

**Minutes of Special Meeting of Kildare County Council
held on Monday 27th of April 2026 at 13.45
in the Council Chamber, Áras Chill Dara, Devoy Park, Naas, Co. Kildare**

- Members Present:** Cllr. Carmel Kelly (Cathaoirleach), Cllr. Veralouise Behan, Cllr. Anne Breen, Cllr. Aoife Breslin, Cllr. Fintan Brett, Cllr. Bernard Caldwell, Cllr. Bill Clear, Cllr. Noel Connolly, Cllr. Brian Dooley, Cllr. Suzanne Doyle, Cllr. Ger Dunne, Cllr. Tim Durkan, Cllr. William Durkan, Cllr. Angela Feeney, Cllr. Daragh Fitzpatrick, Cllr. Rupert Heather, Cllr. Noel Heavey, Cllr. Nuala Killeen, Cllr. Mark Leigh, Cllr. Pádraig McEvoy, 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. Pat Balfe, Cllr. Paul Brooks, Cllr. Kevin Duffy, Cllr. Ivan Keatley, Cllr. Tom McDonnell, Cllr. Peter Melrose, Cllr. Seamie Moore.
- Officials Present:** Alan Dunney - Director of Services, Ger Maher - Senior Executive Officer, Nollaig Curran - Senior Executive Planner, Eimer Kavanagh – Assistant Planner, Seán Greene – Assistant Planner, Mary Mc Carthy – Administrative Officer, Ciara Pierce - Staff Officer, Joanne Farrell - Staff Officer, Carol Forde - Assistant Staff Officer.

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) to give effect to Ministerial Guidelines published in accordance with Section 28 of the Planning and Development Act 2000 (as amended), and the Proposed Variation No. 4 (Landscape Character Assessment) of the Kildare County Development Plan 2023-2029 (as varied).
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, 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.**

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 ' 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.

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.

The Members agreed to take item 3 on the agenda next.

3. **To consider;**
 - a. **Proposed Variation No. 4 (Landscape Character Assessment) of the Kildare County Development Plan 2023-2029 (as varied) (dated 12th February 2026)**
 - b. **Chief Executive's Report on Submissions/Observations received to Proposed Variation No. 4 (dated 31st March 2026)**
 - c. **Meeting Report on the Chief Executive's Report on Submissions/Observations and Motions received on Proposed Variation No. 4 of the Kildare County Development Plan 2023-2029 (as varied)**

Mr. Maher advised the Members that the Meeting Report circulated on 20th April 2026 contained one item which was agreed by the Chief Executive and that there were no motions received relating to this proposed non-material amendment. Mr. Maher sought a proposer and seconder for item number 1 on the meeting report for Proposed Variation no. 4. (Landscape Character Assessment) of the Kildare County Development Plan 2023-2029 (as varied).

1. Proposed Minor Modification to Proposed Variation No. 4

Proposed Amendment No. 2 detailed in Proposed Variation No. 4 (Landscape Character Assessment) dated 12th February 2026 omitted reference to the M9 Motorway in LCT4 – Transport Corridor. For completeness it was proposed to include a minor modification to comprehensively reflect Map V1-13.1 *Landscape Character Types*.

The Proposed Minor Modification to the Proposed Amendment (Amendments Nos. 1-12) to the Kildare County Development Plan 2023-2029 (as varied), as contained in Proposed Variation No. 4 is set out hereunder.

Chapter 13 Landscape, Recreation and Amenity

Item No.	Chief Executive's Proposed Minor Modification			
1	Chapter 13, Section 13.3; Include minor text modification to LCT4 – Transport Corridor in Table 13.1 Landscape Character Types (LCTs) to reflect LCA Maps: The revised text is as follows: This LCT has a strong linear form and is associated with transport corridors. The M4 Motorway and the Dublin-Sligo rail line run east to west along the Kildare-Meath border and the M7/M9 Motorway (as per Map V1-13.1) and rail lines to the south and west traverse the county in an east-west and north-south direction.			
	The minor text modification will appear as follows in the Proposed Variation: <table><tr><td>LCT4 - Transport Corridor</td><td><i>This LCT has a strong linear form and is associated with transport corridors. The M4 Motorway and the Dublin-Sligo rail line run east to west along the Kildare-Meath border and the M7/M9 Motorway (as per Map V1-13.1) and the rail lines to the south and west traverse the county in an east-west and north-south direction.</i></td></tr></table>		LCT4 - Transport Corridor	<i>This LCT has a strong linear form and is associated with transport corridors. The M4 Motorway and the Dublin-Sligo rail line run east to west along the Kildare-Meath border and the M7/M9 Motorway (as per Map V1-13.1) and the rail lines to the south and west traverse the county in an east-west and north-south direction.</i>
LCT4 - Transport Corridor	<i>This LCT has a strong linear form and is associated with transport corridors. The M4 Motorway and the Dublin-Sligo rail line run east to west along the Kildare-Meath border and the M7/M9 Motorway (as per Map V1-13.1) and the rail lines to the south and west traverse the county in an east-west and north-south direction.</i>			
	Record			
	On the proposal of Cllr. Feeney and seconded by Cllr. Trost, the minor modification as set out in item 1 above was agreed by the Members.			

Mr. Maher advised that in accordance with Section 58 (20) of the Planning and Development Act 2024 (as amended), a variation made to a development plan shall take effect from the day that the variation is made. Therefore, agreement of a resolution would mean that Variation No. 4 would have immediate effect.

Mr. Maher read the following resolution for the record;

Resolution- Proposed Variation No. 4 of the Kildare County Development Plan 2023–2029 (as varied)

Following consideration of:

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- a. The Proposed Variation No. 4 (Landscape Character Assessment) of the Kildare County Development Plan 2023-2029 (as varied) dated 12th February 2026,
 - b. The Chief Executive's Report on Submissions/Observations received to Proposed Variation No. 4 dated 31st March 2026, and
 - c. The Meeting Report on the Chief Executive's Report on Submissions/Observations and Motions received on Proposed Variation No. 4 of the Kildare County Development Plan 2023-2029 (as varied) dated 20th April 2026,
- at a Special Meeting of Kildare County Council held on 27th of April 2026, that a non-materially modified version of the proposed variation is made in accordance with Section 58, subsection 12(d), of the Planning and Development Act 2024 (as amended).

On the proposal of Cllr. T. O' Dwyer, seconded by Cllr. Fitzpatrick, the Members made Variation No. 4 (Landscape Character Assessment) of the Kildare County Development Plan 2023-2029 (as varied).

The meeting then proceeded to item 2 on the agenda.

2. To consider;

- a. Proposed Material Alterations to 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 6th February 2026)**
- b. Chief Executive's Report on Submissions/Observations received on Proposed Material Alterations to Proposed Variation No. 3 (dated 27th of March 2026)**
- c. Meeting Report on the Chief Executive's Proposed Material Alterations and Motions received on Proposed Material Alterations to Proposed Variation No. 3 of the Kildare County Development Plan 2023-2029 (as varied)**

Mr. Maher advised the Members that in the Meeting Report circulated on 21st April, items were grouped as they related to the proposed variation and following the established practice in these meetings, the meeting report utilised the traffic-light

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system. Items coloured Green were agreed by the Chief Executive; items coloured Amber may have warranted discussion, and items coloured Red were not agreed by the Chief Executive or were outside the scope of this Variation and may have required discussion.

Mr. Maher advised the Members that where they sought to speak on some of the green items, as the green items were listed, the Members should alert the meeting of the item number that they sought to discuss, and the item could be discussed as the meeting progressed through the meeting report.

Mr. Maher listed the GREEN items agreed by the Chief Executive as follows:

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 25, 26, 27, 28, 29, 30, 31, 32, 33.

Mr. Maher advised that there were no motions received relating to these proposed amendments, nor had the Chief Executive proposed any Material Alterations. Mr. Maher sought a Proposer and Secunder for the green listed items.

On the proposal by Cllr. T. O' Dwyer and seconded by Cllr. Fitzpatrick, the Members accepted the Chief Executive's recommendation for the green items listed.

Section 1 Proposed Amendments to Volume 1 of the Kildare County Development Plan with Proposed Material Alterations

Proposed Material Alteration No. 1 (Proposed Amendment No. 12)

Item No.	Proposed Material Alteration No. 1 - incorporating Chief Executive's recommended minor modifications
1	Revise Proposed Amendment No. 12 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 4-2-3 V3 2.1 to 2-9 V3 2.6 inclusive).</i> <i>The delivery mechanisms by which additional housing growth will be facilitated are as follows:</i> <i>1. The allocation of additional housing growth to certain the settlements of (Naas, Newbridge, and Kildare Town, Leixlip, Clane and the Blessington Environs), through together with 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. 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.
4. The allocation of additional housing growth to enable 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:
 - 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.
 - 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.
5. To provide for and drive equitable, balanced and proportionate delivery and growth across the county, and given the extent of 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.
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

	<i>to infrastructure as part of any 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 or existing Local Area Plan when considering proposals for new development until such time as that plan (or parts / provisions thereof) 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. However, this excludes but excluding Core Strategy allocations within expired Local Area Plans, as relevant allocations are which is contained in the County Development Plan.</i>
	Record
	On the proposal by Cllr. T. O' Dwyer and seconded by Cllr. Fitzpatrick, the Members accepted the Chief Executive's recommendation.

Proposed Material Alteration No. 2 (Proposed Amendment No. 13)

Item No.	Proposed Material Alteration No. 2									
2	Revise Proposed Amendment No. 13 as follows:									
	Table 2.8 – Core Strategy Table (relevant extract of)									
	Settlement Type ^{8,10}	Settlement Name	Census ~~2016-2022~~ Population	Settlements percentage per total County population	~~2021 Population Estimate (based on % growth from 2011-2016)⁹~~	Housing & Population Target %	Population Target 2023 to 2028 (end of Q4) (persons)	Housing Target 2023 to 2028 (end of Q4) (units) in accordance with HSTGs	Residential Zoned Land Requirement (ha)	~~Target Residential Density Range (UPH DPH) – Compact Settlement Guidelines (2024)~~
Villages ¹²	Athgarvan (~~1176~~ 1,193), Allenwood (~~981~~ 1,685), Ballitore (~~793~~ 667), Ballymore Eustace (~~873~~ 689), Caragh (~~966~~ 1,006), Coill Dubh (~~746~~), and Coolearagh (~~377~~ 1,476), Crookstown (~~105-122~~), Johnstown	~~9,984~~ 13,521	~~4.80%~~ 5.46%	~~10562~~	4.70%	1006	~~366~~			

		(~~1,005~~ 1,320), Johnstownbridge (~~683~~ 677), Kildangan (~~317~~ 546), Kilmeague (~~1082~~ 1,054), Moone (~~127~~ 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 (~~111~~ 107), Brannockstown (~~217~~ 235), Broadford (50), Brownstown (~~883~~ 817), Calverstown (~~699~~ 652), Clogherinkoe (~~196~~ 214), Cutbush (~~278~~ 297), Kilberry (~~400~~ 361),	~~3,310~~ 5,958	~~1.40%~~ 2.40%	~~3502~~	1.50%	377	~~137~~		

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	Kilkea (~~405~~ 122), Kilmead (~~309~~ 372), Kilteel (~~244~~ 262), Lackagh/ Mountrice (~~99~~ 98), Maganey/ Levitstown (~~88~~ 95), Milltown (~~344~~ 372), Nurney (~~497~~ 497), Rathcoffey (~~274~~ 371), Staplestown (~~116~~ 128), Two Mile House (~~460~~ 474) Newtown (140)								
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¹⁰ ~~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~~

	<i>Kildare County Council's 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 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>
	Record
	On the proposal by Cllr. T. O' Dwyer and seconded by Cllr. Fitzpatrick, the Members accepted the Chief Executive's recommendation.

Proposed Material Alteration No. 3 (Proposed Amendment No. 14)

Item No.	Proposed Material Alteration No. 3 - incorporating Chief Executive's recommended minor modifications										
3	Revise Proposed Amendment No. 14 as follows:										
	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]										
	Settlement Type	Settlement Name	Potential Additional Dwellings for Settlements*	Delivery Mechanism	Location / Site Name	Within Built Up Area (BUA)	Zoning Status	Tier 1/2	Approx. Gross Residential Area in hectares	Approx. Net Dwelling Density per Hectare	
	Town	Naas Map V3-2.1	455	Allocation to be read in conjunction with Table 2.8	Appropriately zoned and serviced/serviceable lands in Naas together with lands identified below:						
				Kilcullen Road. (Map V3-2.1)	No	'New Residential Phase 2' in	Tier 1	5.2 ha	Total 16.0 ha	35	

				Objective CS O29	Blessington / Tipper Road (Map V3-2.1)	Yes	Naas LAP 2021-2027	Tier 2	10.8 ha		
Self-Sustaining Growth Town	Newbridge	850	Allocation to be read in conjunction with Table 2.8	Objective CS O29 ¹⁴	Appropriately zoned and serviced/serviceable lands in Newbridge together with lands identified below:						
					TBD**	TBD**	‘New Residential – Phase 2’ in Newbridge Settlement Plan	Tier 1 / 2**	TBD**		TBD**
	Kildare Town Map V3-2.2	886	Allocation to be read in conjunction with Table 2.8	Objective CS O29	Appropriately zoned and serviced/serviceable lands in Kildare Town together with lands identified below:						
					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
					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	Allocation to be read in conjunction	Appropriately zoned and serviced/serviceable lands in Leixlip together with lands identified below:							
				Phase 1a as per Confey	No	‘New Residential’	Tier 2	46.5 ha		As per the Confey	

				with Table 2.8 Leixlip LAP, County Development Plan Variation and Urban Development Zone	Masterplan (Map V3-2.6) - Leixlip LAP 2020-2023 (as extended)		and 'Mixed Use' in Leixlip LAP 2020-2023 (as extended)			Masterplan - Leixlip LAP 2020-2023 (as extended)
		Athy Map V3-2.3	480	Allocation to be read in conjunction with Table 2.8 Objectives CS O30 and CS O31	Appropriately zoned and serviced/serviceable lands in Athy together with lands identified below:					
					Athy including Chanterlands (Map V3-2.3)	Partial	'Strategic Reserve' in Athy LAP 2021-2027	Tier 2 ¹⁵	18.25 ha	31
	Self-Sustaining Town	Celbridge Map V3-2.4	2,000	Allocation to be read in conjunction with Table 2.8 Objectives CS O30 and CS O31	Appropriately zoned and serviced/serviceable lands in Celbridge together with lands identified below:					
					Celbridge including Simmonstown (Map V3-2.4) and Ballyoulster (Map V3-2.4)	No	'New Residential' in Celbridge LAP 2017-2023	Tier 2 ¹⁵	73 ha approx. – to be confirmed at Settlement Plan level.	37
		Kilcock	~~250~~ 500	Allocation to be read in	Appropriately zoned and serviced/serviceable lands in Kilcock together with lands identified below:					

				conjunction with Table 2.8 Objective CS O31	TBD**	TBD**	TBD**	Tier 1 / 2**	TBD**	As per Compact Settlement Guidelines (2024)
		Monasterevin	250	Allocation to be read in conjunction with Table 2.8 Objective CS O31	Appropriately zoned and serviced/serviceable lands in Monasterevin together with lands identified below:					
					TBD**	TBD**	TBD**	Tier 1 / 2**	TBD**	As per Compact Settlement Guidelines (2024)
		Clane	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).	Allocation to be read in conjunction with Table 2.8 Objective CS O31	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.	As per Compact Settlement Guidelines (2024)
	Towns	Sallins	~~250~~ 500	Allocation to be read in conjunction with Table 2.8	Appropriately zoned and serviced/serviceable lands in Sallins together with lands identified below:					
					TBD**	TBD**	TBD**	Tier 1 / 2**	TBD**	As per Compact Settlement

				Objective CS O31						Guidelines (2024)
	Environs	Blessington Environs	100	Allocation to be read in conjunction with Table 2.8	Lands zoned 'C: New Residential' as per Volume 2 of the County Development Plan.	No	'C: New Residential'	Tier 1 / Tier 2	As per Volume 2 of County Development Plan.	As per Compact Settlement Guidelines (2024)
	Villages and Rural Settlements	Villages and Rural Settlements	c.1000 – refer to Section 2.11 above.	CS O33	Lands zoned 'C: New Residential' and designated 'Settlement Expansion' as per Volume 2 of the County Development Plan	Varies	'C: New Residential' and designated 'Settlement Expansion'	Tier 1 / Tier 2	As per Volume 2 of County Development Plan	As per Compact Settlement Guidelines (2024) and the guidance of this Plan
	Total:		5,421 6,722 c. 7,722							

*For clarity and in accordance with Section 2.11 above, the 'Additional Housing Growth for Settlements' contained in Table 2.8A may be delivered on all appropriately zoned/designated and serviced/serviceable lands in respective settlements, together with the lands explicitly identified in Table 2.8A.

