to

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accommodate additional housing growth in Kildare for the remaining three years (2026, 2027 and 2028) of the County Development Plan (CDP). Accordingly, the Proposed Variation incorporates a series of plan-led and evidence-based mechanisms into the CDP for the purposes of facilitating the additional housing growth requirement; it does not relate to the zoning of commercial/industrial lands in the county.

Furthermore, Proposed Variation No. 3 has been prepared in accordance with the provisions of Section 13 of the Planning and Development Act 2000 (as amended). It is important to note that heretofore (up to the enactment of the Planning and Development Acts 2024 (as amended)), the zoning of land in settlements in County Kildare, that have Local Area Plans (LAPs) is contained within these respective Plans, the amendment of which is subject to a separate statutory process.

It should also be noted that the process to review the Kildare County Development Plan will commence in August of this year. The preparation and consultation process for the new CDP will also facilitate the consideration of new and revised land uses zoning objectives across all settlements in the county, including Kildare Town. It should be noted however that all potential lands will be assessed on their merits having regard to a comprehensive range of evidenced-based supporting documents.

Chief Executive's Recommendation
No change recommended

Record

Proposed: Cllr. Doyle **Seconded:** Cllr. Fitzpatrick

Cllr. Doyle sought to put the Motion to the floor. Ms. Granville confirmed that the area in question was within the Kildare Town Local Area Plan. Cllr. Doyle proposed withdrawing the Motion on foot of the legal advice provided. On the proposal of Cllr. Doyle, seconded by Cllr. Fitzpatrick, the Members agreed to the withdrawal of the Motion

4. Motions Received to Proposed Variation No. 3 of the Kildare County Development Plan 2023-2029 (as varied) Relating to General Issues

Support for Submissions in Athy MD

Item No. 103	Motion: Cllr Veralouise Behan		Record
	I wish to support the following submissions. Ref O22 Castledermot (Commercial zoning request) ref 136 (Change from serviced sites to residential zoning) ref 113 (residential, with wastewater facilities upgrade) Kilmead ref 97 (services available on site) Castledermot ref 94 (History of strong commercial activity) Castledermot ref 083 (Housing)Athy ref 081 (Castledermot Gaa) ref 072 (Irish Water) ref 068 (National transport Authority) ref 029 (reinstatement of previous residentially zoned) Athy ref 013 (housing) Castledermot. This motion is in support of	<u>Chief Executive's Response</u> The support in the motion of the various submissions received to Draft Variation No. 3 is noted. Please see below the item number which corresponds to the Chief Executive's Response in the meeting report to the support in the motion for the following submissions: • Submission 081 (Castledermot GAA) – Item No. 65 • Submission 013 (housing) Castledermot – Item No. 68 • Submission 136 (Change from serviced sites to residential zoning) Ballyshannon – Item 82 • Submission 113 (residential, with wastewater facilities upgrade) Kilmead – Item 83 • Submission 097 (services available on site) Palatine – Item 93 • Submission 083 (Housing) Athy – Item No. 98 • Submission 029 (reinstatement of previous residentially zoned) Athy – Item No. 98	Proposed: Cllr. Behan Seconded Cllr. Heavey Cllr. Keatley considered that submission ref 94 had a history of strong commercial activity and sought to come back to item 103 for further discussion. Cllr. Behan accepted the report. The Members came back to item 103 after item 149. Cllr. Keatley agreed that the matter could be considered as part of the review of the County Development Plan process. The Members agreed to the Chief Executive's recommendation.

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	addressing the housing supply and promoting commercial activity in the Athy md.	<u>Chief Executive's Recommendation</u> No change recommended. Please refer to the Chief Executive's Responses to Item Nos. 65, 68, 82, 83, 93 and 98 of this meeting report.	
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Implementation and Resourcing

Item No. 104	Motion: Cllr Dooley, Cllr Behan and Cllr Keatley		Record
	Request early joint scoping meetings with Uisce Éireann, NTA, Department of Education and relevant landowners to align water/wastewater upgrades, active travel and school place provision with the short-term allocations in Tables 2.8/2.8A, and to report on funding routes and phasing at the next monthly meeting.	<u>Chief Executive's Response</u> Not agreed. The holding of and reporting on meetings between Kildare County Council and external service providers is considered to be an operational matter outside the remit of this Variation process. Notwithstanding this, it should be noted that the Planning Department engages with these bodies on an ongoing basis, particular through the making of LAPs / Settlement Plans and the preparation of Variations. It should be noted that as part of the development management process applicants are encouraged by Kildare County Council to engage with key service providers during the pre-planning stage. <u>Chief Executive's Recommendation</u> No change recommended.	Proposed: Cllr. Dooley Seconded: Cllr. Keatley Cllr. Dooley and Cllr. Keatley accepted the Chief Executive's recommendation. On the proposal by Cllr. Dooley, seconded by Cllr. Keatley, the Members agreed to accept the Chief Executive's recommendation.

Item No. 105	Motion: Cllr Killeen	Record
	State Infrastructure as a Prerequisite for Growth That this Council includes a policy that Proposed Variation No. 3 shall reaffirm that the delivery of housing at scale must be matched by timely core Government investment in transport, education, healthcare and utilities, and that the Development Plan shall not assume that such infrastructure can be delivered primarily through developer funding. <u>Chief Executive's Response</u> It is acknowledged that State funding of key infrastructural projects is in many cases a pre-requisite to ensuring the delivery of housing at scale within the county. In this regard, Chapter 16 (Monitoring & Implementation) of the Kildare County Development Plan 2023-2029 (as varied) sets out the range of State funding avenues currently available to the Council, see Section 16.3.2. This chapter is unchanged by the Proposed Variation. Furthermore, respective Local Area Plans / Settlement Plans contain infrastructure delivery requirements for key residential / regeneration / employment zoned sites within higher order towns in the county. These implementation and infrastructure delivery schedules identify where state funding is needed to advance infrastructure delivery on these sites. <u>Chief Executive's Recommendation</u> No change recommended.	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's recommendation.

Prioritisation of Brownfield and Serviced Lands

Item No. 106	Motion: Cllr Killeen	Record
	Strengthen Plan objectives prioritising housing delivery on: Brownfield and infill lands; and Lands already served by social and physical infrastructure, <u>Chief Executive's Response</u> The cornerstone of Kildare County Council's planning policy for its settlements is the pursuit of compact growth opportunities through brownfield regeneration, the maximizing of sensitive infill development and the delivery of sequential growth in order to implement the '10-minute settlement' concept. County Development Plan, Local Area Plans and Settlement Plans contain a comprehensive range of policies, objectives and provisions which all seek to implement this objective on a local and in some instances on a site-specific level in towns and villages across the county. For example, Chapter 3 already includes policy and objectives relating to prioritising redevelopment and regeneration of brownfield, infill and under-utilised lands for housing, including Section 3.9, Policy HO P6 and Objectives HO O8 and HO O9 which have not been amended by Proposed Variation No. 3. In addition, proposed Core Strategy Objective CS O26 expressly provides the following: <i>Require urban regeneration to be a fundamental consideration in the preparation of all settlement plans and identify / map Settlement Consolidation Sites²⁰ and other brownfield / infill sites that have regeneration and development potential, with outputs identified in the Settlement Capacity Audit</i> <u>Chief Executive's Recommendation</u> No change recommended.	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's recommendation.

Development Phasing, Infrastructure Delivery and Housing Development

Item No. 107	Motion: Cllr Pender	Record
	That Kildare County Council amend Chapter 15 to enable planning conditions linking development phasing to occupation thresholds to ensure infrastructure delivery keeps pace with population growth. <u>Chief Executive's Response</u> Section 15.4.2 of Chapter 15 already provides robust provisions relating to the phasing of new residential development. This section states: <i>"the phasing of a development may be required where constraints are identified... In such instances the Council will require planning applications for multi-unit residential developments to be accompanied by a phasing schedule detailing the number of dwellings, quantum of public open space and infrastructure which will be developed as part of each phase."</i> Accordingly, the phasing of the delivery of housing is considered on a site-by-site basis through the day-to-day development management process of the planning authority, informed by the availability and capacity of water (CDP Objective IN O4 refers), wastewater (CDP Objective IN O13 refers), roads (CDP Objective TM O62 and Section 15.7.4 refer), public transport (CDP Objective TM O61 and Action TM A25 refers) and social infrastructure (CDP Objectives SC O15, SC O16 and SC O17 refer). Applicants are also required to have regard to the objectives of implementation and delivery schedules in LAPs / Settlement Plans for Key Development Areas (if relevant) and/or the indicative phasing arrangements contained in masterplans for significant landbanks (i.e. Confey – 1,765 units and Naas Northwest Quadrant –	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's recommendation.

