



**Minutes of Special Meeting of Kildare Newbridge Municipal District  
Held on Thursday 26th October 2023 at 10.00am  
In the MERITS Building, Naas, Co. Kildare**

**Members Present:** Cllr. Heavey (Cathaoirleach), Cllr. A. Connolly, Cllr. N. Connolly, Cllr. Curran, Cllr. Duffy, Cllr. Doyle, Cllr. Pender, Cllr. T. O'Dwyer,

**Apologies/Absent:** Cllr. McLoughlin Healy, Cllr. P. O' Dwyer, Cllr. Power

**Officials Present:** Alan Dunney, Director of Services; Amy Granville, Senior Planner, Gabriel Conlon, Meetings Administrator; Jane O'Reilly, Senior Executive Planner; Mary McCarthy, Administrative Officer; Anne Louw, Senior Staff Officer; Nollaig Curran, Executive Planner,

Cllr. Heavey (Cathaoirleach) welcomed the Members and Officials to the meeting and advised the Members that there were two items on the agenda to consider, item 1. Declaration of pecuniary or beneficial interests under Section 177 of the Local Government Act 2001, as amended and item 2. To consider the Draft Kildare Town Local Area Plan 2023-2029, Chief Executive's Report on Proposed Material Alterations and Members Motions the Proposed Material Alterations, Chief Executive's Report on Submissions and Observations, dated 21st September 2021.

The Cathaoirleach advised that the meeting that the Members had met with the officials in advance of the meeting. Three members were unable to attend in person and the Members discussed whether to proceed with the Meeting or defer the meeting to the following Tuesday. Owing to the tight statutory timeframe available to the Members, the Members had agreed to proceed with the meeting.

**1. Fógra um leasanna airgeadais nó leasanna tairbhúla faoin alt 177 den Acht Rialtais Áitiúil 2001, arna leasú.  
Declaration of pecuniary or beneficial interests under Section 177 of the Local Government Act 2001, as amended.**

Mr. Conlon read the following statement for the record,

"I would like to bring the members' attention to Part 15 of the Local Government Act 2001, as amended. Please be advised that members where, at a meeting of a planning authority or of any committee of a planning authority, a resolution, motion, question or other matter is proposed or otherwise arises either pursuant to, or as regards the performance by the authority of a function under this Act or in relation to the acquisition or disposal by the authority of land under or for the purposes of this Act or any other enactment, a member of the authority or committee present at the meeting shall, if he or she has a pecuniary or other beneficial interest in, or which is material to, the matter—



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

The Cathaoirleach asked whether any of the Members had any declarations to make and there were no declarations from the Members.

**2. To consider the Draft Kildare Town Local Area Plan 2023-2029, Chief Executive’s Report on Proposed Material Alterations and Members Motions (as included in the Meetings report to be issued separately).**

The Cathaoirleach handed the meeting over to the Mr. Conlon who advised the members that, in considering the Proposed Material Alterations to the Draft LAP and in making the Kildare Town Local Area Plan, Members were are obliged to In act in the interests of the common good and the proper planning and sustainable development of the area, must, in accordance with the ‘Code of Conduct for Councillors’ (July 2019) prepared under the provisions of the Local Government Act 2001, carry out their duties in a transparent manner, must follow due process and must make their decisions based on relevant considerations.

In accordance with Section 20(3)(r) of the Planning and Development Act 2000 (as amended), the members are advised as follows:

When performing their functions under this subsection, the members of the planning authority shall be restricted to considering the proper planning and sustainable development of the area, the statutory obligations of any local authority in the area and any relevant policies or objectives for the time being of the Government or of any Minister of the Government.

As per Section 20(5) of the Act, the ‘statutory obligations’ includes, in relation to a local authority, the obligation to ensure that the local area plan is consistent with:

- The objectives of the development plan,
- Regional Spatial Economic Strategy 2019 - 2031; and
- Specific Planning Policy Requirements specified in guidelines issued by the Minister under Section 28 of the Act.

Mr. Conlon advised the Members that he proposed going through the green listed items first and suggested that Members should indicate the item number that they wished to discuss. Where an item is marked for further discussion a proposer and seconder will be required. Where there are Amber or Red Items listed for discussion, a proposer and seconder will be required.



Where the members decide to not accept the Chief Executives recommendation, planning reasons for such decisions will be required before the resolution can be considered. At the end of the meeting the resolution adopting the plan will need to be proposed and seconded and agreed by at least six Members of the Municipal District.

Ms. O'Reilly addressed the meeting and acknowledged the positive changes to the Draft Plan as a result of the Members motions and submissions from the public during the public consultation periods. Ms. O' Reilly reminded the Members of the positive aspects of the additions to the plan, such as;

- new objectives to support the delivery of social infrastructures, including a skatepark, community garden allotments, a community centre and community meeting rooms,
- new objectives to enhance the Town Centre, including: To support the development of a Marketing and Activation Strategy, and to support the completion of a public Realm Strategy to include a bespoke materials palette.
- new objectives to support the importance of Tourism to Kildare Town, including facilitating a range of tourism accommodation types, a Pilot Project to reactivate vacant properties in the town centre for overnight accommodation, and an objective to promote eco-tourism in Kildare Town Centre.
- a new 'Self-Build' objective for low-density residential development on a specific site and the
- removal of the proposed link road through Cunnaberry Hill as a result of public consultation.

Ms. Granville commended the Members and noted that there were 108 green listed items from a total of 129 items. Ms. Granville advised the Members that where they referred to a recommendation from the Officer of the Planning regulator, that it related to "clear breaches of legislative provisions" and that the OPR had made recommendations in relation to 7 proposed material alterations and these are all listed as red in the meetings report.

Ms. Granville advised the Members that they would need to consider the impact of accepting Material Alterations that the OPR have recommended not to be included in the Plan, particularly the cumulative impacts of these alterations, and the potential for a Ministerial Direction. A Ministerial Direction is when the Minister instructs changes to be made to the plan and requires a further public consultation and does not involve the Members.

Ms. Granville reminded the Members that they would have to state their planning reasons for not accepting the OPR recommendations and sign them before the meeting ended.



Mr. Conlon advised that he would list the green listed item by Chapter. The Cathaoirleach advised that Cllr. Doyle had submitted a list of items for discussion.

Cllr. N. Connolly proposed and Cllr. Duffy seconded accepting the green listed with the exception as the items listed for discussion.

### Chapter 1. Introduction

Mr. Conlon advised that there was one green listed item in Chapter 1, item number 1, there were no red listed items and no amber listed items.

Item No. 1	Proposed Material Alteration No. 1	Record
	<p>Chapter 1 Introduction and Context, amend Section 1.2 to incorporate reference to Appendix D - Kildare Town Centre Land Use Survey and Vacancy Survey as follows:</p> <p>A local area plan shall be consistent with the objectives of the county development plan, its core strategy, and any regional spatial and economic strategy that apply to the area of the plan. This Plan comprises a written statement and is accompanied by a suite of maps (Appendix A), an estimate of the land requirements for employment purposes (Appendix B), and a Statement of Character for the defined Architectural Conservation Area (Appendix C) <i>and maps illustrating land uses and vacancy levels at both ground floor and first floor levels in Kildare Town Centre (Appendix D)</i>. The written statement shall take precedence over the maps should any discrepancy arise between them.</p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 1.</p>



Incorporate the Kildare Town Centre land use survey and vacancy survey maps below as:

*Appendix D - Kildare Town Centre Land Use Survey and Vacancy Survey.*

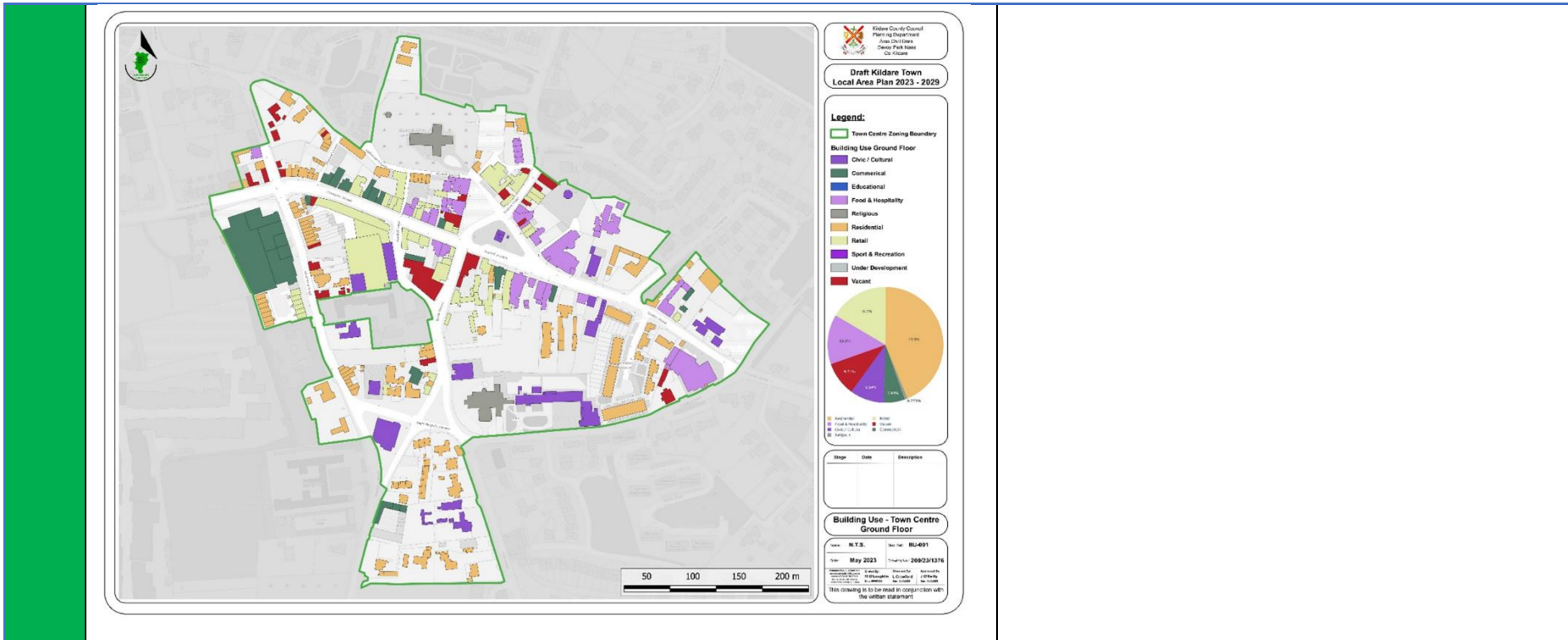
(Comprising of the 4 following maps).

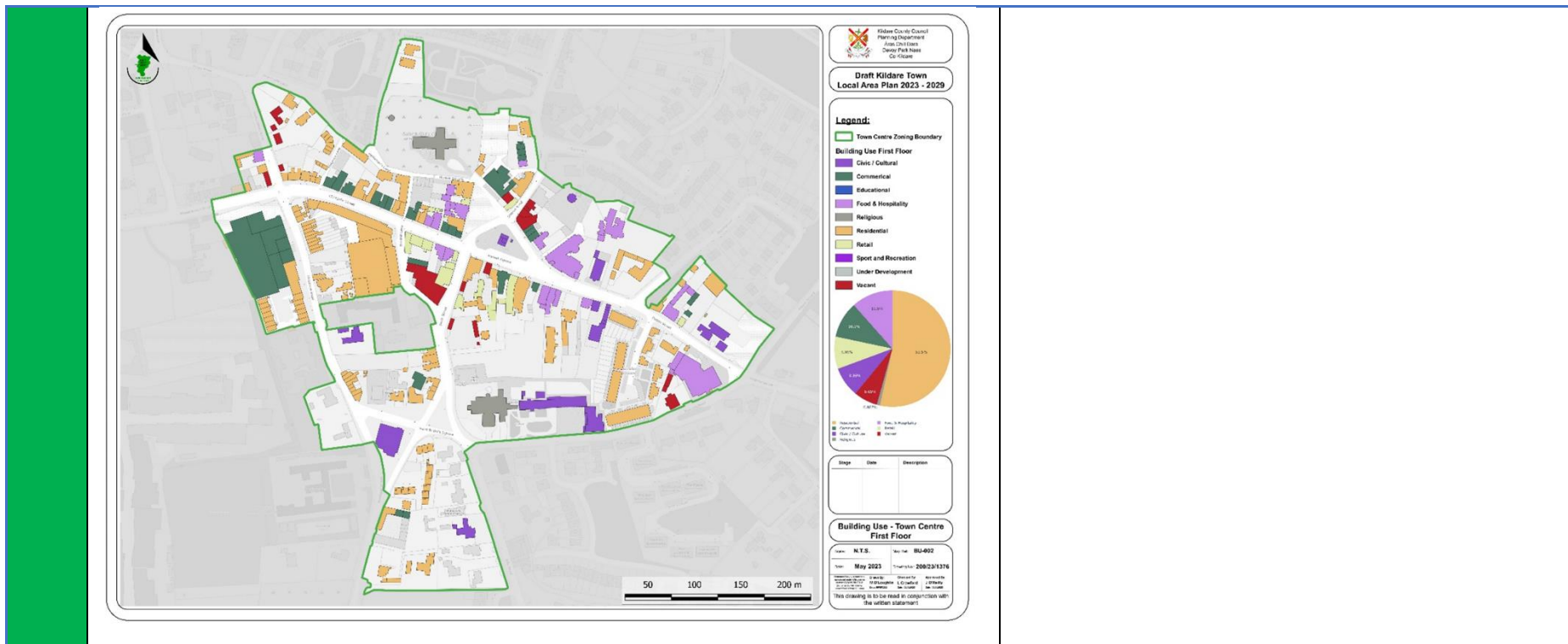
Appendix D Map BU-001 Building Use - Town Centre Ground Floor

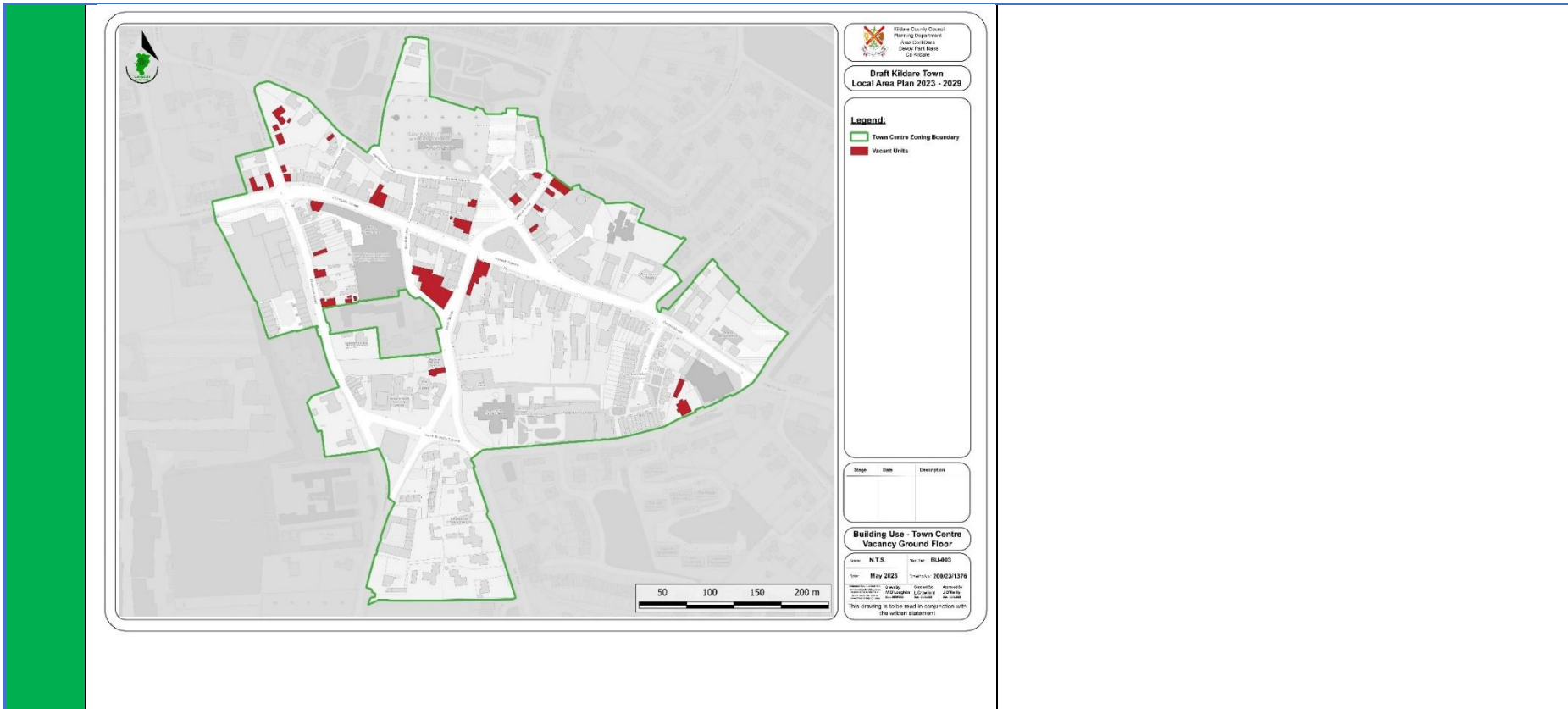
Appendix D Map BU-002 Building Use - Town Centre First Floor