**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~~ 611 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			
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. 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 to integrate the Masterplan into the CDP, and if required also ~~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, 2.8A and 2.8B, further housing may be allocated to Confey through a further variation process and/or through the UDZ process in due course subject to the delivery of DART+ West and Transport Orientated Development.
	Record
	On the proposal by Cllr. T. O' Dwyer and seconded by Cllr. Fitzpatrick, the Members accepted the Chief Executive's recommendation.

Proposed Material Alteration No. 4 (Proposed Amendment No. 15)

Item No.	Proposed Material Alteration No. 4 - incorporating Chief Executive's recommended minor modifications
4	Revise Proposed Amendment No. 15 to insert a new paragraph at the end of Section 2.12 of the County Development Plan, as follows: <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</i>

	<i>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>
	Record
	On the proposal by Cllr. T. O' Dwyer and seconded by Cllr. Fitzpatrick, the Members accepted the Chief Executive's recommendation.

Proposed Material Alteration No. 5 (Proposed Amendment No. 16)

Item No.	Proposed Material Alteration No. 5 - incorporating Chief Executive's recommended minor modifications	
5	Revise Proposed Amendment No. 16 to amend proposed objectives CS O27, CS O29, CS O31 and CS O32, and to insert new proposed objectives CS O33 and CS O34, 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>
	CS O29	<i>Facilitate the sequential development of urban areas by releasing the lands zoned 'Phase 2' specified in Table 2.8A so that appropriate residential developments and ancillary uses may be progressed. The lands to which this objective refers to are:</i> <i>(i) Land zoned 'New Residential Phase 2' in the Naas Local Area Plan 2021-2027 on the Kilcullen Road and the Blessington / Tipper Road as identified in Map V3-2.1,</i> <i>(ii) Land zoned 'New Residential - Phase 2' in the Newbridge Settlement Plan²², and</i> <i>(iii) Land zoned 'Phase 2 New Residential' in the Kildare Town Local Area Plan 2023-2029 at Southgreen, Ruanbeg, Dunmurray Road, Green Road South and An Talamh Ban identified in Map V3-2.2.</i> <i>For development management purposes, the uses which are permitted in principle, open for consideration and not normally permitted shall be taken to be those as listed under the 'New Residential' zoning objective contained in the Land Use Zoning Matrix of the relevant Local Area Plan.</i>

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	<i>This objective does not relate to land identified as 'Phase 2' or 'Strategic Reserve' in any other settlement.</i> <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>
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 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, together with other supporting documents (including a Social Infrastructure Audit and an Area-Based Transport Assessment / Local Transport Plan) as appropriate.</i>
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>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.</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</i>

		<i>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>
	CS O33	<i>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 and SC O17 of this Plan.</i>
	CS O34	<i>Where planning applications are received for housing developments on appropriately zoned lands the Planning Authority will, in accordance 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)</i>
	Record	
	On the proposal by Cllr. T. O’ Dwyer and seconded by Cllr. Fitzpatrick, the Members accepted the Chief Executive’s recommendation.	

Proposed Material Alteration No. 6 (Proposed Amendment No. 20)

Item No.	Proposed Material Alteration No. 6 - incorporating Chief Executive’s recommended minor modifications
6	Revise the sixth paragraph of Section 3.10 of the County Development Plan 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

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	~~houses and apartments~~ of a range of housing types of different sizes. Where it can be demonstrated that an imbalance of housing typologies exists within a settlement, lower densities may be considered on a case-by-case basis in accordance with the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024).
	Record
	On the proposal by Cllr. T. O' Dwyer and seconded by Cllr. Fitzpatrick, the Members accepted the Chief Executive's recommendation.

Proposed Material Alteration No. 7 (Proposed Amendment No. 22)

Item No.	Proposed Material Alteration No. 7 - incorporating Chief Executive's recommended minor modifications	
7	Further amend proposed Table 3.4 (a) in Proposed Amendment No. 22, as follows:	
	Applicant Category	Serviced Sites Local Need Criteria
	Category C – Rural Resident as part of a Serviced Site development.	On designated 'Serviced Sites' provided for in Volume 2 of the County Development Plan only
	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, or Settlement Plans in Volume 2 of the County Development Plan.	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 dwelling(s) ~~applicant's home~~, in which they have resided ~~for 10 years~~, is / are 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).

	For clarity, ~~these persons~~ who have resided in a rural area also include those persons living within the designated Towns, Villages and Rural Settlements in the County Settlement Hierarchy.	
	Record	
	On the proposal by Cllr. T. O' Dwyer and seconded by Cllr. Fitzpatrick, the Members accepted the Chief Executive's recommendation.	

Proposed Material Alteration No. 8 (Proposed Amendment No. 28)

Item No.	Proposed Material Alteration No. 8 - incorporating Chief Executive's recommended minor modifications	
8	Amend the bullet point regarding SuDS in Proposed Amendment No. 28 (Section 15.6.6 of the County Development Plan), 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 spaces. ~~In applications w~~Where the Council considers that this is the case, ~~in general a maximum of generally~~ 10% of the open space provision ~~shall~~ may be taken up by SuDS. ~~, subject to agreement with the planning authority and in consideration of~~ Where proposals include an excess of 10%, the planning authority may consider same where it is clearly demonstrated that the proposals have regard to the relevant Council guidance document(s) having regard to the characteristics of the development and surrounding area; and the overall quality, quantum and multi-functionality of the open space proposed.	
	Record	
	On the proposal by Cllr. T. O' Dwyer and seconded by Cllr. Fitzpatrick, the Members accepted the Chief Executive's recommendation.	

Section 2 Proposed Material Alterations incorporating other amendments to Volume 1 of the Kildare County Development Plan

Proposed Material Alteration No. 9 (Proposed Amendment No. 32)

Item No.	Proposed Material Alteration No. 9	
9	Provide a new Amendment (No. 32) in Variation No. 3 to: (a) Insert a new paragraph at the end of Section 2.8 as follows: <i>Arising from Variation No. 3 of the Kildare County Development Plan 2023-2029, Newtown (previously a rural node) was moved up the settlement hierarchy to become a rural settlement.</i> (b) Amend Table 2.6, as follows: <table><tr><td>Nodes Cadamstown, Carbury, Castlemitchell, Clongowes/Blacktrench, Killina, Kilshanroe, Maddenstown, ~~Newtown~~, Rathmore/Eadestown, Ticknevin, Timahoe, Tirmoghan</td></tr></table>	Nodes Cadamstown, Carbury, Castlemitchell, Clongowes/Blacktrench, Killina, Kilshanroe, Maddenstown, ~~Newtown~~ , Rathmore/Eadestown, Ticknevin, Timahoe, Tirmoghan
Nodes Cadamstown, Carbury, Castlemitchell, Clongowes/Blacktrench, Killina, Kilshanroe, Maddenstown, ~~Newtown~~ , Rathmore/Eadestown, Ticknevin, Timahoe, Tirmoghan		
	Record	
	On the proposal by Cllr. T. O’ Dwyer and seconded by Cllr. Fitzpatrick, the Members accepted the Chief Executive’s recommendation.	

Proposed Material Alteration No. 10 (Proposed Amendment No. 33)

Item No.	Proposed Material Alteration No. 10		
10	Provide a new Amendment (No. 33) in Variation No. 3 to: (a) Include a new bullet point in Policy HO P26 as follows: <table border="1"> <tr> <td>HO P26</td><td> <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> </td></tr> </table> (b) Amend the 'note' regarding Single Rural Dwelling Density in Section 3.14 as follows:	HO P26	<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>
HO P26	<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>		

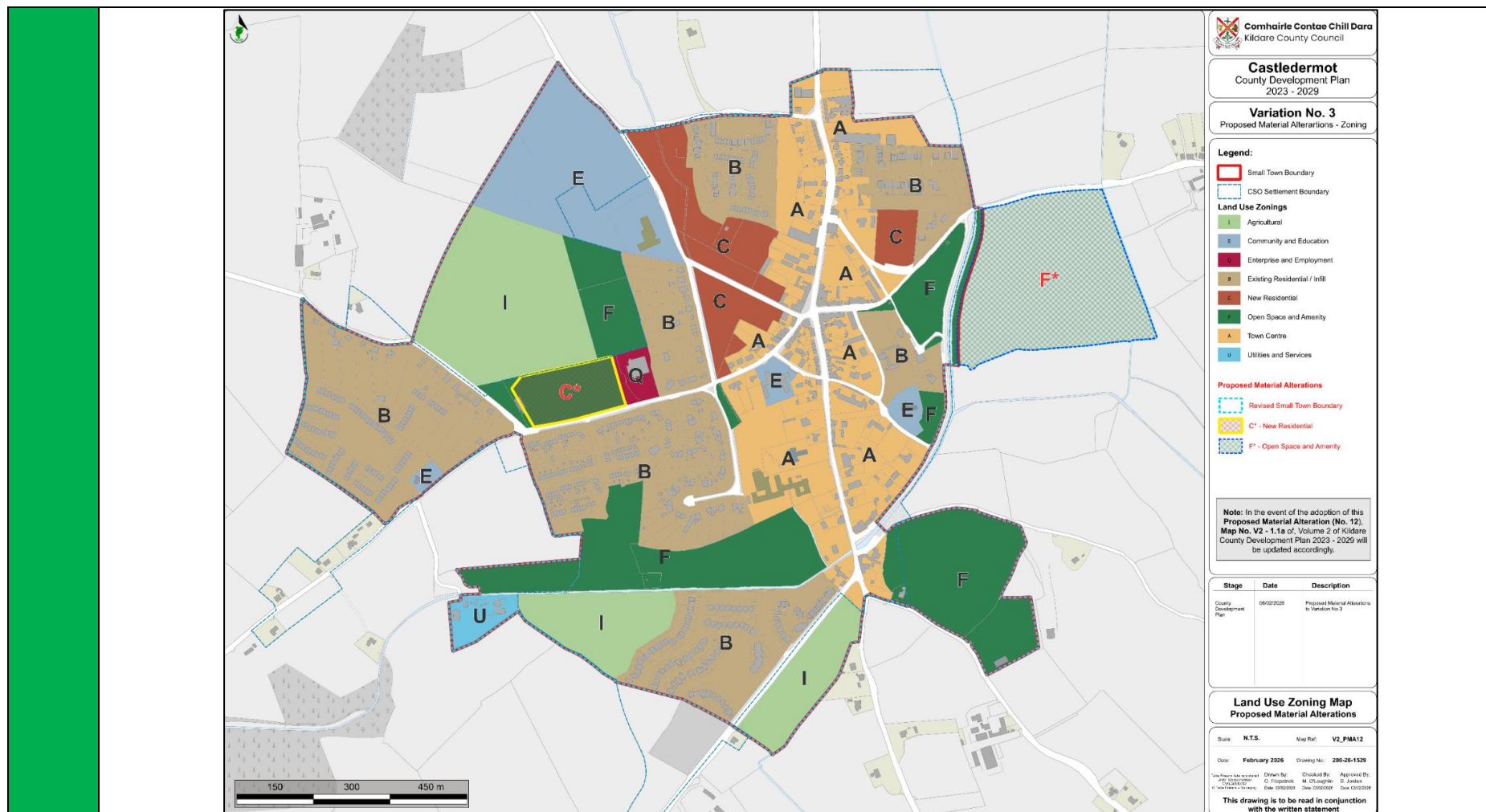
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	Note: In calculating the Single Rural Dwelling Density, key landscape features shall be excluded from the calculation area, for example, if the application site adjoins a large area of important habitat such as a natural peatland or extensive cut-away bog, a Natural Heritage Area, a Special Area of Conservation, a Special Protection Area or 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.~~
	Record
	On the proposal by Cllr. T. O' Dwyer and seconded by Cllr. Fitzpatrick, the Members accepted the Chief Executive's recommendation.