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		c.4,000 units). <u>Chief Executive's Recommendation</u> No change recommended.	
Item No. 108	Motion: Cllr Killeen		Record
	That this Council reinforces the principle of infrastructure-led development, ensuring that large-scale residential schemes shall not proceed without clear evidence of: Capacity in transport, water, wastewater and social infrastructure; and A transparent and enforceable phasing strategy linking housing delivery to the provision of essential services and amenities.	<u>Chief Executive's Response</u> Section 15.4.2 of Chapter 15 already provides robust provisions relating to the phasing of new residential development. This section states: <i>"the phasing of a development may be required where constraints are identified... In such instances the Council will require planning applications for multi-unit residential developments to be accompanied by a phasing schedule detailing the number of dwellings, quantum of public open space and infrastructure which will be developed as part of each phase."</i> Accordingly, the phasing of the delivery of housing is considered on a site-by-site basis through the day-to-day development management process of the planning authority, informed by the availability and capacity of water (CDP Objective IN O4 refers), wastewater (CDP Objective IN O13 refers), roads (CDP Objective TM O62 and Section 15.7.4 refer), public transport (CDP Objective TM O61 and Action TM A25 refers) and social infrastructure (CDP Objectives SC O15, SC O16 and SC O17 refer). Applicants are also required to have regard to the implementation and delivery schedules in LAPs / Settlement Plans for Key Development Areas (if relevant) and/or the indicative phasing arrangements contained in	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's recommendation.

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		masterplans for significant landbanks (i.e. Confey – 1,765 units and Naas Northwest Quadrant – c.4,000 units). <u>Chief Executive's Recommendation</u> No change recommended.	
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Item No. 109	Motion: Cllr Killeen		Record
	Climate-First Infrastructure Phasing That this Council resolves that Proposed Variation No. 3 shall require that housing growth is emphasised to be phased around the delivery of low-carbon infrastructure, particularly public transport, active travel networks and district heating where feasible.	<u>Chief Executive's Response</u> The CDP currently contains a wide range of robust guidance, policies and objectives which address this motion, particularly in Chapters 3 (Housing), 5 (Sustainable Mobility and Transport), 14 (Urban Design, Placemaking & Regeneration) and 15 (Development Management Standards). In the interest of brevity, relevant examples of Policies, Objective and Sections in the CDP include, but are not limited to, the following: • HO O13 – environmentally sustainable and energy efficient housing. • HO O18 – high quality housing design, innovative and sustainable construction and adaptable housing. • HO O19 – climate resilient housing design • TM O8 – Car free residential developments • TM O17 – Support for Electric Vehicle infrastructure • TM O20 – Integration of pedestrian/cycling infrastructure • UD O1 – high standard urban design • UD O3 – the integration of the 10-minute settlement concept. Section 15.4 – Residential Development – require developments to meet or exceed minimum standards,	Proposed: Cllr. Killeen Seconded: Cllr. Mulroe Cllr. Killeen sought a vote on the motion. The Members agreed to a vote. The results of the vote on the Motion was as follows: In favour – 12 Against – 17 Abstained – 3 The Motion was defeated.

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		except in exceptional circumstances that are subject to agreement and the overall quality.	
		<u>Chief Executive's Recommendation</u> No change recommended.	

Item No. 110	Motion: Cllr Killeen		Record
	That this Council resolves to include a specific objective within the Housing Strategy confirming that residential development shall be infrastructure-led, requiring that: - Housing delivery is demonstrably aligned with existing or committed infrastructure capacity; and - Planning decisions shall not rely on speculative or aspirational future infrastructure provision	<u>Chief Executive's Response</u> Such an objective can be considered during the preparation of the next Housing Strategy having regard to provisions relating to infrastructure delivery within the relevant strategies of the next CDP (as per the provisions of the Planning and Development Act 2024, as amended). <u>Chief Executive's Recommendation</u> No change recommended.	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's recommendation.
Item No. 111	Motion: Cllr Killeen		Record
	Infrastructure Deficit Statements for Large Developments That this Council resolves to	<u>Chief Executive's Response</u> A new objective is not required in this instance. In addition to the robust development management requirements set out in Chapter 15 of the CDP, the	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's

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	require that large-scale residential planning applications include an Infrastructure Deficit Statement, identifying: Existing shortfalls in social and physical infrastructure; and Which elements are to be addressed by the State, the Council, or development contributions.	following documentation is required to be submitted as part of any large-scale residential development application, as standard: • Where it is proposed to connect the development to a public water or wastewater network, or both, evidence that Uisce Éireann has confirmed that it is feasible to provide the appropriate service(s) and that the relevant water network(s) have capacity to serve the development is required to be submitted. • As set out in Sections 15.4.1 and 15.5.1 of Chapter 15, a Social Infrastructure Audit is required to be submitted with all applications for residential developments over 20 units or office/commercial/industrial developments over 2,000 sqm. In addition to the above, it is noted that following the judgement in judicial review case ‘Ballyboden Tidy Towns v An Bord Pleanála [2024] IEHC 66’, it is a requirement to address and assess the frequency of public transport as well as its capacity as part of large-scale residential development. This can take the form of a public transport capacity report or as part of an engineering services report which is generally submitted as part of a residential or mixed-use development planning application documentation pack. <u>Chief Executive’s Recommendation</u> No change recommended.	recommendation.
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Item No. 112	Motion: Cllr Pender	Record
	That Kildare County Council amend Chapter 15 to require Infrastructure Capacity Statements for large-scale residential and mixed-use developments, addressing water, wastewater, transport and social infrastructure capacity. <u>Chief Executive's Response</u> A new objective is not required in this instance. In addition to the development management requirements set out in Chapter 15, the following documentation is required to be submitted as part of any large-scale residential development application, as standard: Where it is proposed to connect the development to a public water or wastewater network, or both, evidence that Uisce Éireann has confirmed that it is feasible to provide the appropriate service(s) and that the relevant water network(s) have capacity to serve the development is required to be submitted. As set out in Sections 15.4.1 and 15.5.1 of Chapter 15, a Social Infrastructure Audit is required to be submitted with all applications for residential developments over 20 units or office/commercial/industrial developments over 2,000 sqm. In addition to the above, it is noted that following the judgement in judicial review case 'Ballyboden Tidy Towns v An Bord Pleanála [2024] IEHC 66', it is a requirement to address and assess the frequency of public transport as well as its capacity as part of large-scale residential development. This can take the form of a public transport capacity report or as part of an engineering services report which is generally submitted as part of a residential or mixed-use	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's recommendation.

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		development planning application documentation pack. <u>Chief Executive's Recommendation</u> No change recommended.	
Item No. 113	Motion: Cllr Breslin, Cllr Breen, Cllr Feeney, Cllr Heather and Cllr Leigh		Record
	In areas where infrastructure such as water, sewerage need to be provided these should be developer led and must be constructed in advance of housing commencement as part of planning permissions.	<u>Chief Executive's Response</u> All applications for residential development, particularly larger developments, are required to demonstrate consistency with the relevant objectives, standards and requirements of the County Development Plan in relation to the delivery of water and wastewater servicing infrastructure (e.g. water – IN O4 refers, wastewater – IN O13 refers, roads – IN O62 and Section 15.7.4 refer). Applicants are also required to demonstrate that they have had regard to: • The policies and objectives of relevant LAPs, including implementation and delivery schedules in for Key Development Areas and / or • The content and indicative phasing arrangements contained in masterplans for	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's recommendation.

		significant landbanks (i.e. Confey – 1,765 units and Naas Northwest Quadrant – c.4,000 units). It is important to note that while most infrastructure will be required to be developer-led there are certain instances where the delivery of such services will be the responsibility of Uisce Éireann as it would form part of their upgrade/investment programme. <u>Chief Executive's Recommendation</u> No change recommended.	
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Item No. 114	Motion: Cllr Killeen		Record
	That this Council resolves that the Variation shall include stronger policy wording requiring firm assurances that developer-delivered infrastructure—particularly roads, footpaths, cycle infrastructure, drainage, open spaces and community facilities—will be delivered in a timely and phased manner aligned with residential occupation; To an agreed standard and specification; and Supported by appropriate bonds, conditions and enforcement mechanisms to protect the	<u>Chief Executive's Response</u> Not agreed. All applications for residential development, particularly larger developments, are required to demonstrate consistency with the relevant objectives, standards and requirements of the County Development Plan in relation to infrastructure delivery and phasing on sites, including: • The availability and capacity of enabling physical infrastructure (e.g. water – IN O4 refers, wastewater – IN O13 refers, roads – IN O62 and Section 15.7.4 refer). • The availability or the provision of appropriate social infrastructure (SC O15, SC O16 and SC O17 refer). • Public transport availability and capacity considerations (TM O61 and Action TM A25 refers). • Green infrastructure considerations (BI O18	Proposed: Cllr. Killeen Seconded: Cllr. Pender Cllr. Killeen called for a vote on the motion. The result of the vote was as follows: In Favour – 11 Against – 21 Abstained – 2 The Motion was defeated.