Appendix D Map BU-003 Building Use - Town Centre Vacancy Ground Floor

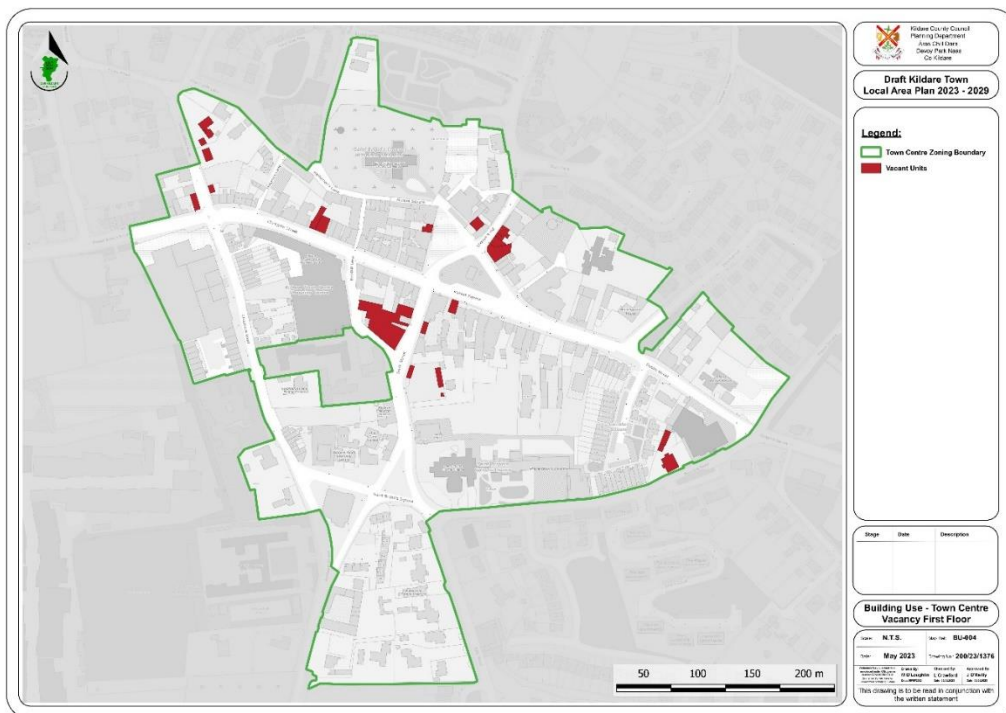
Appendix D Map BU-004 Building Use - Town Centre Vacancy First Floor











**Chief Executive’s Recommendation**

Having regard to the submissions received, it is recommended that PMA No. 1 should be adopted by the Elected Members with a minor modification relating to site (Eircode R51TV08) on Map BU-001, BU-002, and BU-004 to reflect Food and Hospitality on the ground and first floor with Retail to the front.



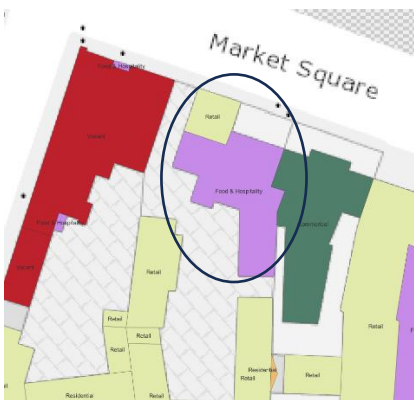
**As per PMA**



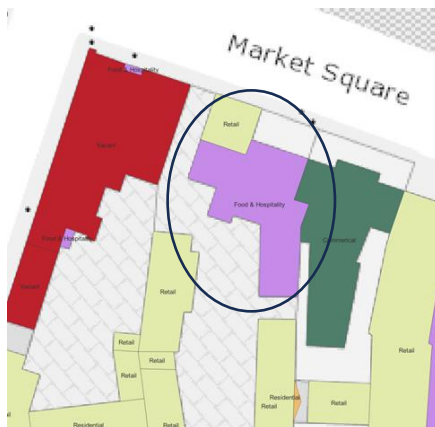
**As per PMA**



**Minor Modification**



**Minor Modification**





## Chapter 2 Spatial Planning Context and Vision for Kildare Town

Mr. Conlon advised that there were five green listed items in Chapter 2, item numbers 2,3,4,5 and 6. There were no red listed items and no amber listed items.

Item No. 2	Proposed Material Alteration No. 2	Record
	<p>Chapter 2 Spatial Planning Context and Vision for Kildare Town, amend the third paragraph under Section 2.1.1. Integrating Climate Considerations into the Kildare Town Local Area Plan, as follows:</p> <p>The Climate Action Plan <del>2024</del>2023 (CAP 2023) is the first to be prepared under the Climate Action and Low Carbon Development (Amendment) Act 2021 and sets out how Ireland can accelerate the actions that are required to respond to the climate crisis. The sectoral emissions ceilings (SECs) agreed in July 2022 put in place targets for each sector to achieve, as part of the CAP 2023 progress reports will be published each quarter. The six high impact sectors are powering renewable, building better, transforming how we travel, making family farms more sustainable, greening business and enterprise and changing our land use. <del>which followed on from the 2021 Act sets a roadmap for sectoral actions for decarbonisation. These actions and policy frameworks set out how Ireland will achieve its international and European commitments relating to reductions in greenhouse gas emissions. Every sector must adapt rapidly, and some sectors will be more impacted than others.</del></p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 2.</p>
Item No. 3	Proposed Material Alteration No. 3	Record



	<p>Chapter 2 Spatial Planning Context and Vision for Kildare Town, insert a translation of the Vision Statement as <i>Gaeilge</i> after the English version in Section 2.2, as follows:</p> <p><i>Forbairt shóisialta, eacnamaíoch agus fhisiciúil Bhaile Chill Dara mar bhaile fáis féin-chothabhálach a chur chun cinn ar bhonn dlúth, tréscailteach agus leanúnach; tabhairt faoi easnaimh in infreastruchtúr sóisialta ionas go mbeadh pobail faoi bhláth; cinntiú go bhforbraítear i lár an bhaile ionad ionchuimsitheach, bríomhar, tarraingteach agus nasctha; leas a bhaint as láidreachtaí reatha na n-acmhainní eachaí, eaglasta agus miondíola sa bhaile; agus timpeallacht ard-chaighdeáin, ar bheagán carbóin, le rochtain do chách, a chruthú do chónaitheoirí agus cuairteoirí araon.</i></p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 3.</p>
<p><b>Item No. 4</b></p>	<p><b>Proposed Material Alteration No. 4</b></p>	<p><b>Record</b></p>
	<p>Chapter 2 Spatial Planning Context and Vision for Kildare Town, update Figure 2-2 Strategic Principles to Achieve the Vision, as follows:</p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 4.</p>



<p><b>Item No. 5</b></p>	<p><b>Proposed Material Alteration No. 5</b></p>	<p><b>Record</b></p>
	<p>Chapter 2 Spatial Planning Context and Vision for Kildare Town, amend Section 2.2.1 Achieving the Vision (under Strategic Development Principle ‘<i>Enhancing Kildare Town as a Tourist Destination</i>’) as follows:</p> <p><b>Enhancing Kildare Town as a Tourist Destination <i>and</i> Employment Hub</b></p> <p>This Plan places particular emphasis on the development of the town as a key tourist destination within the county by capitalising on its intrinsic built heritage and history. Tourism and the expansion of the existing tourist offer is seen as a key element of the town’s economic development strategy.</p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 5.</p>



This Plan acknowledges the unique assets that Kildare Town and its surrounding hinterland have which distinguishes it as an international tourism destination, particularly in relation to its significant heritage and cultural features including the St Brigid's Cathedral, the Irish National Stud, Japanese Gardens, Curragh Racecourse. Furthermore, the Kildare Tourist Outlet Village attracts national and international customers throughout the year. *The Plan therefore supports the development of new tourist offerings based around Kildare's historic, cultural, ecclesiastical, equine and retail assets.* The town *therefore* has a clear opportunity to further capitalise on its role as a national tourism destination and as an attractive centre for business, whilst preserving and enhancing its unique historic identity, heritage and environment, in line with achieving National Strategic Outcome No. 5 (Strong Economy) and 7 (Enhanced Amenity and Heritage) of the NPF.