Section 3 Proposed Material Alterations incorporating amendments to Volume 2 of the Kildare County Development Plan

Proposed Material Alteration No. 12 (Proposed Amendment No. 35)

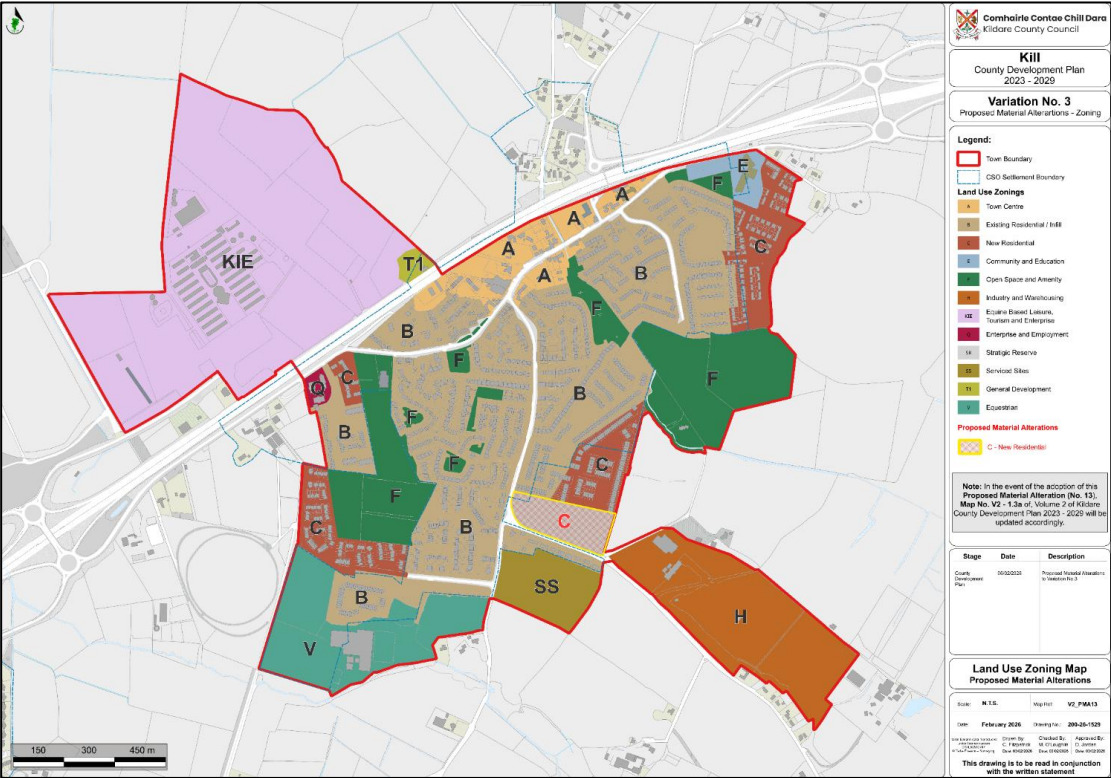
Item No.	Proposed Material Alteration No. 12
13	Provide a new Amendment (No. 35) in Variation No. 3 to: (a) Insert a new Objective under Section V2 2.2.6 Surface Water for Castledermot to state as follows: <i>ST CX Ensure that development proposals for lands identified as C* and F* in Castledermot on Map V2-1.1A shall be subject to a site-specific flood risk assessment appropriate to the type and scale of development being proposed. Such assessment(s) for C* lands will be required to include consideration of climate change, associated flood extents and set out further requirements for the mitigation** of the impact of climate change.</i> <i>**Including, but not limited to, the siting of development, freeboard and assessment of impact on flood risk elsewhere.</i> (b) Insert a new Objective under Section V2 2.2.7 Site Specific Objective for Castledermot to state as follows: <i>ST CY It is an objective of the Council to ensure that development proposals for lands identified as 'C*' in Castledermot on Map V2-1.1A shall incorporate access to the lands zoned F: Open Space and Amenity directly adjacent to the northeast boundary of the site. This access shall be fully integrated into the design and landscaping scheme of any new residential development on the site.</i> (c) Amend the Castledermot Land Use Zoning Map (Map Ref. V2-1.1A) to: (i) Replace part of an existing 'F: Open Space and Amenity' land use zoning with a 'C: New Residential' land use zoning, indicated as C*. The map below illustrates the lands to be changed from F to C zoning in solid yellow line and denoted by 'C*' in red text. (ii) Insert a new F: Open Space and Amenity land use zoning, indicated as 'F*'. The map below illustrates the lands to be inserted as F zoning in dashed dark blue line, denoted by 'F*'. (iii) Incorporate associated and consequential amendments to the Castledermot Land Use Zoning Map (Map Ref. V2-1.1A) arising from the foregoing.



Record

On the proposal by Cllr. T. O' Dwyer and seconded by Cllr. Fitzpatrick, the Members accepted the Chief Executive's recommendation.

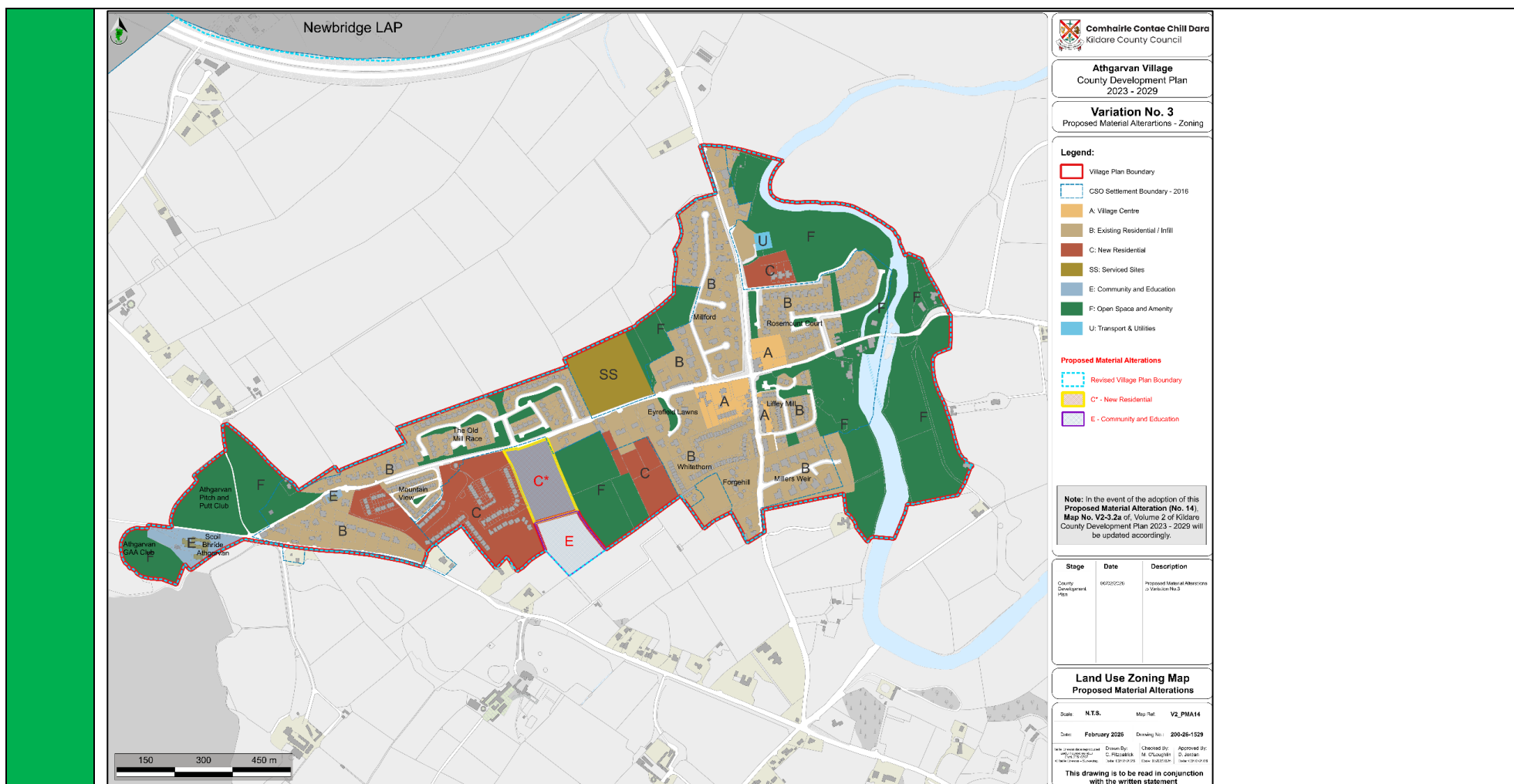
Proposed Material Alteration No. 13 (Proposed Amendment No. 36)

Item No.	Proposed Material Alteration No. 13
14	Provide a new Amendment (No. 36) in Variation No. 3 to amend the Kill Land Use Zoning Map (Map Ref. V2– 3.1a) by replacing the land zoned ‘SR: Strategic Reserve’ with ‘C: New Residential’. See lands outlined below with a solid yellow line and denoted by ‘C’ in red text.  Record On the proposal by Cllr. T. O’ Dwyer and seconded by Cllr. Fitzpatrick, the Members accepted the Chief Executive’s recommendation.

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Proposed Material Alteration No. 14 (Proposed Amendment No. 37) – Items 15 and 16 to be considered together.

Item No.	Proposed Material Alteration No. 14
15	Provide a new Amendment (No. 37) in Variation No. 3 to: (a) Amend Objective ST A10 of the Athgarvan Village Plan, 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>○ Ensure that the proposed development will not prejudice the delivery of development on the other “F” or “C” zoned lands,</i> <i>○ Impact on existing residential amenity.</i> <i>○ Seek to facilitate the activation of the entire “development framework” area, with arrangements or otherwise detailed to the Planning Authority for agreement.</i> (b) Amend the Athgarvan Land Use Zoning Map (Map Ref. V2-3.2a) to: (i) Replace an existing ‘E: Community and Educational’ land use zoning with a ‘C: New Residential’ land use zoning. These lands are illustrated in the solid yellow line and denoted by ‘C*’ in red text on the map overleaf. (ii) Insert a new ‘E: Community and Educational’ land use zoning. These lands are illustrated in the solid purple line and denoted by ‘E’ in red text on the map overleaf. (iii) Incorporate associated and consequential amendments to the Athgarvan Land Use Zoning Map (Map Ref. V2-3.2a) arising from the foregoing.



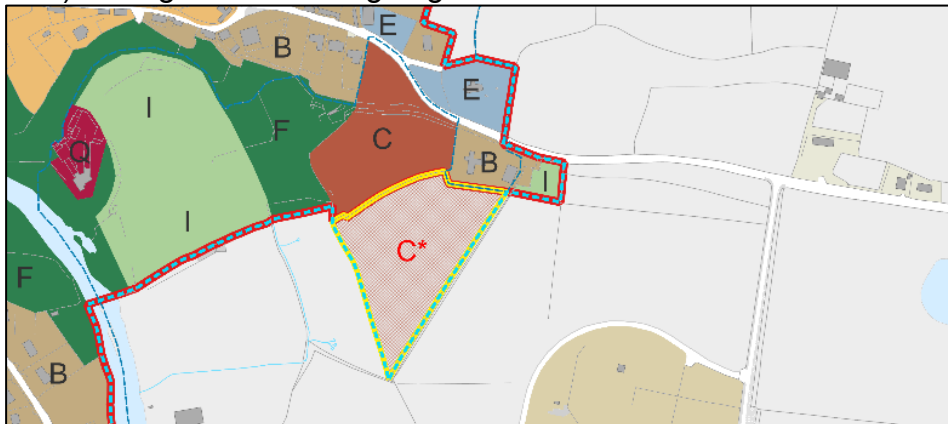
Record

On the proposal by Cllr. T. O' Dwyer and seconded by Cllr. Fitzpatrick, the Members accepted the Chief Executive's recommendation.

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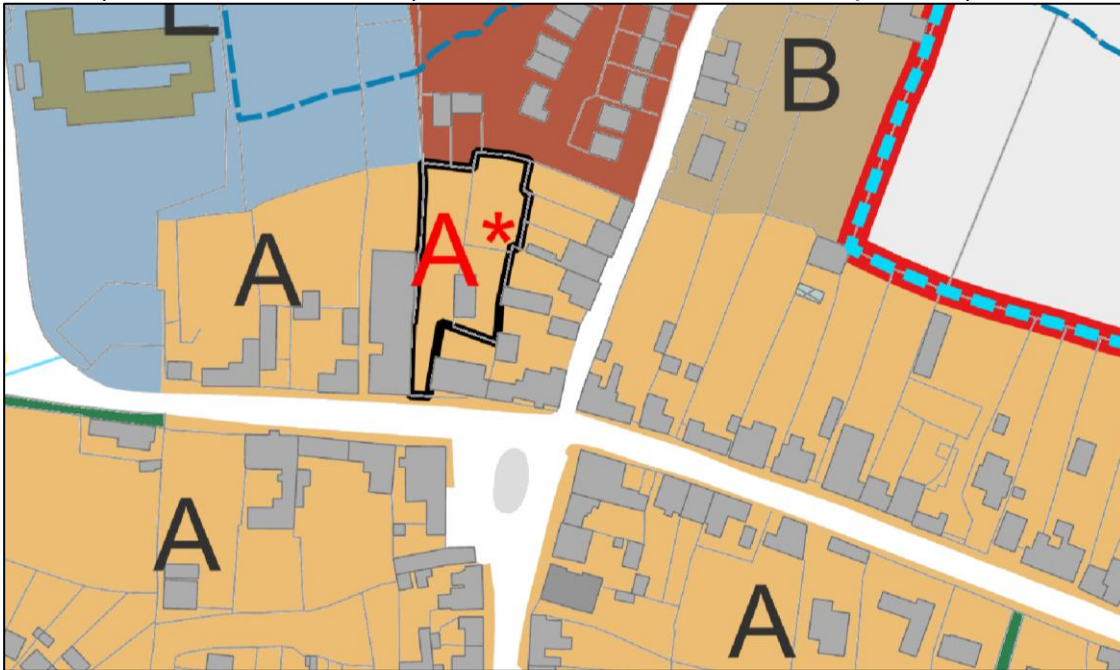
Item No.	Motion: Cllrs Robert Power and Tracey O'Dwyer
16	That the following comment be included in relation to lands in Athgarvan: Public Open Space on lands zoned F: Open Space and Amenity forming an integrated part of this residential development may contribute towards the 15% site area public open space provision, as provided under Section 15.6.6 of the Development Plan, subject to it providing well located, useable open space. <u>Chief Executive's Response</u> Agreed subject to the tailoring of the motion wording provided in the Chief Executive's Recommendation below in relation to Objective ST A10 of the Athgarvan Village Plan. <u>Chief Executive's Recommendation</u> Incorporate the following minor modifications to Objective ST A10 of the Athgarvan Village Plan as contained in Proposed Material Alteration No. 14: ST A10 ~~Provide for~~ <i>Require</i> 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>Lands zoned F: Open Space and Amenity may contribute part of the public open space provision requirement arising from the development of the adjoining "C" zoned lands, as provided under Section 15.6.6 of the Development Plan, subject to high quality design of well-located and useable open space.</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 Consider the 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>
	Record
	On the proposal by Cllr. T. O' Dwyer and seconded by Cllr. Fitzpatrick, the Members accepted the Chief Executive's recommendation.

Proposed Material Alteration No. 15 (Proposed Amendment No. 38)

Item No.	Proposed Material Alteration No. 15
17	Provide a new Amendment (No. 38) in Variation No. 3 to: (a) Amend Objective V BE12 under Section V2 3.10.3 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, <i>in particular the delivery of a car park for the looped walk together with</i> a site-specific archaeological impact assessment and <i>the</i> retention and integration of existing trees into any proposed development. (b) Amend the Ballymore Eustace Land Use Zoning Map (Map Ref. V2-3.4a) to: (i) Extend the existing 'C: New Residential' land use zoning located to the southeast of the Village to incorporate the lands outlined in solid yellow line on the map below. (ii) Replace the 'C' indication with 'C*' to apply to the overall revised 'C: New Residential' zoning arising from (b)(i) above to the southeast of the Village. (iii) Incorporate associated and consequential amendments to the Ballymore Eustace Land Use Zoning Map (Map Ref. V2-3.4a) arising from the foregoing.  Proposed Material Alterations - Revised Village Plan Boundary - A* - Town Centre - C* - New Residential - C - New Residential - E - Community and Education - F & F* - Open Space and Amenity - Ballymore Eustace Western Framework Plan Note: In the event of the adoption of these Proposed Material Alterations (Nos. 15, 16 & 17), Map No. V2-3.4a of, Volume 2 of Kildare County Development Plan 2023 - 2029 will be updated accordingly.
	Record
	On the proposal by Cllr. T. O' Dwyer and seconded by Cllr. Fitzpatrick, the Members accepted the Chief Executive's recommendation.