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	public interest and relating to roads, and other social infrastructure delivery.	and others refer). • Digital / broadband infrastructure (EC O95 refers). Applicants are also required to demonstrate that they have had regard to: • The policies and objectives of relevant LAPs, including implementation and delivery schedules in for Key Development Areas and / or • The content and indicative phasing arrangements contained in masterplans for significant landbanks (i.e. Confey – 1,765 units and Naas Northwest Quadrant – c.4,000 units). With specific regard to the phasing of development, Section 15.4.2 of Chapter 15 provides robust provisions, as follows: <i>“the phasing of a development may be required where constraints are identified... In such instances the Council will require planning applications for multi-unit residential developments to be accompanied by a phasing schedule detailing the number of dwellings, quantum of public open space and infrastructure which will be developed as part of each phase.”</i> Furthermore, it is noted that additional safeguards have relating to the delivery of social infrastructure within specific development sites are included in Objectives CS O33 and CS O34 of Proposed Amendment No. 16. Note: these objectives are proposed to be further revised on foot of motions received (See Item No. 26 and Item No. 27). <u>Chief Executive’s Recommendation</u>	
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	No change recommended.	
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Item No. 115	Motion: Cllr Killeen		Record
	Infrastructure Capacity as a Housing Enabler, Not a Barrier That this Council resolves that the Development Plan, as varied, shall actively advocate for upfront State delivery of enabling infrastructure — particularly public transport, wastewater and schools— recognising that such investment is essential to unlocking sustainable housing supply.	<u>Chief Executive's Response</u> It is acknowledged that continued and sustained levels of State funding of key enabling infrastructural will be a critical prerequisite to unlocking future housing supply within the county. <u>Chief Executive's Recommendation</u> No change recommended.	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's recommendation.
Item No. 116	Motion: Cllr Breslin		Record

	That Kildare County Council considers their plans for maximising infrastructure in villages to ensure additional housing where possible and feasible.	<u>Chief Executive's Response</u> Agreed. As part of the upcoming review of the County Development Plan (commencing in August 2026) the Council will be reviewing the land use zoning objectives for all settlements in the county, including for villages. This process will be informed by evidence-based assessments which will identify the existing level of servicing and social infrastructure provision within each settlement in order to ascertain the capacity of that settlement to accommodate new development in the first instance. Where addition infrastructure may be required, the plan will incorporate mechanisms to support and facilitate its delivery either prior to or tandem with development. <u>Chief Executive's Recommendation</u> No change recommended.	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's recommendation.
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Proximity to Public Transport Services and Reduction of Car Dependency

Item No. 117	Motion: Cllr Breslin, Cllr Breen, Cllr Feeney, Cllr Heather and Cllr Leigh	Record
	Consideration should be given in Variation No 3 of proximity to public transport links in the first instance given the crowding already existing on the county's road network. <u>Chief Executive's Response</u> The incorporation of sustainable travel infrastructure within new developments is already explicitly provided for in the County Development Plan. The CDP ensures that the integration of land use and transport forms a core principle strategic planning policy in Kildare through the application of a range of policies and objectives designed to promote and facilitate new development around existing and planned high-capacity transport routes and interchanges and to improve access to public transport as part of infrastructural improvement works. It is further noted that the Proposed Variation itself incorporates explicit links relating to the consideration of proximity to public transport links, in the context of how residential densities and settlement locations should be planned. Proposed Amendment No. 19 of the Variation incorporates updates to align the CDP with the Sustainable Residential Development and Compact Settlements Guidelines (2024). These Guidelines state that recommended residential density ranges should be based on the proximity and accessibility of lands to essential services and to public transport options, informed by the capacity of such networks and journey times to significant destinations. For example, locations within 500 m of high-frequency buses or within 1 km of a rail or rapid transit node are expected to support higher densities. Conversely, lower densities are directed to less accessible locations farther from public transport.	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's recommendation.

		<u>Chief Executive's Recommendation</u> No change recommended.	
Item No. 118	Motion: Cllr Kileen		Record
	Car Dependency Reduction as a Core Test That this Council resolves to include a Development Management Standard requiring that large-scale residential development demonstrate a measurable reduction in car dependency, through: Proximity to frequent public transport; High-quality walking and cycling infrastructure; and Reduced parking where alternatives are genuinely available.	<u>Chief Executive's Response</u> Large scale new residential areas are zoned by Kildare County Council on an evidence-led basis which seeks to ensure that such lands have a potential to reduce car dependency through the generation of high levels of sustainable movement based on the proximity of both existing and planned public transport services along with the provision of active travel routes/infrastructure. Furthermore, as part of the development management process, the assessment of planning applications for proposed residential developments will be required to comply with a range of sustainable movement policies, objectives and provisions including those contained in Chapters 5 and 15 of the CDP. Such provisions include the requirement for the integration of active travel infrastructure along with filtered permeability into developments. The Plan also contains objectives relating	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's recommendation.

		to the support of car-free or low-car residential and town centre developments in locations near high-quality and frequent public transport services. <u>Chief Executive's Recommendation</u> No change required.	
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Transport Capacity and Congestion Assessment

Item No.119	Motion: Cllr Heather		Record
	That, consistent with the Chief Executive's Report, which recognises that infrastructure provision, particularly transport, will be critical to the successful implementation of Proposed Variation No. 3, a transport capacity and congestion assessment be undertaken for Celbridge and Leixlip to inform the phasing and prioritisation of residential development identified in the Settlement and Site Capacity Audit.	<u>Chief Executive's Response</u> Kildare County Council Planning and Transportation teams have engaged consultants to prepare a Celbridge and Environs Local Transport Plan which will inform the preparation and formulation of the Celbridge Settlement Plan. <u>Chief Executive's Recommendation</u> No change recommended.	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's recommendation.

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Legal and Policy Alignment

Item No. 120	Motion: Cllr Dooley, Cllr Behan and Cllr Keatley		Record
	Note that Local Area Plans/Settlement Plans must be consistent with the CDP (s.19, Planning and Development Act 2000, as amended) and that the Planning and Development Act 2024 will move to 10-year CDPs and Urban Development Zones, with zoning maps being integrated into the CDP in due course.	<u>Chief Executive's Response</u> Agreed. It is noted that Section 19 of the Planning and Development Act was repealed on 31 December 2025. However, in keeping with the concept of the plan hierarchy, Section 74(2) of the Planning and Development Act 2024 states that where any provision of an urban area plan, priority area plan or coordinated area plan conflicts with a provision of the development plan, the development plan will take precedence and the conflicting provision in the plan will cease to have effect. It should also be noted that settlement plans will be integrated into the CDP either through a variation or through the review of the CDP itself. <u>Chief Executive's Recommendation</u> No change recommended.	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's recommendation.

Additional Text on Unsustainable Development within Settlements

Item No.121	Motion: Cllr Mulroe		Record
	That the council resolves to reference towns such as Prosperous and Clane within Proposed Variation No. 3 as illustrative case studies demonstrating how unsustainable development can result in social infrastructure deficits in education and community resources, road safety and quality of life issues where transport and traffic issues have radically altered these communities.	<u>Chief Executive's Response</u> Not agreed. Whilst Social Infrastructure Audits carried out by the Planning Department for settlements over the past number of years have found that some towns are more affected than others in terms of experiencing social infrastructure deficits, it is noted that this issue affects all settlements in the county to varying extents. Accordingly, it is considered inappropriate for the Variation to explicitly highlight certain towns when such an issue is experienced widely. <u>Chief Executive's Recommendation</u> No change recommended.	Proposed: Cllr. Mulroe Seconded: Cllr. Killeen Cllr. Mulroe accepted the Chief Executive's Recommendation. The Members accepted the Chief Executive's Recommendation.