*Additionally, the Plan supports Kildare Town becoming an employment hub through increasing local employment opportunities not just in the important tourism and hospitality sector but also in other key areas such as bloodstock, enterprise and manufacturing. The Economic Development Strategy set out in the Plan seeks for Kildare to successfully fulfil its role as a 'Self-Sustaining Growth Town' through a range of measures including the targeting of an increased jobs ratio for the town and providing an adequate quantum of appropriately located zoned employment lands. Such an approach is also in keeping with the principles of compact growth and the 10-minute settlement by providing greater opportunities for people to both live and work in Kildare Town in order to enhance peoples' quality of life and to contribute to low carbon development.*



Item No. 6	Proposed Material Alteration No. 6	Record
	<p>Chapter 2 Spatial Planning Context and Vision for Kildare Town, insert the following new text in Section 2.2.1 Achieving the Vision (under Strategic Development Principle ‘<i>Ensuring a Vibrant Town Centre</i>’ after the second last line of the first paragraph) as follows:</p> <p><i>In keeping with Town Centre First approach, this Plan supports increased opportunities for town centre living including ‘living above the shop’ initiatives and through high-quality residential developments on brownfield and backland sites.</i></p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 6.</p>

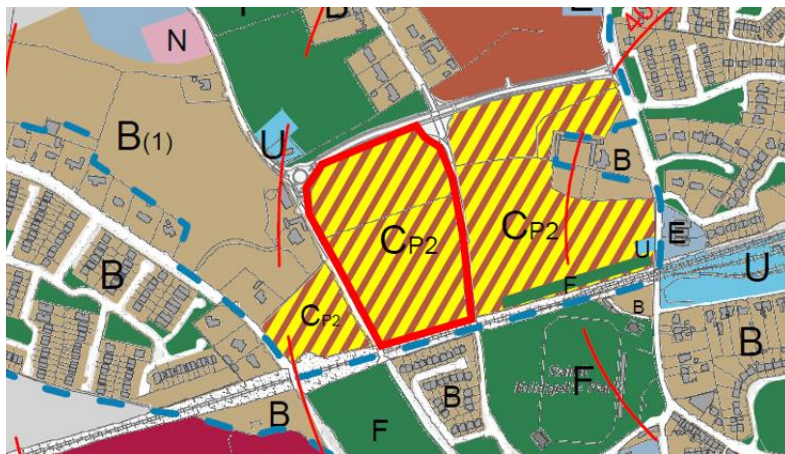
### Chapter 3 Compliance with the Kildare County Core Strategy

Mr. Conlon advised that there were three green listed items in Chapter 3, item numbers 7,11 and 12, three red list items, item numbers 8,9 and 10. There were no amber listed items. Cllr. Doyle sought to discuss item 11.

Item No. 7	Proposed Material Alteration No. 7	Record
	<p>Map 11.1 Land Use Zoning, amend zoning objective of land outlined in red below (approx. 4.53ha) from ‘C: New Residential Phase 2’ to ‘C: New Residential’.</p> <p><b>(Note: The adoption of this PMA will result in a consequential amendment to include information relating to the site under Section</b></p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 7.</p>



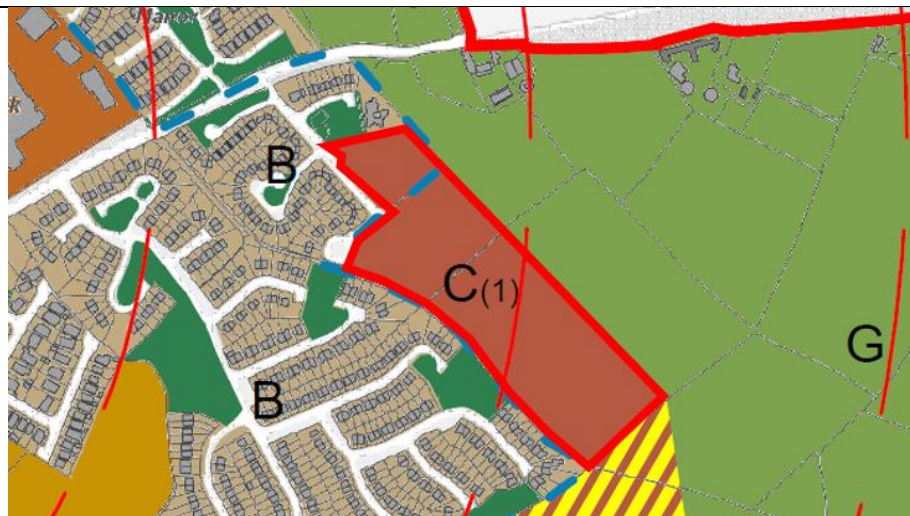
**11.2. Table 1-2 Implementation and Delivery Schedule Residential Lands).**



**And**

Amend Map 11.1 Land Use Zoning to amend the zoning of the site outlined in red below (approx. 4.87ha) from 'C: New Residential' to 'C: New Residential Phase 2'.





And

Amend Table 3-7 Residential Development Capacity Audit as follows:

**Table 3-7 Residential Development Capacity Audit**

Site Ref.	Location	Site Area (Ha.)	Site in Built-up area	Residential Yield	Net Density
N/A	Infill Sites within CSO boundary	-	Yes	32 <sup>1</sup>	35-50

<sup>1</sup> Allocation of 5% of the allocated units for Kildare Town for various sites within the Town Centre and Existing Residential / Infill lands land use zonings for potential yield from infill development.

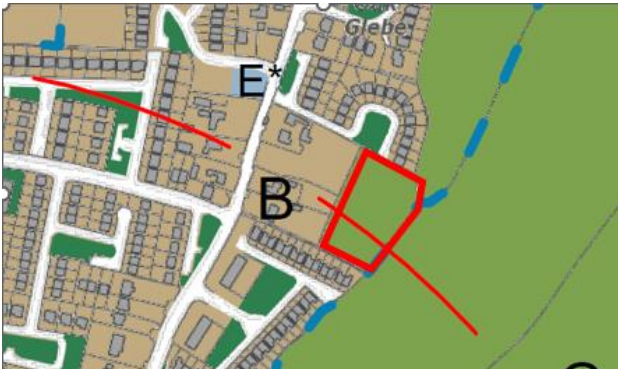


	T	Former Magee Barracks	11.35	Yes	375 <sup>2</sup>	39*	
	C (1)	Collaghknock	4.87	Partially within	85	80-85 <sup>3</sup>	
	C (1)	West of Old Road	4.53	No	158***	35-50	
	C (2)	Greyabbey View	8.5	No	207	23*	
	B (1)	Walker's Gate	10.3	No	56	31*	
	C (3)	Oak Church	7.8	No	260	35*	
	C (4)	Rathbride Road	3.7	No	87	28**	
	<b>Total Area</b>		<b>47.88 ha</b> <b>46.18</b>	<b>Total Units</b>	<b>1,102</b> <b>1,175</b>		
<b>Item No. 11</b>	<b>Proposed Material Alteration No. 8 (c)</b>					<b>Record</b>	
	Amend Map 11.1 Land Use Zoning, by introducing three sites as New Residential C* and amend Table 3-7 to reflect the introduction of these sites.  <b>NOTE: See Proposed Material Alteration No. 31 also</b>					On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 8 (c)	

<sup>2</sup> The residential yield of 375 units relates to the permitted development under Phase 1 only.

<sup>3</sup> Public Private Partnership to be subject of a Part 8 application.