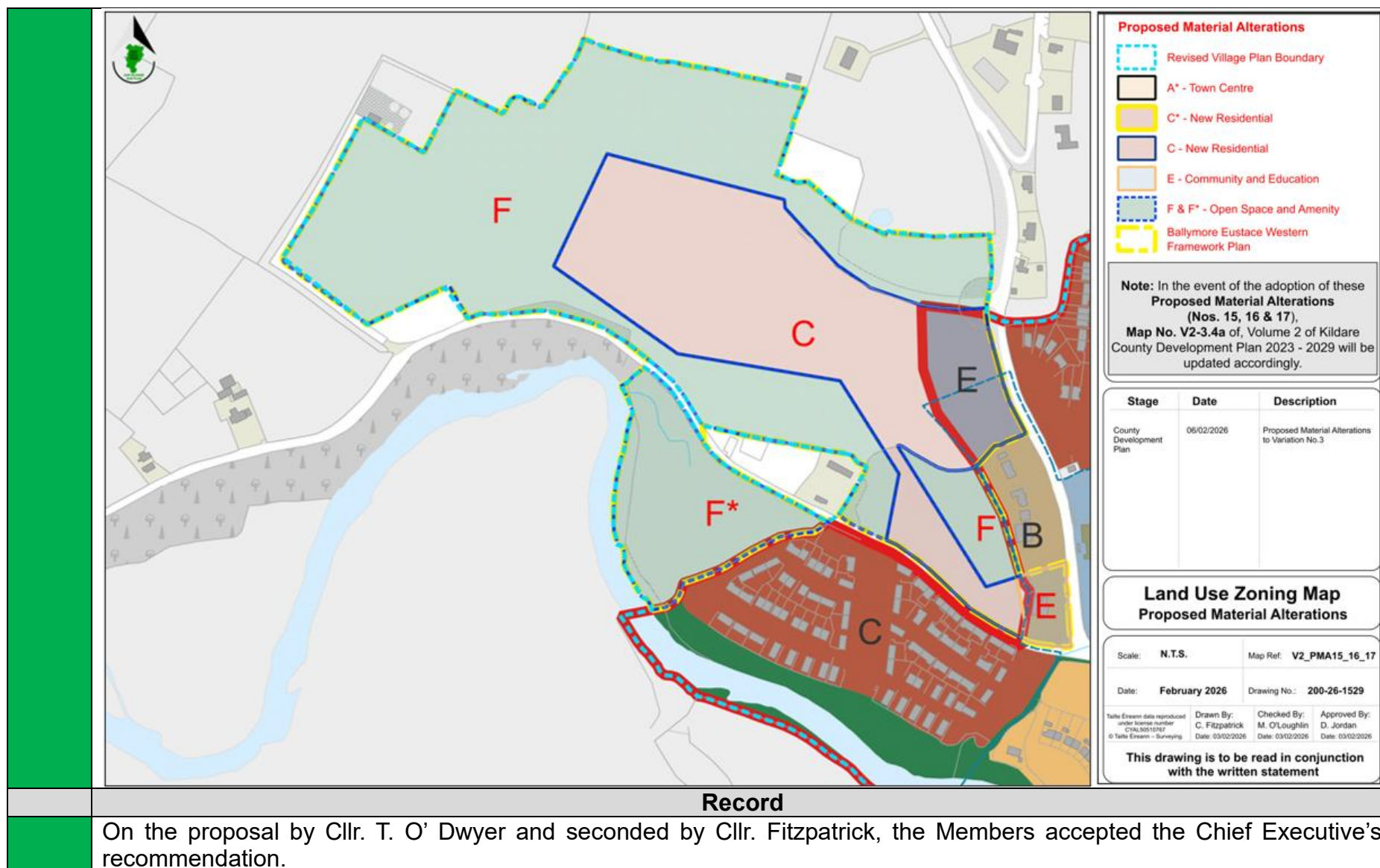
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Proposed Material Alteration No. 16 (Proposed Amendment No. 39)

Item No.	Proposed Material Alteration No. 16
18	Provide a new Amendment (No. 39) in Variation No. 3 to: (a) Insert a new Objective under Section V2 3.10.1 Village Centre / Regeneration in the Village Plan for Ballymore Eustace to state, as follows: <i>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.</i> (b) Amend the Ballymore Eustace Land Use Zoning Map (Map Ref. V2-3.4a) to identify the lands with a black outline (illustrated in map below) and denoted as 'A*' (illustrated in red text on the map below) 
	Record
	On the proposal by Cllr. T. O' Dwyer and seconded by Cllr. Fitzpatrick, the Members accepted the Chief Executive's recommendation.

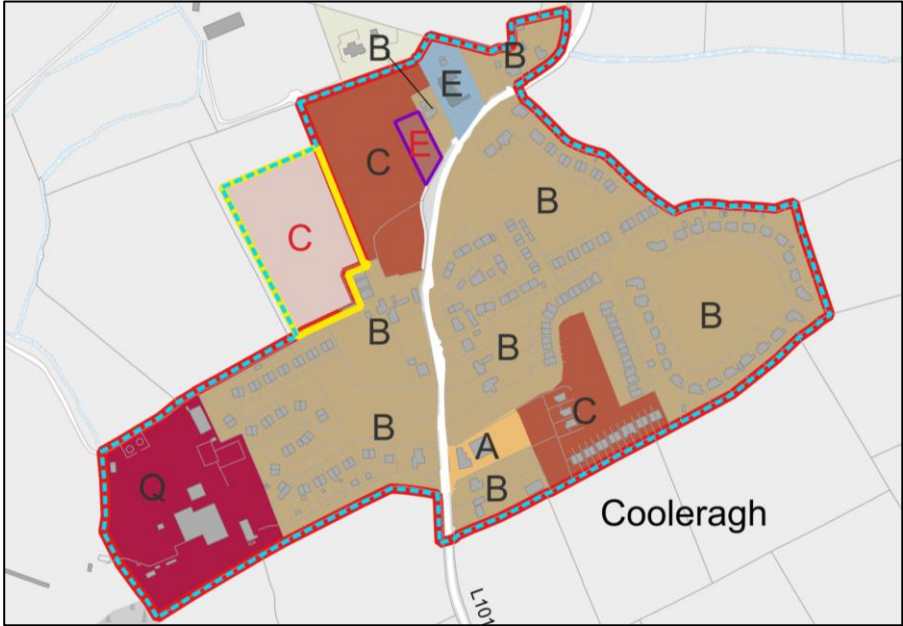
Proposed Material Alteration No. 17 (Proposed Amendment No. 40)

Item No.	Proposed Material Alteration No. 17
19	Provide a new Amendment (No. 40) in Variation No. 3 to: (a) Insert a new Objective under Section V2 3.10.6 Surface Water in the Village Plan for Ballymore Eustace to state, as follows: <i>V BEY It is an objective of the Council to ensure that development proposals for lands identified as F* shall be subject to a site-specific flood risk assessment appropriate to the type and scale of development being proposed.</i> (b) Insert a new Section and Objective in the Village Plan for Ballymore Eustace to state, as follows: V2 3.10.7 Western Framework Plan <i>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.</i> (c) Amend the Ballymore Eustace Land Use Zoning Map (Map Ref. V2-3.4a) to: (i) Incorporate additional ‘C: New Residential’ land use zoning, indicated as ‘C’. These lands are outlined by the solid blue line and denoted by ‘C’ in red text in the map overleaf. (ii) Incorporate additional ‘F: Open Space and Amenity’ land use zoning, indicated as ‘F’ and ‘F*.’ These lands are outlined by dashed blue line and denoted by ‘F’ and ‘F*’ in red text in the map overleaf. (iii) Incorporate additional ‘E: Community and Education’ land use zoning, indicated as ‘E’ These lands are outlined by a solid orange line and denoted by ‘E’ in red text. (iv) Incorporate a dashed yellow line around the above land use zonings and amend the map legend to indicate that these lands require a development framework. (v) Incorporate associated and consequential amendments to the Ballymore Eustace Land Use Zoning Map (Map Ref. V2-3.4a) arising from the foregoing.



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Proposed Material Alteration No. 18 (Proposed Amendment No. 41)

Item No.	Proposed Material Alteration No. 18
20	Provide a new Amendment (No. 41) in Variation No. 3 to amend the Cooleragh-Coill Dubh Land Use Zoning Map (Map Ref. V2-3.6) to: (a) Include an additional 'C: <i>New Residential</i>' land use zoning, indicated as 'C'. These lands are outlined by solid yellow line on the map below and denoted by 'C' in red text. (b) Replace part of an existing 'C: <i>New Residential</i>' land use zoning with an 'E: <i>Community and Education</i>' land use zoning, indicated as 'E'. These lands are outlined by solid purple line on map below and denoted by 'E' in red text. (c) Incorporate associated and consequential amendments to the Cooleragh-Coill Dubh Land Use Zoning Map (Map Ref. V2-3.6) arising from the foregoing. 
	Record
	On the proposal by Cllr. T. O' Dwyer and seconded by Cllr. Fitzpatrick, the Members accepted the Chief Executive's recommendation.

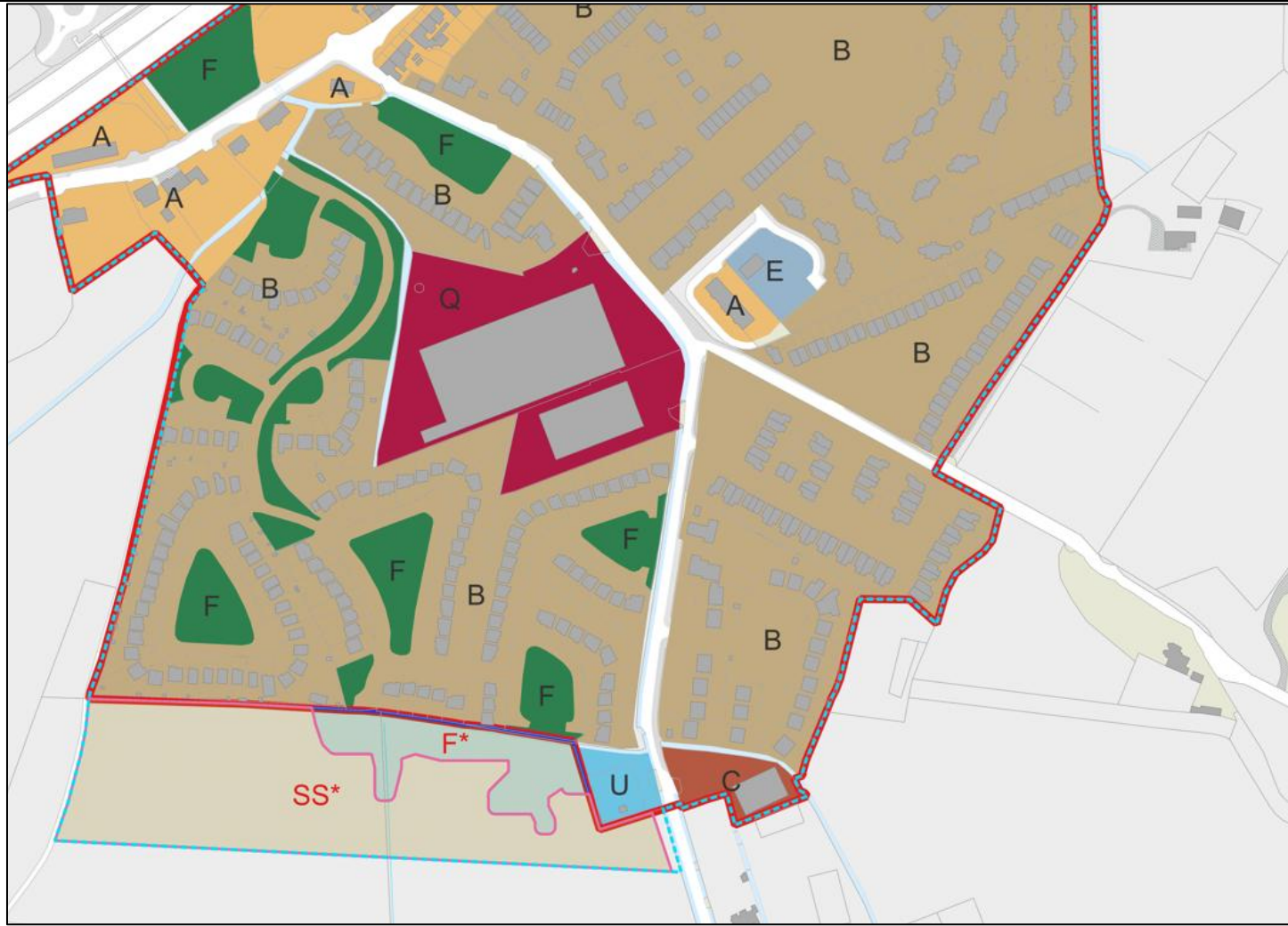
Proposed Material Alteration No. 19 (Proposed Amendment No. 42)

Item No.	Proposed Material Alteration No. 19
21	Provide a new Amendment (No. 42) in Variation No. 3 to: (a) 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, associated flood extents and set out further requirements for the mitigation** of the impact of climate change.</i> <i>**Including, but not limited to, the siting of development, freeboard and assessment of impact on flood risk elsewhere.</i> (b) Amend the Johnstown Land Use Zoning Map (Map Ref. V2-3.8) to: (i) Insert a new 'C: New Residential' land use zoning, indicated as C*. These lands are outlined with a solid yellow line and denoted by 'C*' in red text on the map overleaf. (ii) Insert 2 no. new 'F: Open Space and Amenity' land use zonings on either side of the new C* zoning above, indicated as F*. These lands are outlined by the solid blue line and denoted by 'F*' in red text on the map overleaf. (iii) Incorporate associated and consequential amendments to the Johnstown Land Use Zoning Map (Map Ref. V2-3.8) arising from the foregoing.

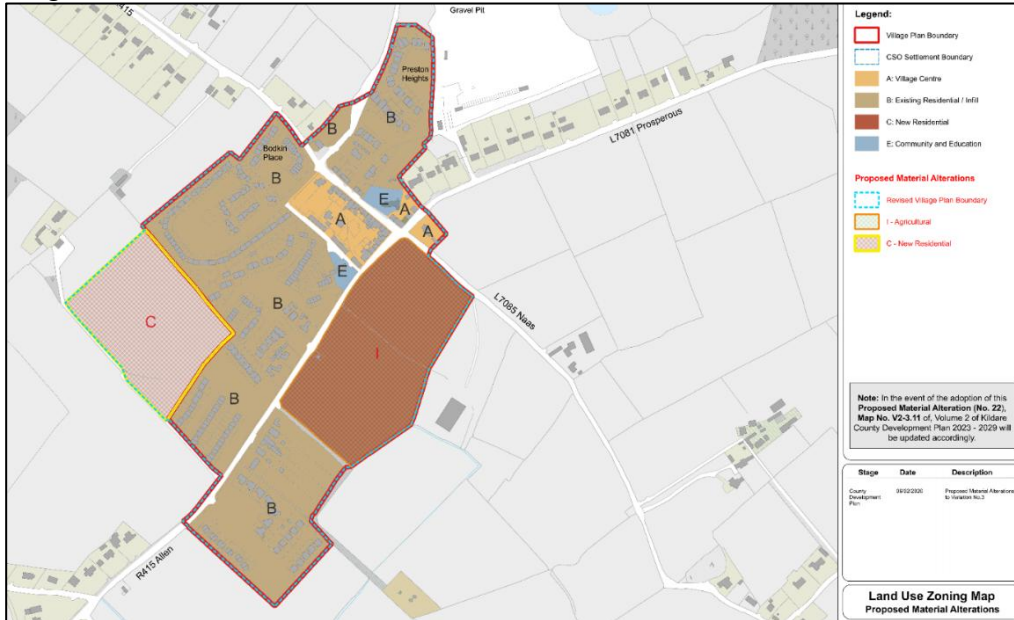
	Comhairle Contae Chill Dara Kildare County Council Johnstown Village County Development Plan 2023 - 2029 Variation No. 3 Proposed Material Alterations - Zoning Legend: - Village Plan Boundary - CSO Settlement Boundary - A: Village Centre - B: Existing Residential / Infill - C: New Residential - E: Community and Education - I: Agriculture - F: Open Space and Amenity - Q: Enterprise and Employment - U: Utilities and Services Proposed Material Alterations - Revised Village Plan Boundary - C* - New Residential - F* - Open Space and Amenity - SS - Serviced Sites Note: In the event of the adoption of these Proposed Material Alterations (Nos. 19 & 20), Map No. V2-3.8 of, Volume 2 of Kildare County Development Plan 2023 - 2029 will be updated accordingly.
	Record
	On the proposal by Cllr. T. O' Dwyer and seconded by Cllr. Fitzpatrick, the Members accepted the Chief Executive's recommendation.