Item No. 122	Motion: Cllr Killeen		Record
	Leixlip as an Evidence Based Example That this Council inserts reference to Leixlip in Proposed Variation No. 3 as an evidence-based example of how sustained population growth without weighted infrastructure provision can impact quality of life, and to use this learning to inform	<u>Chief Executive's Response</u> Not agreed. See response to Item No. 121 above. <u>Chief Executive's Recommendation</u> No change recommended.	Proposed: Cllr Killeen Secunder: Cllr. O' Rourke On the proposal of Cllr. Killeen to withdraw the Motion, seconded by Cllr O'Rourke, the Members agreed to the withdrawal of the motion.

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	future planning decisions countywide.		
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Ensuite Provision in Student Accommodation

Item No. 123	Motion: Cllr Melrose		Record
	That Kildare County Council include a requirement within Chapter 3 (Housing) and Chapter 15 (Development Management Standards) that all purpose-built student accommodation developments provide ensuite bedrooms, with the specific percentage to be determined through Development Management Standards, in order to ensure appropriate levels of privacy, hygiene, and modern student living standards.	<u>Chief Executive's Response</u> It should be noted that in relation to ensuite bathrooms in purpose-built student accommodation Kildare County Council is currently required to comply with the provisions of Specific Planning Policy Requirement (SPPR) 8 of the Design Standards for Apartments Guidelines (2025) which states inter alia '<i>there shall be no requirement or restriction in relation to the provision of en-suite bathrooms for single study bedrooms within Purpose Built Student Accommodation schemes.</i>' <u>Chief Executive's Recommendation</u> No change recommended.	The Members agreed that Cllr. Mulroe could move Cllr. Melrose's Motion. Proposed: Cllr. Mulroe Seconded: Cllr. Killeen Cllr Mulroe advised that Cllr. Melrose had accepted the Chief Executive's Recommendation. The Members agreed to accept the Recommendation of the Chief Executive.

Childcare Provision

Item No. 124	Motion: Cllr Melrose	Record
	That Kildare County Council strengthen childcare provision requirements in Chapter 15 by mandating that all residential developments of 50 units or more include a Childcare Demand Assessment, and where demand is identified, provide appropriately sized and located purpose-built childcare facilities within the development. This requirement shall apply equally to mixed use and higher- density- developments, including one and two-bed apartment units. <u>Chief Executive's Response</u> Not agreed. Objectives SC O15, SC O16 and SC O17 of the Kildare County Development Plan 2023–2029 (as varied) already requires the assessment of childcare demand through a Social Infrastructure Audit for residential developments and provides for the delivery of childcare facilities where a deficit in existing provision is identified, having regard to the <i>Childcare Facilities: Guidelines for Planning Authorities</i> (2001). The Plan applies these requirements to all residential development types, including mixed-use and higher-density schemes. It is considered that the existing policy framework provides an appropriate and flexible mechanism to assess and respond to childcare demand based on location, scale, housing mix, and existing capacity, and therefore no amendment to mandate a universal threshold of 50 units is deemed necessary. It should be noted that the '<i>Childcare Facilities: Guidelines for Planning Authorities</i>' (2001) is being currently reviewed. Kildare County Council will be obligated to implement the provisions of any revised update. <u>Chief Executive's Recommendation</u> No change recommended.	The Members agreed that Cllr. Mulroe could move Cllr. Melrose's Motion. Proposed: Cllr. Mulroe Seconded: Cllr. Pender Cllr Mulroe accepted the Chief Executive's Recommendation. The Members agreed to accept the Recommendation of the Chief Executive.

Item No. 125	Motion: Cllr Doyle	Record
	In order to meet childcare needs to support growth, the Council will consider a range of alternatives to the current guidelines on childcare delivery from developers, where they demonstrate capacity to deliver quality sustainable, family friendly childcare. Public private approach in the use of appropriate sites (eg schools, council lands, transport hubs), partnerships with large scale commercial development & a co-operative approach from land developers that achieve the exceed child places ratio of the outdated childcare guideline for on-site delivery, where more user-friendly viable alternatives are put forward. The delivery of these alternatives must form part of conditions of planning in a detailed outline of planned delivery, insured through appropriate bonds on the planning application with	<u>Chief Executive's Response</u> Not agreed. Chapter 10 of the County Development Plan sets out clear and robust requirements for childcare provision tied to new development. Alternative delivery models, including public-private partnerships and the use of appropriate sites, can be accommodated within the Plan's framework provided they meet needs and standards set out in the objectives and provisions of the Plan. As part of the ensuring the delivery of childcare facilities within new development Objective SC O79 of the CDP seeks to '<i>ensure that childcare provision is delivered in new communities prior to or in tandem with phase one of any residential or commercial development and fully operational prior to the occupation of any residential units within the subject site</i>'. It should be noted that the Council is required to adhere to the <i>Childcare Facilities: Guidelines for Planning Authorities</i> (2001) or any updated replacement thereof. <u>Chief Executive's Recommendation</u> No change recommended.

Proposed: Cllr. Doyle
Seconded: Cllr. Power

Cllr. Doyle noted that the Childcare Facilities Guidelines were over 20 years out of date. Ms. Granville confirmed that the Council could have regard to any new draft guidelines brought out by the Department in advance of the Review of the County Development Plan.

Cllr. Doyle suggested the need to set up a multi stakeholders group to deal with childcare facilities.

Cllr. Doyle accepted the Chief Executive's Recommendation.

The Members accepted the Chief Executive Recommendation.

	legal documents outlining mechanism for delivery and those responsible to carry out same.		
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Clear Criteria for Play Areas in Residential Developments

Item No. 126	Motion: Cllr Melrose		Record
	That Kildare County Council introduce explicit criteria for the provision, design, and distribution of play areas within residential developments, to be inserted into Chapter 15 (Development Management Standards). These criteria shall include minimum size thresholds, age range suitability, accessibility requirements, natural surveillance, integration with pedestrian and cycle networks, and long- term- management arrangements. Play areas shall be required in all developments above a defined unit threshold and shall be delivered in early phases of construction	<u>Chief Executive's Response</u> Section 15.6.5 of the County Development Plan outlines requirements relating to the provision, accessibility/location and design of play spaces for children and teenagers within new residential developments. As part of the upcoming review of the County Development Plan (commencing in August 2026) all development management standards will be reviewed. This will include a review of the provisions relating to formal/informal play areas within new residential developments. <u>Chief Executive's Recommendation</u> No change recommended.	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's recommendation.

Building Heights

Item No.127	Motion: Cllr Doyle	Record
	That through review of County Development Plan and interim LAPs, that suitable sites within higher order settlements be identified and designated for compact growth development employing use of 8 plus storeys. That a set of detailed criteria be put in place to guide this development, including requirement for mixed typology of units with a matrix to inform the range of sizes to be delivered having an emphasis on right sizing, spacious living and accompanying social infrastructure that will make the proposition attractive to the owner-occupied market. That the focus of the locations for these sites have regard to the sequential approach to development thus assisting with primacy of town centre objectives.	<u>Chief Executive's Response</u> The Urban Development and Building Height Guidelines (2018) set out clear principles on how to identify locations in towns that may be suitable for taller buildings. The guidelines also include Specific Planning Policy Requirement (SPPR) 1 which requires local authorities to <i>'identify, through their statutory plans, areas where increased building height will be actively pursued for both redevelopment, regeneration and infill development.'</i> These requirements have been transposed into the County Development Plan and further expanded up in Section 14.8 which also seeks to adopt a contextual approach to building height; one which directs the development of taller buildings into the most appropriate development locations within the county. <u>Chief Executive's Recommendation</u> No change recommended.

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Social, Affordable Purchase and Cost Rental Housing (including Part V Provision and Purchaser Eligibility)

Item No. 128	Motion: Cllr Pender	Record
	That Kildare County Council amend Chapter 3 to include a policy supporting the delivery of social, affordable purchase and cost-rental housing beyond minimum statutory requirements, particularly on public lands and large-scale residential developments. <u>Chief Executive's Response</u> Proposed Variation No. 3 contains no provisions which seek to change the policies contained in the County Development Plan related to the delivery of social, affordable purchase and cost-rental housing in the county. In this regard, it is noted that Section 3.12 of the CDP states the following: <i>'Kildare County Council will seek to facilitate the maximum allowable provision under the Planning Act (as amended) for affordable and social housing provision as part of future planning permissions, reflecting the high levels of demand within the county.'</i> <u>Chief Executive's Recommendation</u> No change recommended.	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's recommendation.