	<p><b>PMA No. 8 (c)</b> Change the site outlined in red (0.67 ha) from G: 'National Stud and Green Belt' to C(c)*: New Residential.</p> 	
<p><b>Item No. 12</b></p>	<p><b>Motion: Cllr. Doyle</b></p>	<p><b>Record</b></p>
	<p>MA 8 (c) To include these lands for residential zoning with a specific objective to deliver appropriate housing for trading up opportunities/ executive homes in the interest of delivering mixed housing typologies to the market.</p>	<p><u>Chief Executive's Opinion</u> Given the location of the subject lands immediately adjacent to the Built-Up Area proximate to the train station and that no submission was received from the OPR in relation to the proposed zoning to support the provision of appropriately designed 'self-build' at a low residential density, it is considered reasonable to support the zoning of the site as per PMA 8 (c) and PMA 31 which</p>



	<p>includes a site specific objective for 'self-build' houses at a low residential density.</p> <p><u>Chief Executive's Recommendation</u> It is recommended that Proposed Material Alteration No. 8(c) <u>should be</u> adopted by the Elected Members given its location immediately adjacent to the built-up area of the town.</p>	
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### Chapter 4 Consolidation of the Town Centre

Mr. Conlon advised that there were seven green listed items in Chapter 4, item numbers 13,14,15,16,17, 18 and 19. There were no red listed items and there were no amber listed items.

Item No.	Proposed Material Alteration No. 9	Record
13	<p>Chapter 4 Consolidation of the Town Centre, amend chapter title, as follows:</p> <p style="text-align: center;"><b>4. Consolidation <i>and Renewal</i> of the Town Centre</b></p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 9</p>
Item No.	Proposed Material Alteration No. 10	Record
14		



	<p>Chapter 4 Consolidation of the Town Centre, amend Section 4.1.2. Town Centre Land Use and Vacancy, as follows:</p> <p>Many vacant units around Market Square have subsequently been occupied over recent years. A subsequent land use <i>and vacancy</i> survey <del>is being</del> carried out <i>in the town centre</i> in Q2 2023 <i>indicated a vacancy rate of 9.54%</i>. As per Chapter 14 of the County Development Plan 2023-2029, the target for town centre retail vacancy under normal trading conditions is 5%. <i>Appendix D of this Plan contains maps illustrating land uses and vacancy levels at both ground floor and first floor levels in Kildare Town Centre.</i></p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 10.</p>
<p><b>Item No. 15</b></p>	<p><b>Proposed Material Alteration No. 11</b></p>	<p><b>Record</b></p>
	<p>Chapter 4 Consolidation of the Town Centre, Town Centre Objectives, amend objective TCO 1.3, as follows:</p> <p><b>TCO 1.3</b> Protect the vibrancy, ambience, quality and vitality of the town centre by:</p> <ul style="list-style-type: none"> <li>(i) Promoting an appropriate mix of day and night-time uses.</li> <li>(ii) Preventing an excessive concentration of <del>less non</del> desirable uses <del>unless carefully managed through an appropriate sympathetic design approach</del> <i>including takeaways, off-licences, bookmakers, phone repair shops and vape shops (where planning permission is required).</i></li> </ul>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 11.</p>



	<p>(iii) Facilitating development that will attract and retain commercial and retail activities in the town centre.</p> <p>(iv) Encouraging the re-use of vacant units for alternative functions and uses such as live-work units, residential units, remote working hubs, enterprise incubation, tourist spin-off enterprises, tourist accommodation, niche retail including food or craft enterprises and cultural offerings such as theatre or museum.</p>	
<b>Item No. 16</b>	<b>Proposed Material Alteration No. 12</b>	<b>Record</b>
	<p>Chapter 4 Consolidation of the Town Centre, include an additional objective after objective TCO 1.6, as follows:</p> <p><b>TCO 1.7:</b> <i>To support the establishment of a multidisciplinary stakeholder team to develop a marketing and activation strategy for the town to re-establish the primacy of the town centre and to support the delivery of projects set out in the Kildare Town Renewal Masterplan.</i></p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 12.</p>
<b>Item No. 17</b>	<b>Proposed Material Alteration No. 13</b>	<b>Record</b>
	<p>Chapter 4 Consolidation of the Town Centre, amend Section 4.3.3, as follows:</p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members</p>



	<p>'The feasibility of providing a bike hire scheme (Objective MTO 1.7 refers) to connect the <i>Kildare Town &amp; Train Station</i>, Market Square, Cherry Avenue <i>Park (when completed)</i>, <i>Kildare Tourist Outlet Village and the Irish National Stud and Japanese Gardens.</i> and <i>Connections</i> to other historic sites will also be examined as part of the project.</p>	<p>agreed to accept proposed material alteration number 13.</p>
<b>Item No. 18</b>	<b>Proposed Material Alteration No. 14</b>	<b>Record</b>
	<p>Chapter 4 Consolidation of the Town Centre, include an additional objective after TCO 2.4, as follows:</p> <p><b>TCO 2.5</b> <i>Support and facilitate an extension to the Heritage Centre (Market House) as appropriate, to facilitate the development of additional office, retail, hospitality and performance space and the relocation of the existing ESB substation. Any future extension to the Heritage Centre would be subject to normal planning and design requirements.</i></p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 14.</p>
<b>Item No. 19</b>	<b>Proposed Material Alteration No. 15</b>	<b>Record</b>
	<p>Chapter 4 Consolidation of the Town Centre, insert new objective, as follows:</p> <p><b>TCO 2.6</b> <i>Support the completion of a public realm strategy for Kildare Town, as part of the implementation of the Town Renewal Masterplan. Such a strategy</i></p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 15.</p>



	<p><i>shall incorporate a bespoke materials palette, including for pavement, signage and street furniture which will complement and enhance the natural and built environment of Kildare Town.</i></p>	
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## Chapter 5 Economic Development

Mr. Conlon advised that there were thirteen green listed items in Chapter 5, item numbers 20,21,22,23,24,25,26,27,28,29,30,31 and 32. There were no red listed items and no amber listed items. Cllr. Doyle sought to discuss item number 32.

Item No.	Proposed Material Alteration No. 16	Record
20	<p>Chapter 5 Economic Development, Section 5.4 and insert additional bullet point (after point 6) within the Economic Development Strategy as follows:</p> <ul style="list-style-type: none"> <li>• <i>Promoting and building on the St Brigid brand as a unique selling point for Kildare Town at international / national level.</i></li> </ul>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 16.</p>
Item No.	Proposed Material Alteration No. 17	Record
21	<p>Chapter 5 Economic Development, insert additional text in the third paragraph of Section 5.5.1, as follows:</p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed</p>





	<p><del>A central landscaped courtyard can be incorporated either a ground floor or first floor level depending on the uses envisaged.</del>  <i>Any application for the lands which includes the old Chilling Factory site itself shall be accompanied by an Architectural Heritage Impact Assessment (AHIA).</i></p>	to accept proposed material alteration number 17.
<b>Item No. 22</b>	<b>Proposed Material Alteration No. 18</b>	<b>Record</b>
	<p>Chapter 5 Economic Development, Section 5.5.4 National Equine Innovation Centre at the Irish National Stud insert additional text (red), as follows:</p> <p>The Kildare 2025 and, in turn, the County Development Plan places particular emphasis on the equine sector as a key focus area for growth across the county. Kildare Town features strongly with regard County Kildare’s reputation with the equine industry with both the Irish National Stud, the Racing Academy and Centre of Education (RACE), its proximity to the Curragh Racecourse and its central location within the ‘Thoroughbred County’. The National Equine Innovation Centre is a Research and Development Hub in the grounds of the Irish National Stud. The hub has been established <i>by Kildare County Council’s Local Enterprise Office</i> to promote innovation in the equine sector, by supporting entrepreneurial businesses in the field and fast-tracking the commercialisation of equine research of national and international significance.</p>	On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 18.
<b>Item No. 23</b>	<b>Proposed Material Alteration No. 19</b>	<b>Record</b>