Proposed Material Alteration No. 20 (Proposed Amendment No. 43)

Item No.	Proposed Material Alteration No. 20
22	Provide a new Amendment (No. 43) in Variation No. 3 to: (a) Insert a new Objective under Section V2 3.9.6 Surface Water in the Village Plan for Johnstown to state, as follows: <i>V JTY It is an objective of the Council to ensure that development proposals for lands identified as SS* and F* to the south 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. associated flood extents and set out further requirements for the mitigation** of the impact of climate change.</i> <i>**Including, but not limited to, the siting of development, freeboard and assessment of impact on flood risk elsewhere.</i> (b) Amend the Johnstown Land Use Zoning Map (Map Ref. V2-3.8) to: (i) Insert a new 'SS: Serviced Sites' land use zoning, indicated as SS*. These lands are outlined by the solid pink line and denoted by 'SS*' in red text on the map below. (ii) Insert a new 'F: Open Space and Amenity' land use zoning adjoining the new SS zoning and indicate these lands as F*. These lands are outlined in a solid dark blue line and denoted by 'F*' in red text on the map below. (iii) Incorporate associated and consequential amendments to the Johnstown Land Use Zoning Map (Map Ref. V2-3.8) arising from the foregoing.

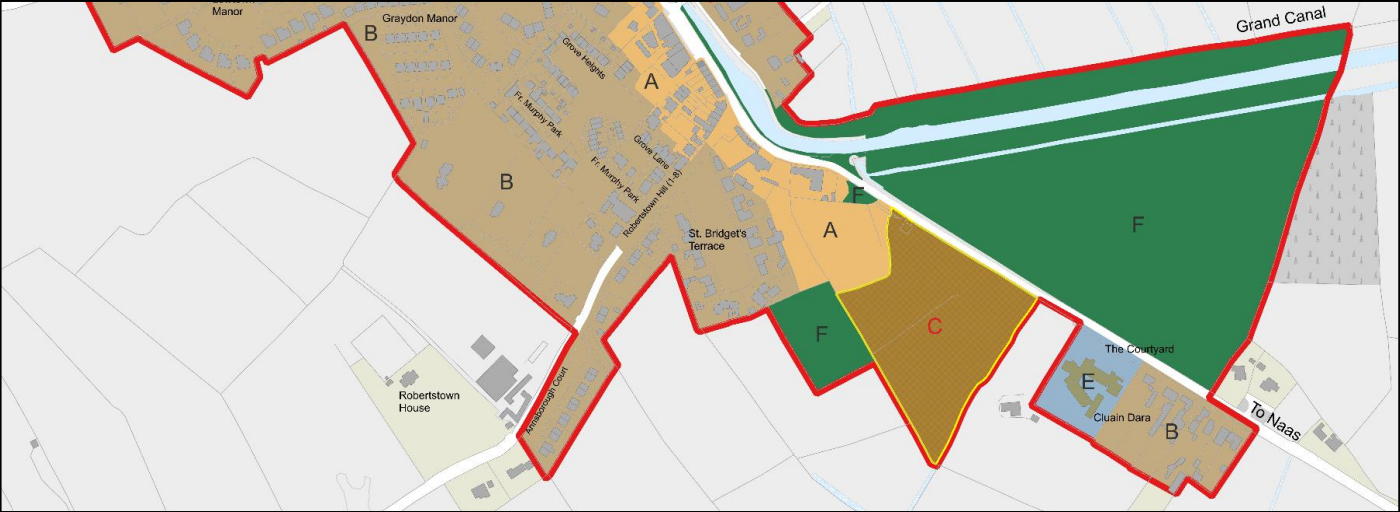
		
	Record	
	On the proposal by Cllr. T. O' Dwyer and seconded by Cllr. Fitzpatrick, the Members accepted the Chief Executive's recommendation.	

Proposed Material Alteration No. 22 (Proposed Amendment No. 45)

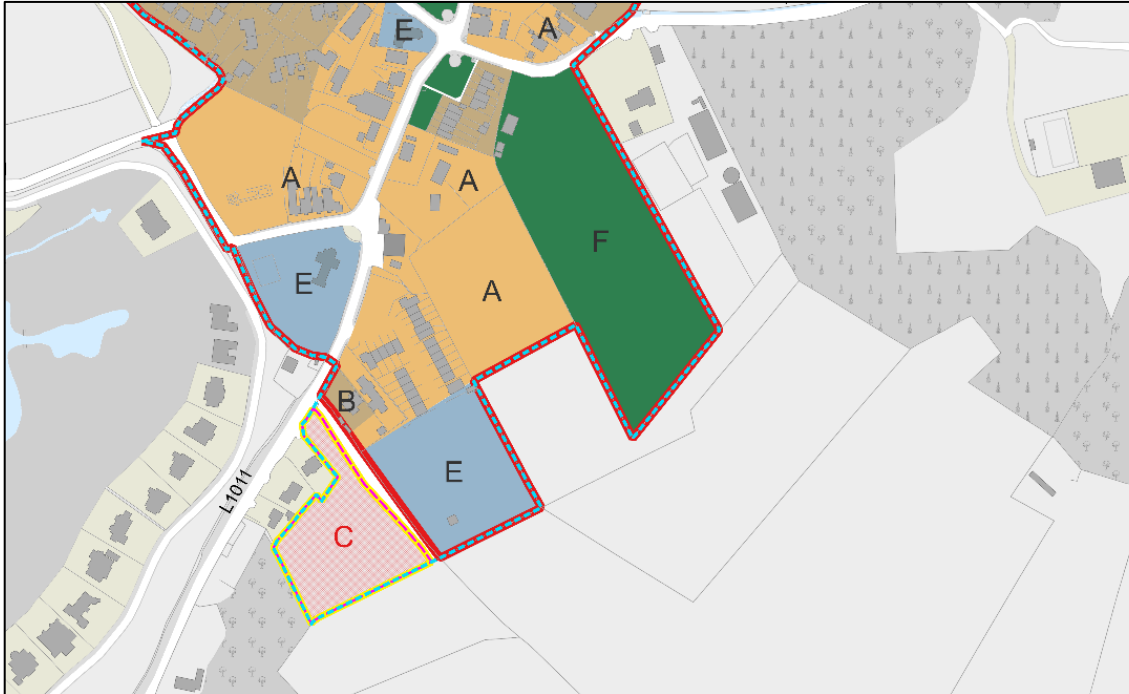
Item No.	Proposed Material Alteration No. 22						
25	Provide a new Amendment (No. 45) in Variation No. 3 to amend the Kilmeague Land Use Zoning Map (Map Ref. V2-3.11) to: (a) Replace the existing <i>C: New Residential</i> land use zoning with an '<i>I: Agriculture</i>' land use zoning, indicated by 'I'. These lands are outlined by a solid orange line and denoted by 'I' in red text on the map below. (b) Insert a new '<i>C: New Residential</i>' land use zoning, indicated by 'C'. These lands are outlined in solid yellow line on map below and denoted by 'C' in red text. (c) Incorporate associated and consequential amendments to the Kilmeague Land Use Zoning Map (Map Ref. V2-3.11) arising from the foregoing.  Legend: - Village Plan Boundary - CSO Settlement Boundary - A: Village Centre - B: Existing Residential / Infill - C: New Residential - E: Community and Education Proposed Material Alterations - Revised Village Plan Boundary - I - Agricultural - C - New Residential Note: In the event of the adoption of this Proposed Material Alteration (No. 22), Map No. V2-3.11 of Volume 2 of Kildare County Development Plan 2023 - 2029 will be updated accordingly. <table><thead><tr><th>Stage</th><th>Date</th><th>Description</th></tr></thead><tbody><tr><td>County Development Plan</td><td>09/12/2020</td><td>Proposed Material Alterations to Variation No. 3</td></tr></tbody></table> Land Use Zoning Map Proposed Material Alterations	Stage	Date	Description	County Development Plan	09/12/2020	Proposed Material Alterations to Variation No. 3
Stage	Date	Description					
County Development Plan	09/12/2020	Proposed Material Alterations to Variation No. 3					
	Record On the proposal by Cllr. T. O' Dwyer and seconded by Cllr. Fitzpatrick, the Members accepted the Chief Executive's recommendation.						

Minutes of the Special Meeting of Kildare County Council held on Monday 27th of April 2026 to consider Variation No. 3 and Variation no. 4 of the Kildare County Development Plan 2023-2029 (as varied)

Proposed Material Alteration No. 23 (Proposed Amendment No. 46)

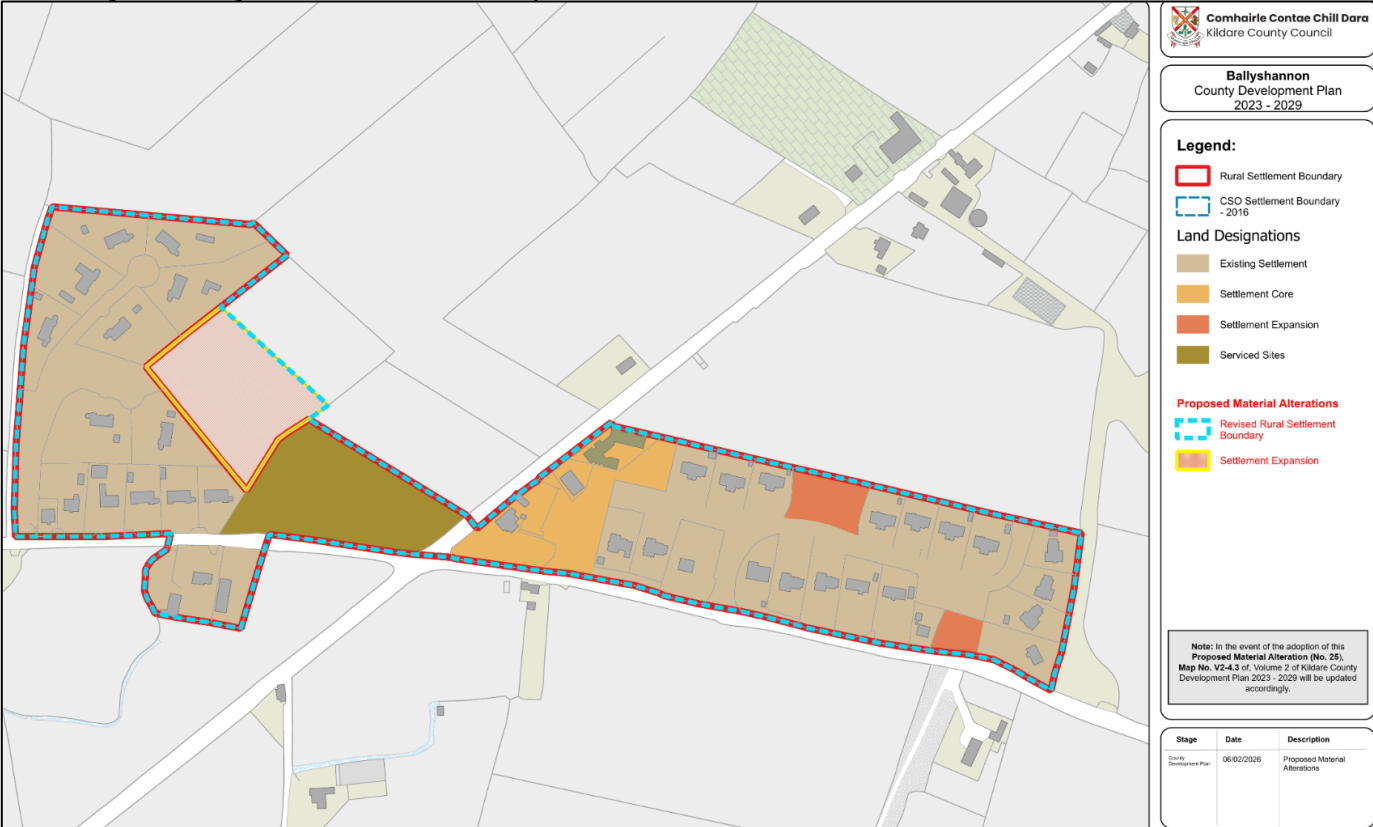
Item No.	Proposed Material Alteration No. 23
26	Provide a new Amendment (No. 46) in Variation No. 3 to: (a) Insert a new Section and Objective to the Robertstown Village Plan, as follows: V2 3.20.7 Surface Water <i>V RX It is an objective of the Council to ensure that development proposals for C zoned lands to the south of the Grand Canal shall be subject to a site-specific flood risk assessment appropriate to the type and scale of development being proposed, with consideration given to the benefitting area of the Drainage District maintained by Kildare County Council and the Canal in the vicinity of the lands.</i> (b) Amend the Robertstown Land Use Zoning Map (Map Ref. V2 – 3.14a) to replace the existing ‘SS: Serviced Sites’ land use zoning with a ‘C: New Residential’ land use zoning, indicated by ‘C’. These lands are outlined in a solid yellow line and denoted by C in red text on the map below. 
	Record
	On the proposal by Cllr. T. O' Dwyer and seconded by Cllr. Fitzpatrick, the Members accepted the Chief Executive's recommendation.