Item No.129	Motion: Cllr T. O' Dwyer and Cllr Doyle	Record
	For the remaining period of this plan that the part V condition be delivered at a minimum of 50% affordable and in settlements where social housing delivery exceeds targets through turn key acquisitions and LA building programme that the proportion of Part V for affordable may exceed 50% up to 100%, having regard to a reasonable ratio and in response to demonstrable demand pressures. That through the planning process regard is given to this objective and that the conditions of planning give meaningful expression (projected business plan, outlining how units will be delivered within appropriate price range) to this objective to ensure that units that are truly affordable are delivered. Having regard to inflation in housing that the affordable units be delivered in phase <u>Chief Executive's Response</u> Not agreed. It should be noted that Part 6 of the Affordable Housing Act 2021, which was enacted on 21 July 2021, amended sections 93, 94, 95, 96 and 97 of Part V of the 2000 Planning Act. Housing Circular 28/2021 sets out the main provision of the amendments. In relation to Section 96 – Provision of Social and Affordable Housing, etc. - the new paragraph (bb) in subsection (3) of the 2000 Planning Act requires that a minimum of 10% (i.e. half of the 20% contribution) be applied to the provision of social housing and the balance can be applied to affordable and/or cost rental housing purposes. Therefore, the motion would be contrary to the legislative provisions of the Planning and Development Act, 2000, as amended. <u>Chief Executive's Recommendation</u> No change recommended.	Proposed: Cllr. T. O' Dwyer Seconded: Cllr. Doyle Cllr. Sammon advised that there had been a misinterpretation of the motion. Ms. Granville suggested that this item could be referred to the Housing SPC for further consideration. Cllr. Doyle considered that they needed to strengthen the affordable element and agreed that the Motion is referred to the Housing SPC. The Members agreed that the Motion is referred to the Housing SPC.

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	one of development. That a proportion of all LA new development be delivered as affordable housing and that land for affordable serviced sites be required from all new development on unzoned land designated within settlement boundaries.		
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Eligibility Criteria in Villages and Rural Settlements

Item No. 130	Motion: Cllr Doyle		Record
	That eligibility to purchase houses or sites within the villages and rural settlements set out in Table 2.8 - Core Strategy Table, include the following criteria to be reviewed at end of the term of the current CDP. That house purchasers who currently live in settlements in the lower order hierarchy beneath self-sustaining towns as set out in Table 2.8 Core Strategy, living within 10K radius of site/unit for 2 years or more be eligible to purchase in developments within these settlements. Further that	<u>Chief Executive's Response</u> It should be noted that land within identified 'Villages' in Volume 2 of the County Development Plan is zoned land and therefore the CDP places no local need eligibility requirements on the purchasing new homes within these settlements. Whilst the eligibility criteria to purchase new homes in rural settlements can be examined as part of the upcoming review of the County Development Plan, it is important that any changes proposed should not result in unintended consequences which could undermine the role of rural settlement to grow in a sustainable manner whilst also providing local people with an appropriate alternative to one-off housing in rural areas. <u>Chief Executive's Recommendation</u>	Proposed Cllr. Doyle Seconded Cllr Fitzpatrick Cllr. Doyle considered that by making 20% of the site available for other persons within the county it could make the site more affordable. Cllr. Doyle confirmed that she was referring to Serviced Sites. Ms. Granville agreed that such considerations may form part of the review of the Serviced Sites Scheme and the County Development Plan. The Members agreed to the amendment.

	20% of the proposed development be open to purchase from any person living within the County for 5 years or more.	No change recommended.	
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Social / Community Infrastructure and Sustainable Settlements

Item No. 131	Motion: Cllr Doyle	Record
	That a set of key social infrastructure delivery milestones, as set out in our capital plan and Airo / LCDC assessment of needs vis a vie education and health, be aligned to the growth in each settlement. Progress on these objectives will form part of the review of County Development plan for continued growth of County. <u>Chief Executive's Response</u> Agreed. The contents of the motion can be considered as part of the upcoming review of the County Development Plan which is commencing in August of this year. The provisions of the Council's Capital Plan as well as research and data from the key bodies such as AIRO and the LCDC are considered to be crucial in providing for a policy and evidence-led basis to inform the revised provisions and objectives in the next Development Plan. <u>Chief Executive's Recommendation</u> No change recommended.	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's recommendation.
Item No. 132	Motion: Cllr Killeen	Record
	Protecting Existing Community Infrastructure That this Council resolves that it be a policy in the Development Plan mitigate any loss or redevelopment of existing community, recreational and social infrastructure sites unless: Equivalent or better provision is <u>Chief Executive's Response</u> The Council affirms the importance of safeguarding community, recreational and social infrastructure. Accordingly, Objective SC O5 of the County Development Plan seeks to: <i>'Protect and enhance existing social infrastructure/community facilities and increase the provision as required in accessible and sustainable locations including the development of new and</i>	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's recommendation.

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	secured; and The needs of the existing community are demonstrably met.	<i>expansion of existing facilities and services.'</i> <u>Chief Executive's Recommendation</u> No change recommended	
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Item No. 133	Motion: Cllr Killeen and Cllr Mulroe		Record
	Weighted Social Infrastructure Metric That this Council resolves to insert an objective to prepare a Weighted Social Infrastructure Provision Metric in Proposed Variation No. 3 to ensure that social and community infrastructure provision reflects real demographic impact, not headline housing numbers, that the purpose of embedding a weighted social infrastructure metric is to protect quality of life, community wellbeing and sustainable growth, ensuring housing delivery is matched by timely social infrastructure, and that Social infrastructure provision to be weighted according to the demographic profile	<u>Chief Executive's Response</u> Not agreed. There is no guidance or statutory basis for the preparation and/or implementation of a Weighted Social Infrastructure Provision Metric. It is considered that the current provisions of County Development Plan, in conjunction with the additional mechanisms outlined in Proposed Variation No. 3 provide sufficient safeguards to ensure that new residential developments do not overwhelm the existing social infrastructure facilities and services within a local area and also provide for a commensurate level of social and servicing infrastructure as part of their development. This is further supported by Local Area Plans and Settlement Plans which outline infrastructure delivery requirements for key residential/regeneration zoned sites within higher order towns in the county; as outlined in the respective implementation and infrastructure delivery schedules of these plans.	Proposed: Cllr. Killeen Seconded: Cllr. Mulroe Cllr. Killeen considered that there was a requirement for a Weighted Social Infrastructure Audit. Ms. Granville advised that the Planning Authority undertook a Social Infrastructure Audit and its purpose is to examine and analyse the availability and capacity of existing social infrastructure facilities, to determine future requirements and make recommendations based on anticipated settlement growth. Mr. Dunney reminded Members that the provision of Schools and Healthcare was outside the remit of the Local Authority. Cllr Killeen sought a vote on the Motion. The Members agreed to a vote. The results of the vote were as follows;

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	generated by development, including Higher weighting for family housing in respect of schools, childcare and play provision; Higher weighting for higher-density or car-free schemes in respect of community, recreational and health infrastructure; and Recognition of cumulative impacts where multiple developments rely on the same facilities.	<u>Chief Executive's Recommendation</u> No change recommended	In favour – 8 Against – 21 Abstained – 3 The Motion was defeated.
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Item No. 134	Motion: Cllr Killeen		Record
	Accessible and Integrated Social Infrastructure That we commit to strengthening policy objectives requiring the timely provision of accessible social and community infrastructure, including schools, childcare, healthcare facilities, community centres and cultural amenities, as an integral part of new residential development, ensuring: Infrastructure is located	<u>Chief Executive's Response</u> The County Development Plan recognises the importance of accessible, well-located social and community infrastructure, including schools, childcare, healthcare, community centres, and cultural amenities. In order to realise the provision of such vital infrastructure within our settlements the Plan contains a comprehensive range of provisions and objectives relating to their facilitation and delivery including <i>inter alia</i> , Objectives SC O6, SC O14, SC O15, SC O16, SC O17 along with Policies SC P2, SC P6, SC P12, SC P13, SC P14 and SC P17.	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's recommendation.

	within walkable catchments of residential areas; Phasing of housing development is directly linked to the delivery of such infrastructure; and Particular regard is had to the needs of children, older persons and people with disabilities.	It should be noted that the upcoming review of the County Development Plan (commencing in August 2026) will provide an opportunity to examine and re-consider the existing provisions of the CDP relating to the delivery of accessible and integrated social infrastructure. <u>Chief Executive's Recommendation</u> No change recommended.	
Item No. 135	Motion: Cllr Killeen		Record
	Climate-Resilient Social Infrastructure That this Council makes it a policy that new social and community infrastructure provided under the Development Plan shall be: Climate-resilient; Energy-efficient; and Designed to function as community resilience hubs during extreme weather events.	<u>Chief Executive's Response</u> It is noted that the Government's National Emergency Co-ordination Group seeks to put in place more than 400 'emergency response hubs' to be run with the support of local volunteers and sports groups in order to strengthen community resilience on the ground during and after severe weather events. Kildare County Council welcomes this development and as part of the upcoming review of the County Development Plan (commencing in August 2026) will be undertaking a comprehensive review of provisions of the Plan having regard to evolving government policies relating to climate adaptation and mitigation and the role of existing and future community infrastructure in enhancing climate resilience.	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's recommendation.