	<p>Chapter 5 Economic Development, amend Objective EDO1.3 under the Economic Development Objectives, as follows:</p> <p><b>EDO 1.3</b> Support the <i>expansion of the</i> National Equine Innovation Centre <i>as industry needs arise</i> and proposals for future hubs, <i>incubation units</i> and co-working spaces in the town centre, particularly where they reuse dormant buildings/sites to stimulate urban renewal and decarbonisation, and where possible integrated with other key community facilities / services in order to share resources. Future development of Hubs shall be in accordance with the Locations Assessment Model as detailed in the Kildare 2025 Economic Strategy and consultation with the Kildare Local Enterprise Office shall be carried out.</p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 19.</p>
<p><b>Item No. 24</b></p>	<p><b>Proposed Material Alteration No. 20</b></p>	<p><b>Record</b></p>
	<p>Chapter 5: Economic Development, amend Objectives EDO 1.5 and EDO 1.6 as follows:</p> <p><b>EDO 1.5</b> Promote Enterprise and Employment development north and south of the R445 Monasterevin Road focusing on light industry, offices, research and development, within a high-quality business park development supported by the connectivity links detailed on Maps 7.12, 7.2 and 7.5. The development of the lands <i>requires a detailed design statement which also provides for a clearly defined</i></p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 20.</p>



	<p><i>access arrangement and a sustainable transport network which provides accessibility and permeability by active travel and public transport to be developed in consultation with the National Transport Authority and the Traffic Infrastructure Ireland (where appropriate). Any development proposal shall have regard to the Spatial Planning and National Road Guidelines (or any subsequent Guidelines) and also be subject to a Traffic and Transport Assessment to ensure there are no negative impact on the local and national road network.</i></p> <p><b>EDO 1.6</b> Facilitate the development of Industry and Warehousing on the lands south of the motorway at Grey Abbey Road for manufacturing, warehousing, distribution, logistics and other uses associated with the transport industry. <i>Any development proposal shall have regard to the Spatial Planning and National Road Guidelines (or any subsequent Guidelines) and also be subject to a Traffic and Transport Assessment to ensure there are no negative impact on the local and national road network. subject to the protection of the carrying capacity of the national road network and a Traffic and Transport Assessment.</i></p>	
<p><b>Item No. 25</b></p>	<p><b>Proposed Material Alteration No. 21</b></p>	<p><b>Record</b></p>



	<p>Chapter 5 Economic Development, amend Objective EDO 1.10 as follows:</p> <p><b>EDO 1.10</b> Support the examination of the feasibility of Cherryville Junction and Kildare Town to become a transport hub and distribution centre, by maximising its strategic location at the intersection of key national road and rail networks, <i>in collaboration with key relevant stakeholders such as Transport Infrastructure Ireland, Irish Rail and the National Transport Authority and subject to ensuring the protection of the carrying capacity of the national road network and the associated junctions and local transport networks.</i></p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 21.</p>
<p><b>Item No. 26</b></p>	<p><b>Proposed Material Alteration No. 22</b></p>	<p><b>Record</b></p>
	<p>Chapter 5, Economic Development, amend Objective EDO 2.1 as follows:</p> <p><b>EDO 2.1</b> Encourage the development of new or the upgrading / extension of tourism activities/facilities including supporting infrastructure (<i>such as cycle/bus/car parking and public toilets</i>), in particular those related to religious tourism, equine tourism, retail tourism, food tourism and military tourism within Kildare Town, that respect, respond and enhance their physical location, environmental quality and community setting.</p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 22.</p>



Item No. 27	Proposed Material Alteration No. 23	Record
	<p>Chapter 5 Tourism Objectives amend Objective EDO 2.2, as follows:</p> <p><b>EDO 2.2</b> Facilitate the provision of <i>standardised bespoke bilingual (Irish and English)</i> signage and interpretation for tourism facilities and tourist attractions throughout the town, ensuring signage is located to facilitate cross-sector promotion between tourist sites.</p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 23.</p>
Item No. 28	Proposed Material Alteration No. 24	Record
	<p>Chapter 5 Economic Development, insert an additional Tourism Objective as follows:</p> <p><b>EDO 2.7</b> <i>Facilitate the provision of a range of additional tourist accommodation types in Kildare Town Centre, and support the implementation of a Pilot Project, led by local businesses through a co-operative of landowners, to reactivate vacant properties in the town centre for the use of over-night tourist accommodation supported by the Local Enterprise Office.</i></p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 24</p>
Item No. 29	Proposed Material Alteration No. 25	Record



	Chapter 5 Economic Development, insert an additional Tourism Objective as follows:  <b>EDO 2.8</b> <i>Support and promote eco-tourism facilities to foster greater appreciation for the natural environment of Kildare Town.</i>	On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 25.
<b>Item No. 30</b>	<b>Proposed Material Alteration No. 26</b>	<b>Record</b>
	Chapter 5 Economic Development, Retailing Objectives insert additional text under Objective EDO 3.3, as follows:  <b>EDO 3.3</b> Support and facilitate the development of retail, retail services, <i>independent retailers</i> and niche retailing in the town centre area, through the development of infill sites and the redevelopment/renewal of under-utilised sites and buildings, at an appropriate scale, with universal access and design.	On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 26.
<b>Item No. 31</b>	<b>Proposed Material Alteration No. 27</b>	<b>Record</b>
	Chapter 5, Economic Development, amend objective EDO 3.6 as follows:  <b>EDO 3.6</b> <i>Protect and support the continued operation</i> <del>Ensure the development</del> of the Kildare Tourist Outlet Village <del>is carried out</del> in accordance with the definition of outlet centres as detailed in the Retail Planning	On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 27.



	<p>Guidelines (2012) (or any subsequent guidelines). <del>to ensure that the products sold are not in competition with those on sale typically in town centre locations.</del></p>	
<p><b>Item No. 32</b></p>	<p><b>Proposed Material Alteration No. 28</b></p>	<p><b>Record</b></p>
	<p>Chapter 5: Economic Development, insert additional Retailing Objective as follows:</p> <p><b>EDO 3.8</b> <i>To restrict the development of standalone coffee / fast food kiosks having regard to impacts on the amenity and character of the area, traffic, clustering of similar uses and impact on the primacy of the town centre.</i></p> <p><b>Chief Executive's Recommendation</b> In response to the submissions received it is recommended that Proposed Material Alteration No. 28 <u>should be</u> adopted by the Elected Members with the following minor modification:</p> <p>Chapter 5: Economic Development, insert additional Retailing Objective, with a minor alteration as follows:</p> <p><b>EDO 3.8</b> <i>To <del>restrict</del> consider the development of standalone coffee / fast food kiosks having regard to impacts on the amenity and character of the area, traffic, clustering of similar uses and impact on the primacy of the town centre.</i></p>	<p>Cllr. Doyle spoke to this item and suggested that the wording revert to that in the PMA, i.e. replace 'consider' with 'restrict'. The Members agreed with Cllr. Doyle.</p>



## Chapter 6 Homes and Communities

Mr. Conlon advised that there were eleven green listed items in Chapter 6, item numbers 33,34,35,36,37,38,39,40,41,42 and 43. There were no red listed items and no amber listed items.

Item No. 33	Proposed Material Alteration No. 29	Record
	<p>Chapter 6 Homes and Communities, amend the first sentence of Section 6.4.2 as follows:</p> <p>The population of Ireland is ageing. According to Census <del>2016</del> <del>2022</del> there are more than <del>637,000</del> <del>776,315</del> people aged 65 years or older in the country, an increase of more than <del>19%</del> <del>21.7%</del> over the last <del>five</del> <del>six</del> years, and now representing <del>13.4%</del> <del>15.1%</del> of the population.</p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 29.</p>
Item No. 34	Proposed Material Alteration No. 30	Record
	<p>Chapter 6 Homes and Communities, amend Objective HCO 2.5 as follows:</p> <p><b>HCO 2.5</b> Support the provision of specific purpose-built housing for older people to facilitate '<del>downsizing</del> <del>right sizing</del>' and assisted living accommodation, particularly on the Former Magee Barracks site.</p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 30</p>





Item No. 35	Proposed Material Alteration No. 31	Record
	<p>Chapter 6 Homes and Communities, Residential Objectives, insert new Objective as follows:</p> <p><b>HCO 2.6</b> <i>Support the provision of appropriately designed ‘self-build’ houses on the sites zoned as New Residential* (C*) at a low residential density. A detailed design framework for each site will be required to set out overall layout, siting, access, landscaping, boundary treatments and connection to public services.</i></p> <p><b>AND</b></p> <p>Chapter 11 Implementation insert Specific Objective under Table 11-4 Land Use Zoning Objectives, C ‘New Residential’ as follows:</p> <p><b>Specific Objective:</b> <i>Site C(a)*, C(b)* and C(c)*: These lands have been designated for the provision of ‘self-build’ houses at a low residential density in accordance with Table 3-7 Residential Development Capacity Audit and Objective HCO 2.6.</i></p> <p><b>Chief Executive’s Recommendation</b> It is recommended that Proposed Material Alteration No. 31 should be adopted by the Elected Members in respect of the site identified as PMA No. 8 (c) only. <b>The wording of the specific objective in Table 11-4 Land Use Zoning Objectives will be affected consequently by decisions made in relation to proposed zoning changes under</b></p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 31.</p>