Proposed Material Alteration No. 24 (Proposed Amendment No. 47)

Item No.	Proposed Material Alteration No. 24																		
27	Provide a new Amendment (No. 47) in Variation No. 3 to amend the Straffan Land Use Zoning Map (Map Ref. V2-3.15) to: (a) Insert an additional ‘C: New Residential’ land use zoning, indicated by ‘C’. These lands are outlined by a solid yellow line and denoted by ‘C’ in red text on the map below. (b) Indicate that development on the lands referred to above be subject to a site-specific flood risk assessment. (c) Incorporate associated and consequential amendments to the Straffan Land Use Zoning Map (Map Ref. V2-3.15) arising from the foregoing.																		
	 Note: In the event of the adoption of this Proposed Material Alteration (No. 24), Map No. V2-3.15 of Volume 2 of Kildare County Development Plan 2023 - 2029 will be updated accordingly. <table><tr><th>Stage</th><th>Date</th><th>Description</th></tr><tr><td>County Development Plan</td><td>06/02/2026</td><td>Proposed Material Alterations to Variation No.3</td></tr></table> Land Use Zoning Map Proposed Material Alterations <table><tr><td>Scale:</td><td>N.T.S.</td><td>Map Ref:</td><td>V2_PMA24</td></tr><tr><td>Date:</td><td>February 2026</td><td>Drawing No.:</td><td>200-26-1529</td></tr><tr><td>Tell: Eileen O'Leary (01842 20206) and/or license to meet (01842 20206) E-Mail: Eileen.O'Leary@kildare.ie E-Mail: Eileen.O'Leary@kildare.ie</td><td>Drawn By: C. Fitzpatrick Date: 03/02/2026</td><td>Checked By: M. O'Loughlin Date: 03/02/2026</td><td>Approved By: D. Jordan Date: 03/02/2026</td></tr></table> This drawing is to be read in conjunction with the written statement	Stage	Date	Description	County Development Plan	06/02/2026	Proposed Material Alterations to Variation No.3	Scale:	N.T.S.	Map Ref:	V2_PMA24	Date:	February 2026	Drawing No.:	200-26-1529	Tell: Eileen O'Leary (01842 20206) and/or license to meet (01842 20206) E-Mail: Eileen.O'Leary@kildare.ie E-Mail: Eileen.O'Leary@kildare.ie	Drawn By: C. Fitzpatrick Date: 03/02/2026	Checked By: M. O'Loughlin Date: 03/02/2026	Approved By: D. Jordan Date: 03/02/2026
Stage	Date	Description																	
County Development Plan	06/02/2026	Proposed Material Alterations to Variation No.3																	
Scale:	N.T.S.	Map Ref:	V2_PMA24																
Date:	February 2026	Drawing No.:	200-26-1529																
Tell: Eileen O'Leary (01842 20206) and/or license to meet (01842 20206) E-Mail: Eileen.O'Leary@kildare.ie E-Mail: Eileen.O'Leary@kildare.ie	Drawn By: C. Fitzpatrick Date: 03/02/2026	Checked By: M. O'Loughlin Date: 03/02/2026	Approved By: D. Jordan Date: 03/02/2026																
	Record On the proposal by Cllr. T. O' Dwyer and seconded by Cllr. Fitzpatrick, the Members accepted the Chief Executive's recommendation.																		

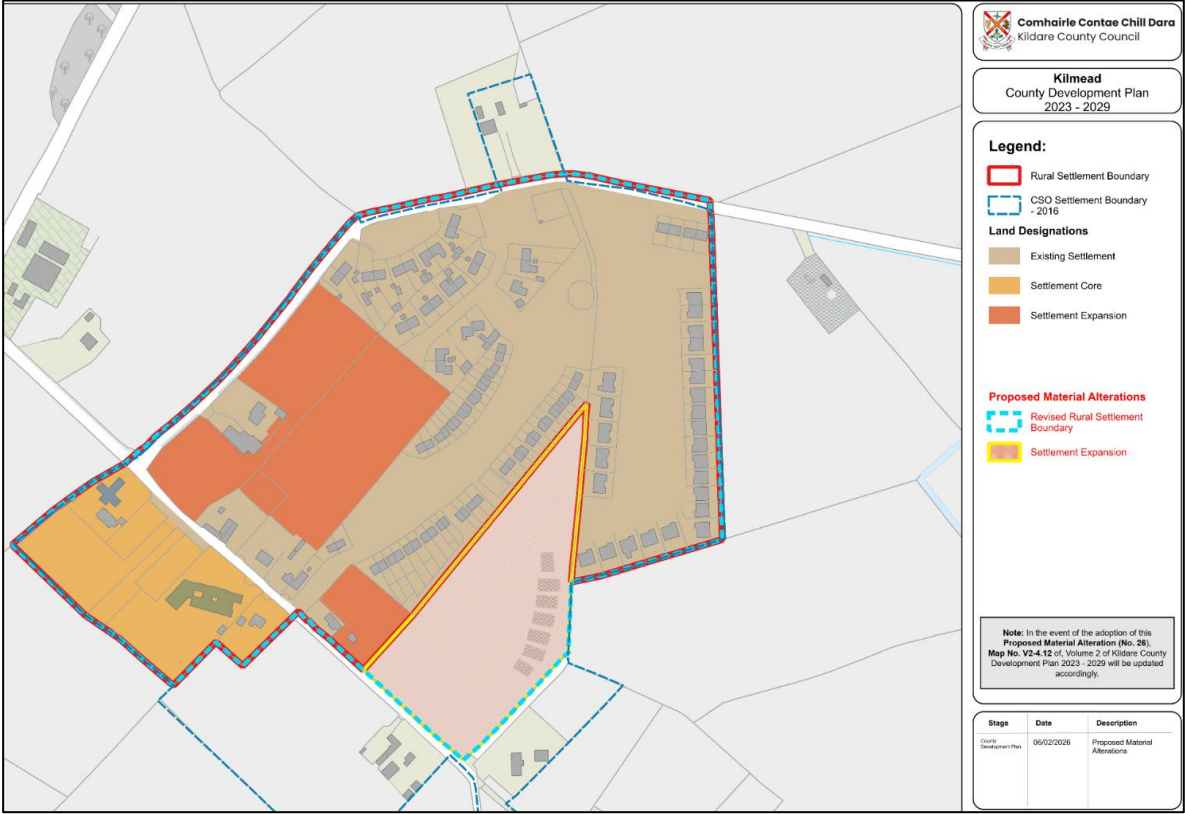
Minutes of the Special Meeting of Kildare County Council held on Monday 27th of April 2026 to consider Variation No. 3 and Variation no. 4 of the Kildare County Development Plan 2023-2029 (as varied)

Proposed Material Alteration No. 25 (Proposed Amendment No. 48)

Item No.	Proposed Material Alteration No. 25
28	Provide a new Amendment (No. 48) in Variation No. 3 to amend the Ballyshannon Rural Settlement Map (Map Ref. V2 - 4.3) to insert an additional ‘<i>Settlement Expansion</i>’ land designation and to incorporate consequential amendments. These lands are outlined by a solid yellow line on the map below.  Record On the proposal by Cllr. T. O’ Dwyer and seconded by Cllr. Fitzpatrick, the Members accepted the Chief Executive’s recommendation.

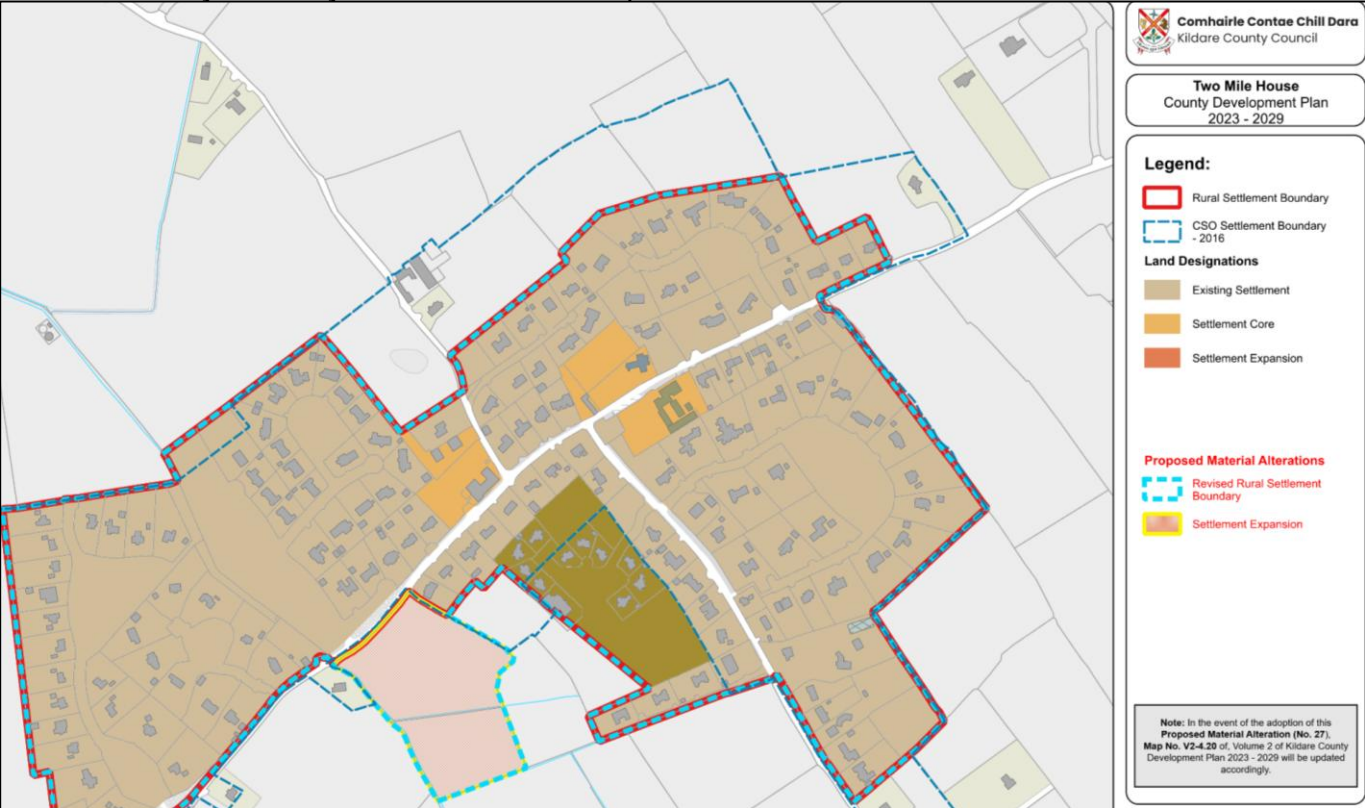
Minutes of the Special Meeting of Kildare County Council held on Monday 27th of April 2026 to consider Variation No. 3 and Variation no. 4 of the Kildare County Development Plan 2023-2029 (as varied)

Proposed Material Alteration No. 26 (Proposed Amendment No. 49)

Item No.	Proposed Material Alteration No. 26
29	Provide a new Amendment (No. 49) in Variation No. 3 to amend the Kilmead Rural Settlement Map (Map Ref. V2 – 4.12) to insert an additional ‘<i>Settlement Expansion</i>’ land designation and to incorporate consequential amendments. These lands are outlined by a solid yellow line on the map below.  Record On the proposal by Cllr. T. O’ Dwyer and seconded by Cllr. Fitzpatrick, the Members accepted the Chief Executive’s recommendation.

Minutes of the Special Meeting of Kildare County Council held on Monday 27th of April 2026 to consider Variation No. 3 and Variation no. 4 of the Kildare County Development Plan 2023-2029 (as varied)

Proposed Material Alteration No. 27 (Proposed Amendment No. 50)

Item No.	Proposed Material Alteration No. 27
30	Provide a new Amendment (No. 50) in Variation No. 3 to amend the Two Mile House Rural Settlement Map (Map Ref. V2 – 4.20) to insert an additional ‘<i>Settlement Expansion</i>’ land designation and to incorporate consequential amendments. These lands are outlined by a solid yellow line on the map below. 
	Record
	On the proposal by Cllr. T. O’ Dwyer and seconded by Cllr. Fitzpatrick, the Members accepted the Chief Executive’s recommendation.

Proposed Material Alteration No. 28 (Proposed Amendment No. 51)

Item No.	Proposed Material Alteration No. 28								
31	Provide a new Amendment (No. 51) in Variation No. 3 to: (a) Revise Table 1.1 as follows: <table border="1" data-bbox="360 419 1599 831"> <thead> <tr> <th>Settlement Category</th><th>Designated Settlement</th></tr> </thead> <tbody> <tr> <td>Rural Settlements</td><td>Allen, Ardclough, Ballyshannon, Brannockstown, Broadford, Brownstown, Calverstown, Clogharinka Cutbush, Kilberry, Kilkea, Kilmead, Kilteel, Lackagh/Mountrice, Maganey/ Levistown, Milltown, Nurney, Rathcoffey, Staplestown, Two Mile House, <i>Newtown</i>.</td></tr> <tr> <td>Rural Nodes</td><td>Cadamstown, Carbury, Castlemitchell, Clongorey/Blacktrench, Killina, Kilshancoe, Maddenstown, <i>Newtown</i>, Rathmore/Eadestown, Ticknevin, Timahoe, Tirmoghan.</td></tr> </tbody> </table> (b) Revise Table 3.1 as follows: <table border="1" data-bbox="360 906 1599 1094"> <tbody> <tr> <td>Settlements (~~20~~ <i>21</i>)</td><td>Allen, Ardclough, Ballyshannon, Brannockstown, Broadford, Brownstown, Calverstown, Clogharinka, Cutbush, Kilberry, Kilkea, Kilmead, Kilteel, Lackagh / Mountrice, Maganey / Levistown, Milltown, Nurney, Rathcoffey, Staplestown, Two Mile House, <i>Newtown</i>.</td></tr> </tbody> </table> (c) Amend the fourth sentence of Section V2 3.3, as follows: Each of the ~~20~~ <i>21</i> no. Rural Settlements is subject to a development strategy (refer to V2 3.21). (d) Amend the text of Section V2 3.24 to: i. Replace reference to ~~20~~-designated Rural Settlements with <i>21</i> designated Rural Settlements throughout the section.	Settlement Category	Designated Settlement	Rural Settlements	Allen, Ardclough, Ballyshannon, Brannockstown, Broadford, Brownstown, Calverstown, Clogharinka Cutbush, Kilberry, Kilkea, Kilmead, Kilteel, Lackagh/Mountrice, Maganey/ Levistown, Milltown, Nurney, Rathcoffey, Staplestown, Two Mile House, <i>Newtown</i> .	Rural Nodes	Cadamstown, Carbury, Castlemitchell, Clongorey/Blacktrench, Killina, Kilshancoe, Maddenstown, <i>Newtown</i> , Rathmore/Eadestown, Ticknevin, Timahoe, Tirmoghan.	Settlements (~~20~~ <i>21</i>)	Allen, Ardclough, Ballyshannon, Brannockstown, Broadford, Brownstown, Calverstown, Clogharinka, Cutbush, Kilberry, Kilkea, Kilmead, Kilteel, Lackagh / Mountrice, Maganey / Levistown, Milltown, Nurney, Rathcoffey, Staplestown, Two Mile House, <i>Newtown</i> .
Settlement Category	Designated Settlement								
Rural Settlements	Allen, Ardclough, Ballyshannon, Brannockstown, Broadford, Brownstown, Calverstown, Clogharinka Cutbush, Kilberry, Kilkea, Kilmead, Kilteel, Lackagh/Mountrice, Maganey/ Levistown, Milltown, Nurney, Rathcoffey, Staplestown, Two Mile House, <i>Newtown</i> .								
Rural Nodes	Cadamstown, Carbury, Castlemitchell, Clongorey/Blacktrench, Killina, Kilshancoe, Maddenstown, <i>Newtown</i> , Rathmore/Eadestown, Ticknevin, Timahoe, Tirmoghan.								
Settlements (~~20~~ <i>21</i>)	Allen, Ardclough, Ballyshannon, Brannockstown, Broadford, Brownstown, Calverstown, Clogharinka, Cutbush, Kilberry, Kilkea, Kilmead, Kilteel, Lackagh / Mountrice, Maganey / Levistown, Milltown, Nurney, Rathcoffey, Staplestown, Two Mile House, <i>Newtown</i> .								

ii. Replace the map reference ~~Ref V2 – 4.20~~ with *Ref V2 – 4.21*.