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		Energy efficiency in new buildings is governed by Part L of the Building Regulations which is outside the scope of statutory land use plans. <u>Chief Executive's Recommendation</u> No change recommended.	
Item No. 136	Motion: Cllr Killeen		Record
	That this Council resolves that while giving effect to Section 28 Ministerial Guidelines, Proposed Variation No. 3 shall also explicitly recognise the importance of responding to local housing need, place-making and community well-being, ensuring that national policy implementation does not undermine the delivery of sustainable, liveable and inclusive communities in County Kildare.	<u>Chief Executive's Response</u> The County Development Plan along with Local Area Plans contain a comprehensive range of provisions which seek to prioritise placemaking and community wellbeing across the county. It should be noted however, that Kildare County Council is legally obliged to implement national planning policy including the National Planning Framework (2025) and all Section 28 Ministerial Guidelines when carrying out its planning functions. <u>Chief Executive's Recommendation</u> No change recommended.	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's Recommendation.

Appointment of an Expert Panel to Promote High Standards of Design and Innovation.

Item No. 137	Motion: Cllr O'Dwyer and Cllr Doyle	Record
	That the variation includes an objective, that in advance of review of CDP the Council appoint an expert panel to assist in promoting the use of high standards of design and innovation. This panel will be invited to comment on design proposals for strategic sites within the County, buildings in excess of 6 storeys, all public developments, public realm projects and make recommendations that will help create a unique identity for the County that will inform a positive legacy of future built heritage through this period of unprecedented growth. The panel will engage in a process of assessment in commending examples of good design in the County through an annual competition. This panel will be appointed <u>Chief Executive's Response</u> The appointment by Kildare County Council of such an expert panel is considered to be an operational matter outside the scope of this statutory variation process. However, in acknowledging the intent of this motion and the potential positive impact such a proposal may have, the Planning Team will engage with the Housing Department to investigate the feasibility and practicality of such an endeavour. <u>Chief Executive's Recommendation</u> No change recommended.	Proposed: Cllr. T. O' Dwyer Seconded: Cllr. Doyle Cllr. Doyle considered that Members should be involved either through the SPC or through the CDP Review Group. The Members agreed the Chief Executive's amended recommendation to refer to the Planning SPC.

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	through Council, renewed at each term of Council under a criteria to be set by protocol in conjunction with Planning SPC.		
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Monitoring of the County Development Plan

Item No. 138	Motion: Cllr Pender		Record
	That Kildare County Council amend Chapter 2 to include a requirement for an annual Core Strategy Monitoring Report to elected members, detailing housing delivery, infrastructure capacity, settlement-level growth and compliance with the settlement hierarchy.	<u>Chief Executive's Response</u> It is noted that this requirement is already provided by Objective MI O1 of the County Development Plan (see Chapter 16: Implementation and Monitoring). <u>Chief Executive's Recommendation</u> No change recommended.	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's recommendation.
Item No. 139	Motion: Cllr Pender		Record
	That Kildare County Council establish a County Development Plan Monitoring and Delivery Group reporting annually to elected members on housing delivery, infrastructure provision and policy implementation.	<u>Chief Executive's Response</u> As part of the work of the Planning Department's Policy and County Development Plan Review team the monitoring of CDP's implementation is pursued on an ongoing basis. This team prepares an Annual Monitoring Report containing detailed information showing development trends at settlement level to assess consistency with housing and population targets outlined in the Core	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's recommendation.

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		Strategy, as set out in Chapter 16 (Implementation and Monitoring) of the Kildare County Development Plan 2023-2029 (as varied). These annual monitoring reports are published on Kildare County Council's website. ¹ <u>Chief Executive's Recommendation</u> No change recommended.	
Item No. 140	Motion: Cllr Pender		Record
	That Kildare County Council commit to publishing plain-language annual updates on Development Plan delivery, including housing, infrastructure and environmental indicators.	<u>Chief Executive's Response</u> As noted in the response to Item No.138 above, the Council prepares an Annual Monitoring Report which clearly details with the aid of diagrams, charts and tables a range of information relating to the implementation of key aspects of the County Development Plan. <u>Chief Executive's Recommendation</u> No change recommended.	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's recommendation.

Item No. 141	Motion: Cllr Doyle		Record
	That a planning IT system, designed to capture and map detailed data on housing &	<u>Chief Executive's Response</u> Action M1 A1 of the County Development Plan provides for the establishment of a	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's

^{1 1} Link to Kildare County Development Plan 2023-2029 annual monitoring reports:
<https://kildarecoco.ie/AllServices/Planning/DevelopmentPlans/AnnualMonitoringReports/>

	development delivery for each settlement be used to inform future development plans and monitor the balanced delivery of housing. This should include, unit number, quantum in various density ranges, housing typologies, numbers of private: social: affordable, vacant & derelict. Range of floor sizes in both apartments and own door units. That social infrastructure audits be updated on an ongoing basis as delivered. Social infrastructure data should include quantum of floor space and R&A footprint in all cases, to facilitate accurate analysis for equitable delivery across County.	monitoring system. Such a database has been developed by the Planning Department. It is not publicly accessible but the information that it gathers is used to inform the Annual Monitoring Reports which are published on Kildare County Council's website. <u>Chief Executive's Recommendation</u> No change recommended.	recommendation.
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Item No. 142	Motion: Cllr Killeen		Record
	Insert an objective requiring enhanced monitoring and reporting on the delivery of housing, social infrastructure and open space, including: Regular reporting to Members on compliance with planning permissions and conditions; and Specific and timely Mechanisms to address delays or failures in the delivery of developer-led infrastructure.	<u>Chief Executive's Response</u> The monitoring and implementation regime of the County Development Plan is set out in the Development Plans – Guidelines for Local Authorities (2022). The guidelines' requirements relating monitoring have been transposed into Objective MI O1 of the Kildare County Development Plan 2023-2029 (as varied) (see Section 16.4 of the Plan). <u>Chief Executive's Recommendation</u> No change recommended.	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's recommendation.

Green Infrastructure, Biodiversity Net Gain and Climate Change

Item No. 143	Motion: Cllr Killeen		
	Minimum Tree Canopy and Biodiversity Net Gain That KCC introduces minimum tree canopy cover and biodiversity net gain targets for new development, particularly in urban areas.	<u>Chief Executive's Response</u> Given the ongoing biodiversity and climate emergency, the increasingly important role of biodiversity and tree canopy cover can play within our urban developments is acknowledged. Whilst there is currently no statutory biodiversity net gain targets for new developments in Ireland, the Council seeks to develop its own policy responses to enhancing biodiversity outcomes within new development. In this regard, Action 4.6 of the Draft Biodiversity Action Plan 2026-2031 seeks '<i>to advance a policy of</i>	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's recommendation.