	<b>Items No. 8, 9, 10, 11 and 12 (PMA No. 8 (a), (b) and (c)) of this Report.</b>	
<b>Item No. 36</b>	<b>Proposed Material Alteration No. 32</b>	<b>Record</b>
	<p>Chapter 6 Homes and Communities, amend the second paragraph of Section 6.5.1.6 as follows:</p> <p>The location of future community services should be provided relative to the location of target user groups and their level of accessibility insofar as practical. <del>Based on benchmarks used in Northern Ireland (Causeway Coast and Glens Borough Council, Strategic Framework for Community Centre Provision, 2016) there is no requirement for additional facilities in the town as the existing number will exceed the benchmark of 0.30 per 1,000 people in 2029 at 0.55 per 1,000 (based on existing facilities excluding the Garda Station.</del> <i>The Plan ensures that lands are appropriately zoned and located for community purposes throughout the plan area to support the provision of social and community services as the need and funding opportunities arise.</i></p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 32.</p>
<b>Item No. 37</b>	<b>Proposed Material Alteration No. 33</b>	<b>Record</b>
	<p>Chapter 6 Homes and Communities, amend Objective HCO 3.1 as follows:</p> <p><b>HCO 3.1</b> Support and facilitate new facilities and improvements / expansion of existing educational,</p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 33.</p>



	<p><i>including third level and further educational opportunities which may arise, early learning, childcare and healthcare facilities, at appropriate locations in Kildare Town, and encourage the co-location of childcare with educational uses.</i></p>	
<b>Item No. 38</b>	<b>Proposed Material Alteration No. 34</b>	<b>Record</b>
	<p>Chapter 6 Homes and Communities, objectives for Community, Sport and Recreational Facilities, amend Objective HCO 4.4</p> <p><b>HCO 4.4</b> Facilitate sports <i>clubs</i> and community groups in the acquisition and/or use of lands for sports and recreation purposes <i>and support the delivery of multi-use sports facilities (including play facilities and swimming pool) on appropriately zoned land within the plan area.</i></p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 34</p>
<b>Item No. 39</b>	<b>Proposed Material Alteration No. 35</b>	<b>Record</b>
	<p>Chapter 6 Homes and Communities, objectives for Community, Sport and Recreational Facilities, amend Objective HCO 4.7 as follows:</p> <p><b>HCO 4.7</b> Improve existing open space areas in housing developments that have been taken in charge by Kildare County Council and to provide additional play facilities, <i>pocket parks and outdoor seating</i>, where feasible and appropriate.</p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 35.</p>



<b>Item No. 40</b>	<b>Proposed Material Alteration No. 36</b>	<b>Record</b>
	<p>Chapter 6 Homes and Communities, objectives for Community, Sport and Recreational Facilities include a new objective as follows:</p> <p><b>HCO 4.10</b> <i>Support and facilitate the provision of a skatepark at an appropriate location within Kildare Town.</i></p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 36.</p>
<b>Item No. 41</b>	<b>Proposed Material Alteration No. 37</b>	<b>Record</b>
	<p>Chapter 6 Homes and Communities, objectives for Community, Sport and Recreational Facilities include a new objective as follows:</p> <p><b>HCO 4.11</b> <i>Promote community-managed gardens/allotments at appropriate locations in Kildare Town.</i></p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 37.</p>
<b>Item No. 42</b>	<b>Proposed Material Alteration No. 38</b>	<b>Record</b>
	<p>Chapter 6 Homes and Communities, objectives for Community, Sport and Recreational Facilities include new objective as follows:</p> <p><b>HCO 4.12</b> <i>Support and facilitate the development of a multipurpose community centre on the Dunmurray Road opposite St Conleth's Graveyard.</i></p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 38.</p>



Item No. 43	Proposed Material Alteration No. 39	Record
	<p>Chapter 6 Homes and Communities, objectives for Community, Sport and Recreational Facilities include new objective as follows:</p> <p><b>HCO 4.13</b> <i>Support the provision of community meeting rooms at appropriate locations throughout Kildare Town.</i></p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 39.</p>

### Chapter 7 Movement and Transportation

Mr. Conlon advised that there were twenty-six green listed items in Chapter 7, item numbers 44,45,46,49,50,51,52, 55,56,57, 58,59, 60,61,62,63,64,65,66,67,68,69,72,73,74, and 75. There were six red listed items, 47,48,53,54, 70 and 71. There were no amber listed items. Cllr. Doyle sought to discuss items 62 and 68.

Item No. 44	Proposed Material Alteration No. 40	Record
	<p>Chapter 7 Movement and Transportation, amend Section 7.2 Kildare Town Transport Strategy, paragraph two, to make reference to the Road Traffic Act 1994.</p> <p>The progression of the measures in the future will be subject to a separate statutory procedure <i>either by Section 38 of the Road Traffic Act 1994, or as a</i> Part 8 process in accordance with the Planning and Development Act 2000 (as amended) (or any subsequent Planning Act) which includes for detailed design and</p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 40.</p>



	appraisal, consultation with the relevant statutory stakeholders and public consultation.	
<b>Item No. 45</b>	<b>Proposed Material Alteration No. 41</b>	<b>Record</b>
	<p>Chapter 7 Movement and Transportation, Section 7.3 Active Travel – Walking and Cycling, amend the fourth sentence to provide up to date information as follows:</p> <p>In relation to cycling, there <del>is</del> <del>are</del> <del>no</del> <i>very limited</i> cycle <i>infrastructure paths</i> in the town such as the recently constructed link road between <i>Southgreen Road and the Dunmurray Road</i>. <i>In many instances, with</i> cyclists using footpaths instead <del>in some instances</del>.</p>	On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 41.
<b>Item No. 46</b>	<b>Proposed Material Alteration No. 42</b>	<b>Record</b>
	<p>Chapter 7 Movement and Transportation, insert additional text and associated footnote, at the end of 7.1.2. Achieving a Modal Shift, as follows:</p> <p>The measures proposed in this Plan (as detailed in the following Sections) in respect of improving infrastructure for active travel and public transport will endeavour to move towards achieving the targets set out in the County Plan to reduce car journey and increase trips by walking, cycling, bus and train. <i>It is considered</i></p>	On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 42



*that a 10% reduction in private motor vehicle use for work trips and a 5% reduction in private motor vehicle use for education trips by Census 2036<sup>4</sup>, would be challenging modal shift targets for Kildare Town. If these modal split targets are achieved, then car dependency for work trips would reduce to 64.1% and education trips car dependency would fall to less than half of trips at 49.4%.*

### **Chief Executive's Recommendation**

It is recommended that Proposed Material Alteration No. 42 should be adopted by the Elected Members with the following minor modification.

Chapter 7 Movement and Transportation, insert additional text and associated footnote, at the end of 7.1.2. Achieving a Modal Shift, as follows:

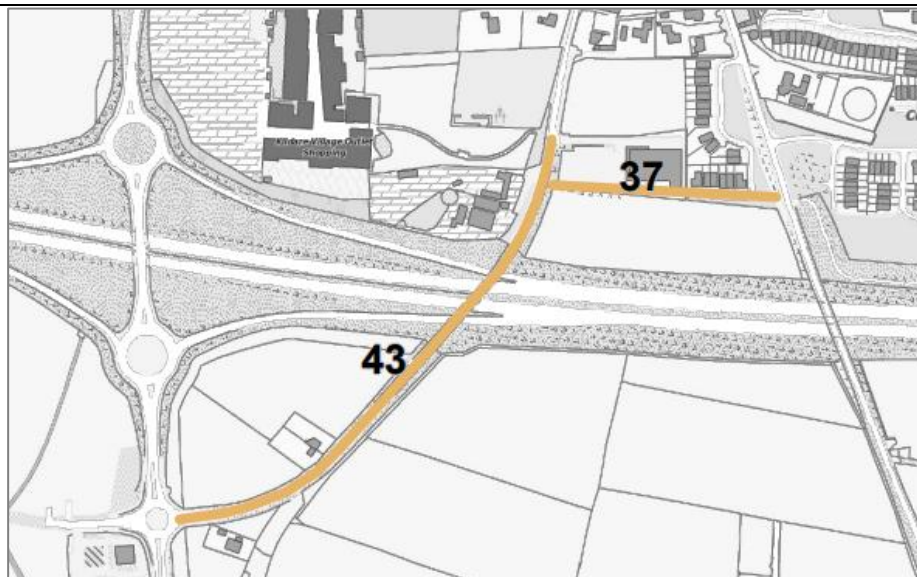
The measures proposed in this Plan (as detailed in the following Sections) in respect of improving infrastructure for active travel and public transport will endeavour to move towards achieving the targets set out in the County Plan to reduce car journey and increase trips by walking, cycling, bus and train. *It is considered that a 10% reduction in private motor vehicle use for work trips and a 5% reduction in private motor vehicle use for education trips by Census 2036* that the modal shift targets should also be aligned to the Climate Action Plan 2023 targets of a 19% reduction in daily mode share for cars by 2023. These *would be challenging modal shift targets for Kildare Town. If these modal*

<sup>4</sup> If the strategy is implemented as planned, most measures will be in place by Census 2036.