(e) Revise Table 3.7 as follows:

Settlements (~~20~~ <i>21</i>)	Allen, Ardclough, Ballyshannon, Brannockstown, Broadford, Brownstown, Calverstown, Clogharinka, Cutbush, Kilberry, Kilkea, Kilmead, Kilteel, Lackagh / Mountrice, Maganey / Levistown, Milltown, Nurney, Rathcoffey, Staplestown, Two Mile House, <i>Newtown</i> .
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(f) Insert the following at the end of Table 3.9:

<i>Newtown</i>	<i>Development proposals for lands in Newtown, including for those designated Settlement Expansion may be subject of a site-specific flood risk assessment appropriate to the type and scale of the development being proposed. Such site-specific flood risk assessment(s) should include consideration of nearby unmodelled watercourses and the potential effects of climate change. Applicants are required to engage with the planning authority at the earliest opportunity in this regard.</i>	<i>Map Ref V2 – 4.21</i>
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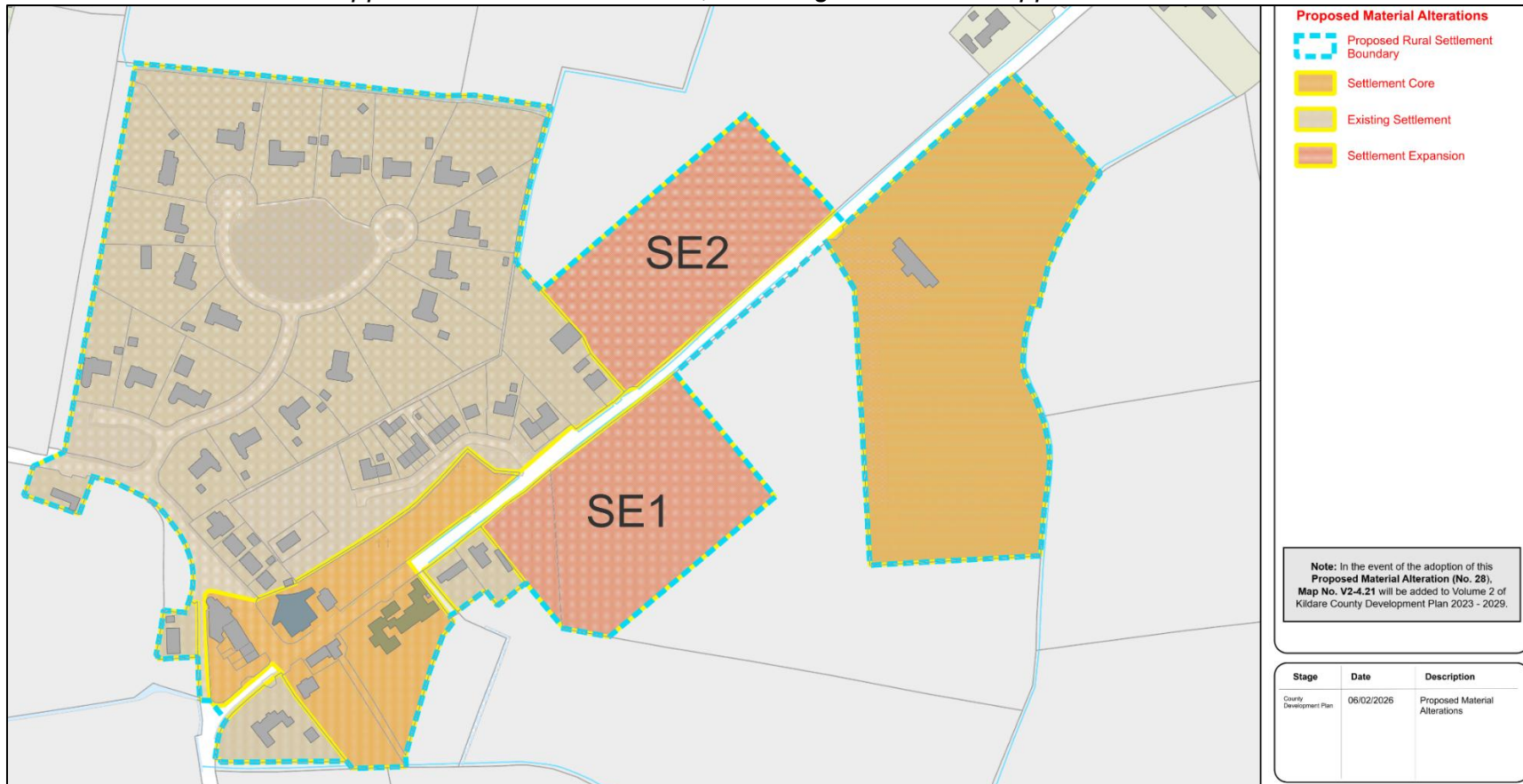
(g) Insert the following at the end of the table in Section V2 3.27:

<i>Newtown</i>	<i>V2 – 4.21</i>
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(h) Insert a new Newtown Rural Settlement Map (Map Ref. V2 – 4.21) which provides for the following:

- (i) A ‘Settlement Core’ designation as per the orange shading on the map below;
- (ii) An ‘Existing Settlement’ designation as per the beige shading on the map below;
- (iii) 2 no. ‘Settlement Expansion’ site designations as illustrated on the map below in dark orange shading and denoted as ‘SE1’ and ‘SE2’;

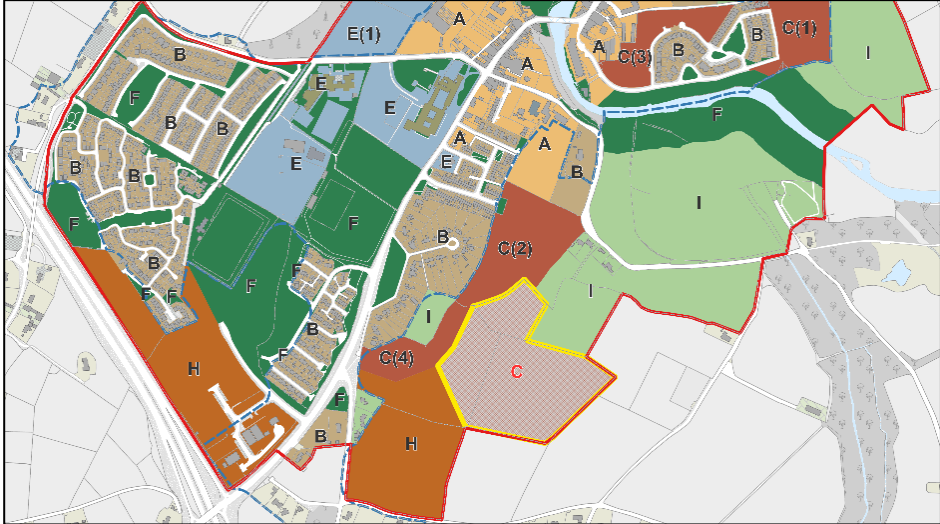
(iv) A note which states that ‘Particular consideration shall be given to the design quality of developments in Newtown and the views from approaches to the settlement, including the southern approach in all instances’.



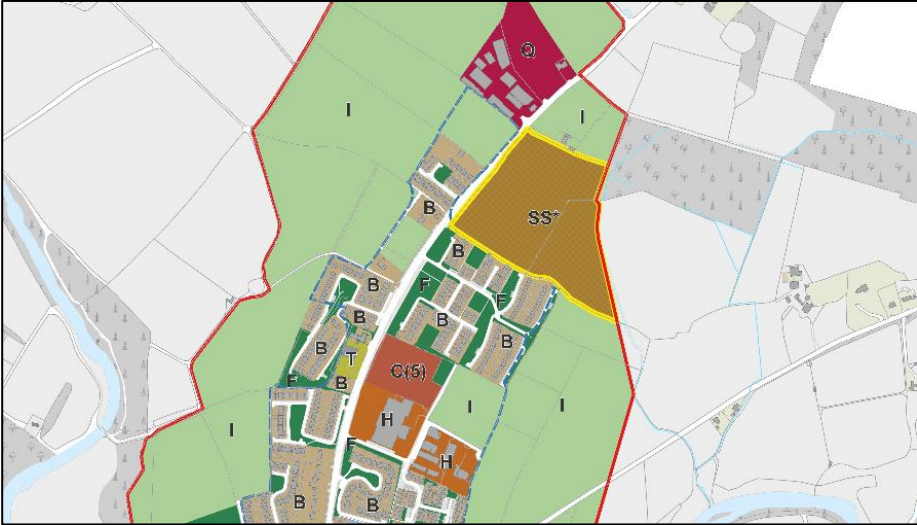
Record

On the proposal by Cllr. T. O' Dwyer and seconded by Cllr. Fitzpatrick, the Members accepted the Chief Executive's recommendation.

Proposed Material Alteration No. 29 (Proposed Amendment No. 52)

Item No.	Proposed Material Alteration No. 29
32	Provide a new Amendment (No. 52) in Variation No. 3 to: (a) Amend point (iv) of Objective ST KL81 under Section V2 2.7.15 of the Kilcullen Settlement Plan 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 corridors 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. (b) Amend the Kilcullen Land Use Zoning Map (Map Ref. V2A-1) to replace the 'SR: Strategic Reserve' land use zoning with a 'C: New Residential' land use zoning. These lands are outlined in a solid yellow line and denoted by 'C' in red text on the map below. 
	Record
	On the proposal by Cllr. T. O' Dwyer and seconded by Cllr. Fitzpatrick, the Members accepted the Chief Executive's recommendation.

Proposed Material Alteration No. 30 (Proposed Amendment No. 53)

Item No.	Proposed Material Alteration No. 30
33	Provide a new Amendment (No. 53) in Variation No. 3 to: (a) Amend point (iv) of Objective ST KL81 under Section V2 2.7.15 of the Kilcullen Settlement Plan to state as follows: (iv) It is a requirement that site C(2) New Abbey Road, and Site C(4) Nicholastown New Residential lands are connected by a new street corridor that integrates these two developments. <i>It is a requirement that development on site C(Y) Brownstown also provide a new street corridor through the lands.</i> The new street corridors 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. (b) Amend the Kilcullen Land Use Zoning Map (Map Ref. V2A-1) to replace the 'SS*: Service Sites' land use zoning with a 'C: New Residential' land use zoning. These lands are outlined in a solid yellow line on the map below. 
	Record
	On the proposal by Cllr. T. O' Dwyer and seconded by Cllr. Fitzpatrick, the Members accepted the Chief Executive's recommendation.

Mr. Maher advised the meeting that he was taking the Red items for discussion:

It was agreed to take red listed item no. 11 together with green listed item 12.

11 To be taken with Item No. 12	Provide a new Amendment (No. 34) in Variation No. 3 to revise Objective BI O26 as follows: <table border="1"> <tr> <td data-bbox="313 414 526 1212"> BI O26 </td><td data-bbox="526 414 1534 1212"> ~~Prevent, in the first instance, the removal of hedgerows to facilitate development. Where their removal is unavoidable, same must be clearly and satisfactorily demonstrated to the Planning Authority. In any event, removal shall be kept to an absolute minimum and there shall be a requirement for mitigation planting comprising a hedge of similar length and species composition to the original, established as close as is practicable to the original and where possible linking to existing adjacent hedges. Ideally, native plants of a local provenance and origin should be used for any such planting. Removal of hedgerows and trees prior to submitting a planning application will be viewed negatively by the planning authority and may result in an outright refusal.~~ 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. </td></tr> </table>	BI O26	~~Prevent, in the first instance, the removal of hedgerows to facilitate development. Where their removal is unavoidable, same must be clearly and satisfactorily demonstrated to the Planning Authority. In any event, removal shall be kept to an absolute minimum and there shall be a requirement for mitigation planting comprising a hedge of similar length and species composition to the original, established as close as is practicable to the original and where possible linking to existing adjacent hedges. Ideally, native plants of a local provenance and origin should be used for any such planting. Removal of hedgerows and trees prior to submitting a planning application will be viewed negatively by the planning authority and may result in an outright refusal.~~ 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.
BI O26	~~Prevent, in the first instance, the removal of hedgerows to facilitate development. Where their removal is unavoidable, same must be clearly and satisfactorily demonstrated to the Planning Authority. In any event, removal shall be kept to an absolute minimum and there shall be a requirement for mitigation planting comprising a hedge of similar length and species composition to the original, established as close as is practicable to the original and where possible linking to existing adjacent hedges. Ideally, native plants of a local provenance and origin should be used for any such planting. Removal of hedgerows and trees prior to submitting a planning application will be viewed negatively by the planning authority and may result in an outright refusal.~~ 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.		
Record			
	See record at item 12.		

Item No.	Motion: Cllr Doyle
12	That material alteration 11 be amended to be read as follows: Avoid, in the first instance, the removal of hedgerows to facilitate development. Where it is demonstrated that removal is unavoidable, there shall be a requirement for mitigation planting comprising a hedge of similar length and species composition to the original, 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. <u>Chief Executive's Response</u> Over one third of all submissions/observations received (21 of 58) related to Proposed Material Alteration No. 11 of which all opposed the revised text of Objective BI O26 and sought to retain, and in some cases strengthen the existing objective text. These submissions were received from a wide range of stakeholders including private individuals, community organisations (Rathangan Tidy Towns, Maynooth Tidy Towns and the Kildare branch of Birdwatch Ireland), tourism related businesses (The Lullymore Heritage and Discovery Park), Elected Members, political parties and environmental groups (The Kildare Bat Group, An Taisce and Friends of the Irish Environment). In summary, the overarching concerns outlined in the submissions relating to PMA No. 11 stated that the revised text represented a material weakening of hedgerow protection in County Kildare which is contrary to international, EU and national commitments regarding nature protection/restoration and climate change, in addition to being in conflict with other policies and objectives of the County Development Plan (CDP). Specific concerns which were raised in a number of submissions stated that the wording of PMA No. 11 reduced the ability of the Planning Authority to properly evaluate the ecological value of hedgerows on a site and lowered the standard for replacement planting. Having regard to the contents of the motion, it is noted that the proposed additional minor modifications requested for PMA No. 11 ensures that need for hedgerow removal must be appropriately demonstrated to the Planning Authority whilst also providing that any replacement hedgerows are of a similar composition, which will contribute to maintaining the ecological value of what was lost over the longer term. Overall, it is considered that revised wording proposed in the motion for PMA No. 11 if adopted, along with the existing policies and objectives of the County Development Plan, including HO P32, BI P6, HO O51, HO O52, HO O53, and TM O10, would together ensure that the proper safeguarding of hedgerows will be maintained in the CDP. It is further

considered that the proposed further minor modifications to the wording of PMA No. 11 ensures that if adopted, the text of the revised Objective BI O26 would no longer be in conflict with the Plan's other aforementioned policies and objectives relating to hedgerow protection.

Chief Executive's Recommendation

Incorporate the following minor modifications to the revised text of Objective BI O26, as contained in Proposed Material Alteration No. 11:

BI O26	~~<i>Prevent, in the first instance, the removal of hedgerows to facilitate development. Where their removal is unavoidable, same must be clearly and satisfactorily demonstrated to the Planning Authority. In any event, removal shall be kept to an absolute minimum and there shall be a requirement for mitigation planting comprising a hedge of similar length and species composition to the original, established as close as is practicable to the original and where possible linking to existing adjacent hedges. Ideally, native plants of a local provenance and origin should be used for any such planting. Removal of hedgerows and trees prior to submitting a planning application will be viewed negatively by the planning authority and may result in an outright refusal.</i>~~ <i>Avoid, in the first instance, the removal of hedgerows to facilitate development. Where it is demonstrated that their removal is unavoidable, there shall be a requirement for mitigation planting comprising a hedge of similar length and species composition to the original, 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>
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Record

Item numbers 11 and 12 were taken together. Cllr. Doyle advised that she was happy to accept the amendment.