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		<i>'biodiversity net gain' (BNG) wherever possible, through strategies, plans, developments, mitigation measures, appropriate off-setting and/or investment in Green and Blue Infrastructure with specific evidence-based and locally relevant biodiversity and environmental measures, through the review of the next County Development Plan'. This CDP review process will commence in August of this year.</i> Regarding tree canopy cover, whilst there is no minimum requirements for sites Action (BI A29 refers) to increase this urban canopy coverage by 30%. This action has been advanced through the provision of Local Area Plan and Settlement Plans which have been published in the county since the CDP became effective in 2023. <u>Chief Executive's Recommendation</u> No change recommended.	
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Item No. 144	Motion: Cllr Killeen	Record
	Green Infrastructure as Climate Infrastructure That KCC strengthens objectives by referencing green and blue infrastructure—including trees, parks, SuDS and green corridors—as essential climate infrastructure, not optional amenities. <u>Chief Executive's Response</u> It should be noted that the Kildare County Development Plan 2023-2029 explicitly acknowledges the role of green infrastructure in climate mitigation and adaptation. The provisions of the CDP provide a robust link between green infrastructure enhancement and the achievement of climate change goals, recognising its contribution to ecosystem services, climate change adaptation (e.g., flood resilience), and climate mitigation through nature-based solutions, carbon storage and enhanced biodiversity. Important provisions of the Plan in this regard, include Objective BI O39 which seeks to ensure Green Infrastructure network protection, Objectives BI O76, BI O77, and BI O78 which promote nature-based and climate resilient design including SuDS, along with Objectives BI O74 and BI O75 which seek to deliver multi-functional open space and climate-sensitive features in new developments. It is considered that the upcoming review of the CDP (commencing in August 2026) will offer an opportunity to further strengthen provisions of the Plan relating to the role of Green and Blue Infrastructure in helping to	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's recommendation.

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		tackle the effects of climate change. <u>Chief Executive's Recommendation</u> No change recommended.	
Item No. 145	Motion: Cllr Doyle		Record
	Amend BI 026 to read as follows; <i>Avoid, in the first instance, the removal of hedgerows to facilitate development. Where their removal is unavoidable, there shall be a requirement for mitigation planting comprising a hedge of similar length, established as close as is practicable to the original and where possible linking to existing adjacent hedges. Ideally, native plants should be used for such planting. Removal of hedgerows and trees prior to submitting a planning application will be viewed negatively by the planning authority.</i>	<u>Chief Executive's Response</u> It is considered that hedgerows form a critical component of the landscape of Kildare and in maintaining vital biodiversity habitats and corridors across the county. In this regard, it should be noted that the Draft Biodiversity Action Plan 2026-2031 contains provisions to strengthen hedgerow protection. It is anticipated that the action plan will be adopted in 2026, and its contents will consequently inform the review of objectives and provisions relating to biodiversity in the County Development Plan including for hedgerows. <u>Chief Executive's Recommendation</u> No change recommended.	Proposed: Cllr. Doyle Seconded: Cllr. Fitzpatrick Cllr. Doyle sought a vote on the motion. The result of the vote was as follows: In favour – 21 Against – 9 Abstention – 3 The Motion was agreed.

Review of Rural Housing Policy

Item No. 146	Motion: Cllr Breslin, Cllr Breen, Cllr Feeney, Cllr Heather, Cllr Leigh	Record
	That this Council seeks a review of the Density Toolkit methodology for one-off rural housing, specifically where the one-kilometre radius density assessment incorporates adjoining built-up areas and leads to refusal of otherwise compliant rural dwellings. A more site-specific assessment is sought, having regard to local housing need, rural character, and independent wastewater treatment systems. <u>Chief Executive's Recommendation</u> Amend Rural Residential Density Toolkit to exclude built-up areas. For the purposes of the application of this toolkit, "built-up" areas will be taken as the defined settlement boundary as per maps in Volume 2 of the KCDP and any relevant LAPs for the time being of their existence. Amend HO P26 to include new bullet point, as follows: <i>For the purposes of the application of this toolkit, "built-up" areas will be taken as the defined settlement boundary as per maps in Volume 2 of the KCDP and any relevant LAPs for the time being of their existence.</i> Amend Note in Section 3.14 Rural Residential Density, as follows: Note: In calculating the Single Rural Dwelling Density, key landscape features shall be excluded from the calculation area, for example, if the application site adjoins a large area of important habitat such as a natural peatland or extensive cut-away bog, a Natural Heritage Area, a Special Area of Conservation, a Special Protection Area or	Proposed – Cllr. Breslin Seconded – Cllr. Heather Cllr. Breslin and Cllr Heather accepted the recommendation of the Chief Executive. The Members agreed recommendation of the Chief Executive.

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		notable open landscape such as the Curragh, Punchestown Racecourse, Pollardstown Fen, Mouds Bog or a large protected demesne landscape (such as Castletown House or Carton House), such areas may be excluded from the calculation area and the Single Rural Dwelling Density will be applied on a pro-rata basis for the remainder of the 1 square kilometre catchment area¹⁰. This is to avoid a more intense proliferation of one-off housing immediately adjoining key landscape and habitat features or a much higher density of development emerging immediately adjoining such key landscape features which might erode the intrinsic rural character, amenity value or environmental quality of the landscape. A clearly defined urban area ~~may~~ will be omitted from the calculations (applying a pro-rata density on the balance of area within the square kilometre buffer), however, where extensive sprawl and ribbon development extends from an urban centre or village, then these units – if they fall within the circle – may be used in the calculation of the rural residential density. ~~If the circle/area passes through the curtilage of a residential site, then it is included within the calculation.~~ Meeting Report Note: The Rural Residential Density Toolkit tool on the council website will be updated to reflect the above. <u>Chief Executive's Response</u> Agreed.	
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Item No. 147	Motion: Cllr Breslin, Cllr Breen, Cllr Feeney, Cllr Heather, Cllr Leigh		Record
	That Kildare County Council reviews its rural one-off planning guidelines to ensure that those from the area where they have grown up are supported in their planning applications by the Council to ensure that they get the best chance to live where they have grown up	<u>Chief Executive's Response</u> The primary purpose of Proposed Variation No. 3 is to update the Core Strategy of the County Development Plan to align with the provisions of the '<i>NPF Implementation: Housing Growth Requirement Guidelines</i>' (2025) in order to accommodate additional housing growth in Kildare for the remaining three years (2026, 2027 and 2028) of the County Development Plan (CDP). Aside from a targeted and confined amendment to the local need <i>criteria with regard to serviced sites, this Proposed Variation does not contain any other provisions relating to rural housing policy. The upcoming review of the County Development Plan which will commence in August of this year will provide an opportunity to review all objectives and provisions contained in the Plan relating to rural housing need.</i> <u>Chief Executive's Recommendation</u> No change recommended.	Proposed: Cllr Breslin Seconded: Cllr Heather Cllr. Breslin proposed to withdraw the motion, seconded by Cllr. Heather. The Members agreed to the withdrawal of the motion
Item No. 148	Motion: Cllr Phelan		Record
	I recommend that the Proposed Variation No. 3 be amended to: - Recognize and quantify rural housing need at Electoral District level. - Support the identification	<u>Chief Executive's Response</u> The primary purpose of Proposed Variation No. 3 is to update the Core Strategy of the County Development Plan to align with the provisions of the '<i>NPF Implementation: Housing Growth Requirement Guidelines</i>' (2025) in order to	Proposed: Cllr. Phelan Seconded: Cllr Trost Cllr. Phelan proposed to withdraw the motion, seconded by Cllr. Trost.

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	and strengthening of rural nodes. Provide a clear policy mechanism allowing housing delivery where local need is evidenced, subject to environmental and infrastructural assessment	accommodate additional housing growth in Kildare for the remaining three years (2026, 2027 and 2028) of the County Development Plan (CDP). Aside from a targeted and confined amendment to the local need criteria with regard to serviced sites, this Proposed Variation does not contain any other provisions relating to rural housing policy or the identification of rural notes. The upcoming review of the County Development Plan which will commence in August of this year will provide an opportunity to review all objectives, provisions and mechanisms contained in the Plan relating to rural housing need. However, it should be noted that CDP's do not address rural housing need as ED level. <u>Chief Executive's Recommendation</u> No change recommended.	The Members agreed to the withdrawal of the Motion.
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Development and Protected Views / High Amenity Areas

Item No. 149	Motion: Cllr Doyle	Record
	That the following objective be included; LR 032 Development in areas of high amenity will employ high standards of design and creatively in mitigating impact on the environs. LR 033 Where a landowner who is engaged in agri sector is applying for residential development on his/her landholding in an area of high amenity, his application will be supported for an appropriately designed home, having regard to traditions of living off the land from within the farm.	<u>Chief Executive's Response</u> The contents of the motions are acknowledged. It is noted that the County Development Plan already contains an Objective LR 032 (relating to the disruption of vistas) and an Objective LR 033 (related to the visual impact of developments). Note; Variation No. 4 of the KCDP (Landscape Character Assessment) will be published in February 2026 which will address development types in areas of high amenity. This will be subject to a separate consultation process. <u>Chief Executive's Recommendation</u> No change recommended.