Cllr. McEvoy outlined why these protections were put in place in the first instance.

The existing, unamended hedgerow policy was introduced in the context of the 2006 and 2022 hedgerow surveys, both of which demonstrate sustained and systemic hedgerow loss over time. That evidence justified a strong presumption against removal, a requirement that loss be kept to an absolute minimum where removal was unavoidable, and a precautionary

approach to development affecting hedgerows. Cllr. McEvoy considered that the move from “prevent” to “avoid”, the removal of the requirement to minimise loss, the lowering of the justification threshold, and the weakening of mitigation standards represented a clear step backwards and considered the revised wording risks normalising further erosion of a resource we already know is in decline. Cllr. McEvoy advised that hedgerows are essential ecological infrastructure for biodiversity, climate resilience and landscape character and given the survey evidence and our wider environmental commitments, environmental groups and community stakeholders view these changes as a material dilution of protections that were introduced precisely because losses had already been clearly demonstrated. Cllr. Doyle advised that she was coming from a practical point of view and was trying to find a balance between housing needs and biodiversity and noted the importance of distinguishing between historic hedgerows and more recent boundary treatments. Cllr. Doyle recognised the need to take a practical approach.

Cllr. T. O’ Dwyer proposed and Cllr. Fitzpatrick seconded accepting the amended Chief Executive’s recommendation.

The Members agreed to a vote on the amended Chief Executive’s proposal.

The results of the vote were as follows;

In favour – 25

Against – 5

Abstained – 0

The Amended Chief Executive’s recommendation was carried.

Mr. Maher advised that item number 23 and item number 24 would be taken together.

Proposed Material Alteration No. 21 (Proposed Amendment No. 44)

Item No.	Proposed Material Alteration No. 21
23 To be taken with Item No. 24	Provide a new Amendment (No. 44) in Variation No. 3 to: (a) Amend Objective V KD2 in Section V2 3.16.2 of the Kildangan Village Plan, as follows: <i>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* on Map V2-3.10.</i> (b) Insert a new Objective to Section V2 3.16.6 Surface Water of the Kildangan Village Plan, as follows: <i>V KDX It is an objective of the Council to ensure that development proposals for lands identified by C* on Map V2-3.10 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 the potential effects of climate change and indicatively modelled watercourse(s) in the vicinity of the lands.</i> (c) Amend the Kildangan Land Use Zoning Map (Map Ref. V2-3.10) to: (i) Insert 2 no. new 'C: New Residential' land use zonings, indicated as C*. These lands are outlined by the solid yellow line and denoted by 'C*' in red text on the map overleaf. (ii) Insert a new 'F: Open Space and Amenity' land use zoning, indicated as F*. These lands are outlined by a solid dark blue line and denoted 'F*' in red text on map overleaf. (iii) Incorporate associated and consequential amendments to the Kildangan Land Use Zoning Map (Map Ref. V2-3.10) arising from the foregoing.

	 Comhairle Contae Chill Dara Kildare County Council Kildangan Village County Development Plan 2023 - 2029 Variation No. 3 Proposed Material Alterations - Zoning Legend: Village Plan Boundary CSO Settlement Boundary A: Village Centre B: Existing Residential / Infill C: New Residential SS: Serviced Sites E: Community and Education F: Open Space and Amenity I: Agriculture U: Utilities Proposed Material Alterations Revised Village Plan Boundary C* - New Residential F* - Open Space and Amenity Note: In the event of the adoption of this Proposed Material Alteration (No. 21), Map No. V2-3.10 of Volume 2 of Kildare County Development Plan 2023 - 2029 will be updated accordingly. <table><tr><th>Stage</th><th>Date</th><th>Description</th></tr><tr><td>County Development Plan</td><td>06/02/2025</td><td>Proposed Material Alterations to Variation No.3</td></tr></table> Land Use Zoning Map Proposed Material Alterations Scale: N.T.S. Map Ref: V2_PMA21	Stage	Date	Description	County Development Plan	06/02/2025	Proposed Material Alterations to Variation No.3
Stage	Date	Description					
County Development Plan	06/02/2025	Proposed Material Alterations to Variation No.3					
	Record						
	It was agreed to take item number 23 and 24 together. Cllr. Doyle proposed accepting the amendment in purple in Proposed Material Alteration No. 21.						

Cllr. McEvoy referred Members to the Central Bank's Flood Protection Gap Report, which identifies Kildare as one of the counties carrying a disproportionate share of flood related financial risk and asked that Members reflect on the cumulative consequences of past zoning and development decisions that have contributed to that exposure. Cllr. McEvoy requested confirmation that the Chief Executive's recommendation reflects lessons learned from recent storm events and is intended to avoid repeating decisions that would increase flood risk, undermine insurance availability, and create long term liability for residents and for the Council. Cllr. McEvoy sought clarification whether the absence of sufficient evidence to screen out flood risk meets the planning requirements necessary to justify the approval of new residential zoning?

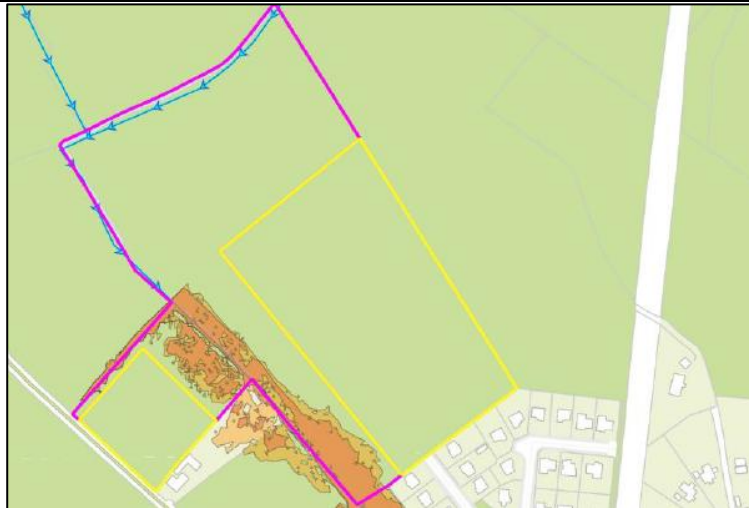
Cllr. Doyle considered that the OPR had not given any evidence of flooding related to the site and considered that as part of a planning applications the site would be subject to a site-specific flood risk assessment appropriate to the type and scale of development being proposed and that such site-specific flood risk assessment(s) to include consideration of the potential effects of climate change and indicatively modelled watercourses in the vicinity of the lands. Cllr. Doyle opined that the position of the Chief Executive was overly cautious and the revised wording in purple would ensure that a site-specific flood risk assessment would have to be undertaken.

Ms. Granville advised that as the full extent of flood risk at the proposed residential development sites remains unknown, particularly in relation to the impact of climate change and considering the extreme vulnerability of residential land uses to adverse effects from flooding, it would be remiss for the Council to zone these lands without a full Stage 3 detailed Flood Risk Assessment. Ms. Granville further advised that while the purpose of Variation No. 3 is to enable and facilitate housing growth into the future, it did not set aside the need to direct such growth in a sustainable manner or to take flood risk and climate change considerations into account and the position of the Chief Executive is to reject Proposed Material Alteration No. 21. Ms. Granville further advised that where the Members would be going against the OPR recommendation that they would have to set out their reasons why they were doing so.

Cllr. Doyle Proposed rejecting the Chief Executive's recommendation and accepting Proposed Variation No. 21 with the amendments in purple. Cllr. Power seconded the Proposal.

On the proposal from Cllr. McEvoy and seconded by Cllr. Connolly, the Members agreed to a roll call vote on the proposal to accept Proposed Material Alteration No. 21.

	The result of the roll call vote was as follows, <u>In favour</u> Cllr. V. Behan, Cllr. A. Breen, Cllr. A. Breslin, Cllr. F. Brett, Cllr. B. Caldwell, Cllr. B. Clear, Cllr. N. Connolly, Cllr. B. Dooley, Cllr. S. Doyle, Cllr. G. Dunne, Cllr. T. Durkan, Cllr. W. Durkan, Cllr. D. Fitzpatrick, Cllr. N. Heavey, Cllr. P. O'Dwyer, Cllr. T. O' Dwyer, Cllr. B. O'Loughlin, Cllr. D. Phelan, Cllr. R. Power, Cllr. D. Ryan, Cllr. E. Sammon, Cllr. D. Trost, Cllr. P. Ward, Cllr. B. Wyse <u>Against:</u> Cllr. A. Feeney, Cllr. R. Heather, Cllr. N. Killeen, Cllr. M. Leigh, Cllr. P. McEvoy, Cllr. P. Mulroe, Cllr. C. O'Rourke, Cllr. C. Pender. <u>Abstained:</u> Cllr. C. Kelly The proposal to reject the Chief Executive's recommendation and accept Proposed Material Alteration no. 21 was carried.
Item No.	Motion: Cllr Suzanne Doyle
24	To reject the managers recommendation with regard to material alteration #21 with regard to zoning lands in Kildangan as the OPR gives no evidence of flooding, simply not assessed and this can be required through planning application. <u>Chief Executive's Response</u> The recommendation to reject Proposed Material Alteration No. 21 has been provided in consideration of: • The policies and objectives of the County Development Plan and the contents of The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009). • The submission from the Office of Public Works (OPW) regarding PMA No. 21. It is noted that the OPW is the lead agency in relation to flood risk management and policy co-ordination in Ireland; • The subsequent similar submission from the Office of the Planning Regulator (OPR) regarding PMA No. 21; In response to the motion, it is noted that the 2 no. proposed new residential land use zonings in Kildangan immediately adjoin areas of indicative flood risk from a watercourse as illustrated below (proposed residential zoning in yellow outline).



As national flood mapping datasets do not cover Kildangan, these indicative flood zones (as illustrated above) were generated during the preparation of the Strategic Flood Risk Assessment (SFRA) for the Kildare County Development Plan 2023 – 2029. The indicative mapping was based on hydrological estimations and the best data/methodologies available at the time of preparation. This was sufficient for the current land use zonings in the County Development Plan.

However, all new land use zonings are required to be assessed in consideration of the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009). The guidelines seek to avoid inappropriate zonings and development in areas of potential flood hazard in the first instance through:

- A staged (Stages 1, 2 and 3) and sequential approach to flood risk assessment to inform decision making within the plan making process (including land use zoning) and
- The application of a precautionary principle in relation to the zoning and development of lands, considering the uncertainty inherent in flood risk identification and climate change impact. In addition, revised advice and mapping at national levels include future flood mapping which incorporates mid and high range climate change scenarios.

As these land use zonings have arisen at the PMA stage of the variation process, more detailed flood zone and climate change scenario mapping is not available. Accordingly, the OPW submission notes that a Stage 3 detailed Flood Risk Assessment would be required to inform the flood risk and appropriate zoning for these sites, stating that that *'it is*

	<i>unknown if these lands could potentially be a risk of flooding in the future’</i>. In addition, considering the indicative nature of the flood mapping for Kildangan and the OPW submission, the OPR has also requested that a Stage 3 detailed Flood Risk Assessment (FRA) be undertaken. As the staged flood risk assessment process is to inform land use zoning, it cannot be applied retroactively through the variation process given the statutory requirements and timeframes involved. In the absence of detailed information regarding flood risk for the subject site, the precautionary approach applies - as <u>explicitly required and defined</u> in the Guidelines. The definition for the precautionary approach states that a lack of scientific certainty or evidence <u>shall not be used</u> to assume that flood hazard or risk does not exist. In summary, the full extent of flood risk at the proposed residential development sites remains unknown, particularly in relation to the impact of climate change. Considering the extreme vulnerability of residential land uses to adverse effects from flooding, it would be remiss for the Council to zone these lands without a full Stage 3 detailed Flood Risk Assessment. Whilst the purpose of Variation No. 3 is to enable and facilitate housing growth into the future, in no way sets aside the need to direct such growth in a sustainable manner or to take flood risk and climate change considerations into account. <u>Chief Executive’s Recommendation</u> To adopt the Chief Executive’s Recommendation to reject Proposed Material Alteration No. 21.
	Record
	It was agreed to take item number 23 and 24 together. See record on item number 23.

Mr. Maher advised that Section 4 of the Meeting Report lists four Non-Material Changes for noting.

On the proposal by Cllr. Pender and seconded by Cllr. Killeen the Members agreed to the Non-Material Changes for noting in Section 4.

Section 4 Non-Material Changes for Noting

Non-Material Change No. 1

Revise Proposed Amendment No. 2 regarding the aim of Chapter 2, as follows:

Aim: To provide for the delivery of an additional ~~9,144~~ 16,970 housing units to accommodate an additional ~~25,146~~ 46,498 – 50,400* 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.

**Calculated using household sizes of 2.75 people (national average) and 2.97 people (county average)*

Non-Material Change No. 2

Amend text in Section 5.1 of the Settlement and Site Capacity Audit, as follows:

In addition, ~~both pluvial and groundwater~~ potential flood risks to individual sites were considered under the surface water drainage assessment criteria, through a review of CFRAM and ~~PFRA flood maps~~ *national indicative fluvial (NIFM), coastal (NCFHM) and groundwater flood mapping (2016 – 2019 GWFlood Project by Geological Survey Ireland).*

Non-Material Change No. 3

Amend the text in Section 2 (page 2) of the Appropriate Assessment Screening Addendum Report of the Proposed Material Alterations:

The Proposed Material Alterations (PMAs) to the Proposed Variation No.3 provides new objectives, text amendments and text removal *to Volumes 1 and 2 of the CDP*, in addition to amendments to maps contained within *Volume 2*~~*the proposed Variation No. 3 (Newbridge Settlement Plan)*~~.

Non-Material Change No. 4

Amend the text in Section 2 (page 2) of the Strategic Environmental Assessment Screening Addendum Report of the Proposed Material Alterations:

The Proposed Material Alterations (PMAs) to the Proposed Variation No.3 provides new objectives, text amendments and text removal *to Volumes 1 and 2 of the CDP*, in addition to amendments to maps contained within *Volume 2*~~*the proposed Variation No. 3 (Newbridge Settlement Plan)*~~.

Mr. Maher read the following resolution for the record;

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

At the Special Meeting of Kildare County Council held on 27th April 2026, following consideration of,

- a. The Proposed Material Alterations to 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 6th February 2026),
- b. The Chief Executive's Report on Submissions/Observations received on the Proposed Material Alterations to Proposed Variation No. 3 (dated 27th March 2026), and
- c. The Meeting Report on the Chief Executive's Proposed Material Alterations and Motions received on Proposed Material Alterations to Proposed Variation No. 3 of the Kildare County Development Plan 2023-2029 (as varied) dated 21st April 2026.

It is resolved that Variation No. 3 of the Kildare County Development Plan 2023 – 2029 (as varied) is made.

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).

The Cathaoirleach thanked all in attendance for their contributions towards the smooth running of the meeting.

The meeting concluded.