Universal Design Principles

Item No. 150	Motion: Cllr Pender	Record
	That Kildare County Council amend Chapter 15 to embed universal design principles across all development types and the public realm. <u>Chief Executive's Response</u> It should be noted that Section 1.2 of the County Development Plan states the following: <i>'Kildare County Council will seek to ensure all relevant policies, objectives, and actions of our plans, address social inclusion, spatial justice and accessibility to all amenities and services. These policies, objectives and actions will be implemented and delivered through the development management processes.'</i> Having regard to the above, of particular note is Policy SC P5 of the Plan which seeks to: <i>"Ensure all buildings, public and open spaces and recreational and amenity areas are accessible for people with disabilities, having regard to the Building Regulations, the objectives of 'Building for Everyone' (National Disability Authority), 'Access for the Disabled' (nos. 1 to 3) (National Rehabilitation Board), and the Irish Wheelchair Association Best Practice Guidelines: Designing Accessible Environments."</i> Accordingly, it is considered that the Plan provides clear and robust provisions to ensure that universal design is incorporated into all new developments,	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's recommendation.

		including within the public realm.	
		<u>Chief Executive's Recommendation</u> No change recommended.	

District Heating and Energy Sharing

Item No. 151	Motion: Cllr Killeen		Record
	That KCC Proposed Variation No. 3 includes an objective requiring the assessment of district heating, energy sharing or communal energy systems for large-scale developments and regeneration areas.	<u>Chief Executive's Response</u> The County Development Plan contains Objective EC O36 which promotes the use of district heating systems in new residential and commercial developments. A blanket approach to the requirement of assessments of district heating for large scale developments is considered to be neither feasible nor appropriate as such district heating systems need a defined source of heat from a specific type of heat generating activity (i.e. a factory or a data centre). Accordingly, Kildare County Council takes a more targeted and site-specific approach to the obligation for such assessments. In this regard, the Maynooth and Environs Joint Local Area Plan 2025-2031 requires that a feasibility study is undertaken as part of the Maynooth West Masterplan. Furthermore, as part of the Naas Northwest Quadrant Masterplan a dedicated Energy Masterplan along with a specific Naas District Heating Outline Business Case have also been prepared.	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's recommendation.

	It is noted that the objectives and provisions in the CDP relating to the development of district heating, energy sharing or communal energy systems for large-scale developments and regeneration areas will be reviewed as part of the preparation of the next Development Plan which will commence in August of this year. This review process will include consultation with the Kildare Climate Action Office and the Eastern and Midland Climate Action Regional Office (CARO). <u>Chief Executive's Recommendation</u> No change recommended.	
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List of Non-Material Changes for Noting

Some of the Chief Executive's Recommendations detailed in the Chief Executive's Report dated the 19th of December 2025 contained minor changes to Proposed Variation No. 3 and accompanying documentation 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 Proposed Variation and accompanying documentation on foot of its final adoption.

Proposed Amendment No. 2

Item No. 152	Chief Executive's Proposed Non-Material Alteration	Record
	Proposed Non-Material Alteration <u>Amend text in the aim of Chapter 2 as follows:</u> Aim: To provide for the delivery of an additional 9,144 16,970 housing units to	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's recommendation.

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	accommodate an additional ~~25,146~~ 46,498 – 50,400 <i>[insert footnote]</i> people ~~by the end of the Plan period~~, and to continue to create the environment to retain existing and attract new employers to locate in County Kildare through the delivery of sustainable, compact settlements supported by a commensurate level of physical, social and green infrastructure to mitigate against climate change and enhance the quality of life for residents. <i>New footnote: Calculated using household sizes of 2.75 people (national average) and 2.97 people (county average)</i>	
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Settlement and Site Capacity Audit – A supporting document of Proposed Variation No. 3 of Kildare County Development Plan 2023 – 2029 (as varied)

Item No. 153	Chief Executive's Proposed Non-Material Alteration	Record
	Proposed Non-Material Alteration <u>Amend text in Section 5.1 of the Settlement and Site Capacity Audit as follows:</u> “In addition, both pluvial and groundwater flood risks to individual sites were considered under the surface water drainage assessment criteria, through a review of CFRAM and ~~PFRA flood maps~~ <i>national indicative fluvial (NIFM), coastal (NCFHM) and groundwater flood mapping (2016 – 2019 GW Flood Project by Geological Survey Ireland)</i>”.	On the proposal of Cllr. T. O' Dwyer and seconded by Cllr. Sammon, the Members accepted the Chief Executive's recommendation.

List of Typographical Errors for Noting

The following typographical error is noted in Proposed Variation No. 3. This rectification of this error is considered a non-material change which will be made to the Proposed Variation on foot of its final adoption.

Typographical Error No. 1

Proposed Amendment No. 13, footnote 11

~~11~~¹² Not all *Villages (Crooskstown, Moone and Timolin) and Rural Settlements (Brownstown, Ballyshannon, Clogherinkoe, Kilkea, Allen, Ardough, Broadford, Staplestown, Maganey / Levitstown and Lackagh / Mountrice)* are captured under the CSO 2022 Census and therefore are not independently verified. *Population estimates for such settlements are based on Geo4Directory dwelling count for each settlement and the application of an average household size of 2.97 people per dwelling (Kildare average household size - Census 2022).*

Typographical Error No. 2

Proposed Amendment No. 19, paragraph 1:

Table 3.1 below outlines the settlement categories relevant to County Kildare, the associated areas within these categories and the applicable recommended net density ranges in the Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024). Kildare County Council will define and map the settlement areas (Central, Urban Neighbourhood, Suburban, Urban Extension and Edge Area) when preparing future settlement plans.

5. Clarification to the Chief Executive's Report on Proposed Variation No. 3 (Housing Growth Requirements) of the Kildare County Development Plan 2023 – 2029 (as varied)

How to read this clarification

Proposed deletions to the Chief Executive's Report will be displayed in ~~italics strikethrough blue~~ and proposed additional insertions to the Chief Executive's Report are presented in *italics purple*.

Point of clarification

Issues Raised: Rural Settlements – Ardclough, Ballyshannon, Calverstown, Cutbush, Kilmead, Lackagh/Mountrice, Milltown and Two Mile House

Submission No. 020 (Milltown) – Ciaran Smith, Donal Kearney and Gerry Cosgrove

Page 238: Delete and insert additional text

- Regarding the request for *designation as 'SE: Settlement Expansion' in Submission 020 (from its current no designation status to 'SE: Settlement Expansion) and the request for* redesignation from 'SS: Serviced Sites' to 'SE: Settlement Expansion' in Submissions ~~s-020 and~~ 123, it should be noted that people purchasing houses built on lands designated as SE: Settlement Expansion still are required to comply with the local need criteria, as outlined in Section 3.13 of the CDP.

Mr. Maher read the following resolution into the record:

RESOLUTION - Proposed Variation No. 3 of the Kildare County Development Plan 2023 – 2029 (as varied)

Following consideration of:

- the Proposed Variation No. 3 of the Kildare County Development Plan 2023 – 2029 (as varied) to give effect to Ministerial Guidelines published in accordance with Section 28 of the Planning and Development Act 2000 (as amended) dated 29th October 2025,
- the Chief Executive's Report on Submissions/Observations received to Proposed Variation No. 3) dated 19th December 2025, and

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iii. the Meeting Report on the Chief Executive's Proposed Material Alterations and Motions received on Proposed Variation No. 3 dated 22nd January 2026,

at a Special Meeting of Kildare County Council held on 26th of January 2026, that the Variation with modifications is made and that the Material Alterations to the Proposed Variation No. 3 be placed on public display in accordance with Section 13 of the Planning and Development Acts 2000 (as amended).

On the proposal of Cllr. T. O' Dwyer, seconded by Cllr. Fitzpatrick, the Members made Variation No. 3 of the Kildare County Development Plan 2023 – 2029 (as varied) and agreed that Material Alterations to the Variation No. 3 be placed on public display in accordance with section 13 of the Planning and Development Act 2000 (as amended).

Ms. Granville confirmed that the Proposed Material Alterations document would have to go through the SEA/AA screening process and would be published in approximately two to three weeks time depending on the results of the SEA/AA process.

The Cathaoirleach and Members thanked the staff of the Planning Department for their work.

Mr Dunney thanked the Members and the Planning Department staff.

This concluded the business of the meeting

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