	<p>split targets are achieved, then car dependency for work trips would reduce to 64.1% and education trips car dependency would fall to less than half of trips at 49.4%.</p>							
<b>Item No. 49</b>	<b>Proposed Material Alteration No. 44</b>	<b>Record</b>						
	<p>Chapter 7 Movement and Transportation, insert new measure under Table 7-1 and on the corresponding Map 7.1, as follows:</p> <p>Table 7-1 Permeability Measures</p> <table border="1"> <thead> <tr> <th>Ref. No.</th> <th>Measure</th> <th>Delivery Timeframe</th> </tr> </thead> <tbody> <tr> <td><b>PERM 43</b></td> <td><i>Create a new pedestrian / cyclist link along the Grey Abbey Road connecting from the R415.</i></td> <td><i>Medium-term</i></td> </tr> </tbody> </table> <p>Map 7.1 Permeability Measures</p>	Ref. No.	Measure	Delivery Timeframe	<b>PERM 43</b>	<i>Create a new pedestrian / cyclist link along the Grey Abbey Road connecting from the R415.</i>	<i>Medium-term</i>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 44.</p>
Ref. No.	Measure	Delivery Timeframe						
<b>PERM 43</b>	<i>Create a new pedestrian / cyclist link along the Grey Abbey Road connecting from the R415.</i>	<i>Medium-term</i>						





Item No. 50	<b>Proposed Material Alteration No. 45</b>	<b>Record</b>						
Chapter 7 Movement and Transportation, insert new measure under Table 7-1 and on the corresponding Map 7.1, as follows: Table 7-1 Permeability Measures		On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 45.						
	<table border="1"> <thead> <tr> <th style="background-color: #f4cccc;">Ref. No.</th> <th style="background-color: #f4cccc;">Measure</th> <th style="background-color: #f4cccc;">Delivery Timeframe</th> </tr> </thead> <tbody> <tr> <td><i>PERM 44</i></td> <td><i>Create a new pedestrian / cyclist link from Tully Road-Hospital Street, as part of the road measure south of Cunnaberry Hill and parallel to the motorway.</i></td> <td><i>Long-term</i></td> </tr> </tbody> </table>	Ref. No.	Measure	Delivery Timeframe	<i>PERM 44</i>	<i>Create a new pedestrian / cyclist link from Tully Road-Hospital Street, as part of the road measure south of Cunnaberry Hill and parallel to the motorway.</i>	<i>Long-term</i>	
Ref. No.	Measure	Delivery Timeframe						
<i>PERM 44</i>	<i>Create a new pedestrian / cyclist link from Tully Road-Hospital Street, as part of the road measure south of Cunnaberry Hill and parallel to the motorway.</i>	<i>Long-term</i>						



Map 7.1 Permeability Measures.  
Include new PERM 44 as follows:



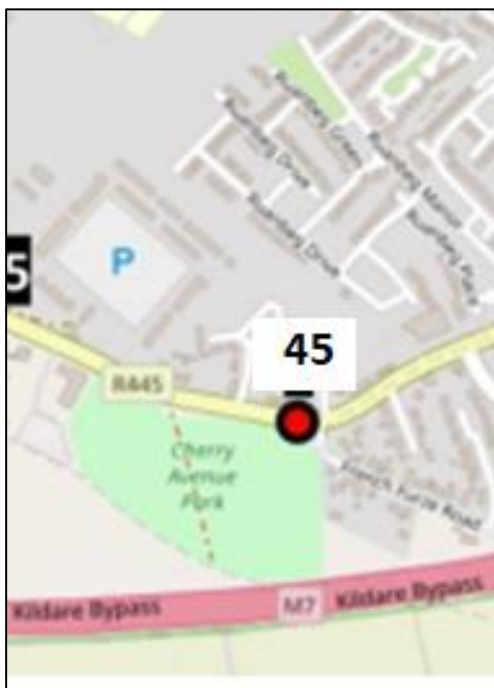
**Item No. 51** **Proposed Material Alteration No. 46**

**Record**

Chapter 7 Movement and Transportation, insert new measure under Table 7-1 and on the corresponding Map 7.1, as follows:  
Table 7-1 Permeability Measures

On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 46

Ref. No.	Measure	Delivery Timeframe
<b>PERM 45</b>	<i>Crossing point to Cherry Avenue Park</i>	<i>Short-term</i>

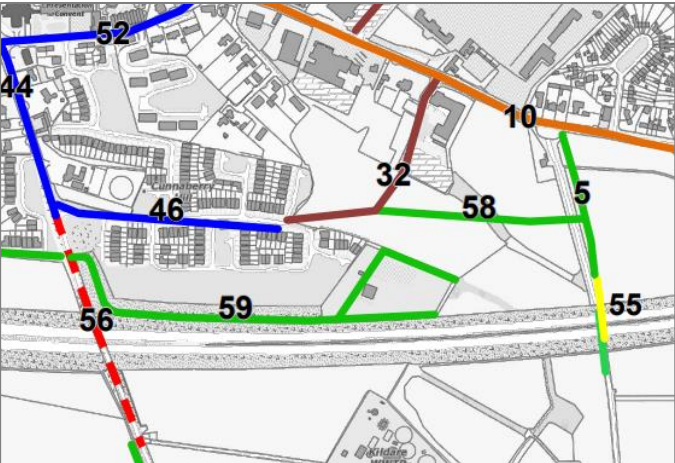


<b>Item No. 52</b>	<b>Proposed Material Alteration No. 47</b>	<b>Record</b>
	<p>Chapter 7 Movement and Transportation, insert additional text (after Table 7-1) under Section 7.3.1. Walking to provide further information, as follows:</p> <p style="padding-left: 40px;">The above referenced permeability measures will bring a 42.5% increase in the number of homes within the 1km catchment of the</p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 47.</p>



	<p>primary schools. However, there will only be a minor increase (2%) in the 1km catchment of the post-primary school. <i>However, there will be a substantial reduction of over 100m in school trips distances for 1,469 buildings, which represents a reduction in walking distance for 46% of buildings within Kildare Town for post-primary schools.</i> The measures will bring a 20.2% increase (237) in the number of residential addresses within 1km of the train station and 14.9% (227) increase in the number of homes within 500m of a bus stop.</p> <p><b>(Note: the statistics provided under Section 7.3.1. would require amendment / removal in the event the previous Proposed Material Alterations No. 43 is adopted. This would be a consequential amendment).</b></p>					
<b>Item No. 55</b>	<b>Proposed Material Alteration No. 49</b>	<b>Record</b>				
	<p>Chapter 7 Movement and Transportation, amend Table 7-2 in respect of Cycle 4 and Cycle 9 as follows:</p> <p>Table 7-2 Cycling Measures</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td><b>Cycle 4</b></td> <td>Tully Road (<del>middle section</del>)</td> </tr> <tr> <td><b>Cycle 9</b></td> <td>R413 Melitta Road (<del>middle section</del>)</td> </tr> </table>	<b>Cycle 4</b>	Tully Road ( <del>middle section</del> )	<b>Cycle 9</b>	R413 Melitta Road ( <del>middle section</del> )	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 49.</p>
<b>Cycle 4</b>	Tully Road ( <del>middle section</del> )					
<b>Cycle 9</b>	R413 Melitta Road ( <del>middle section</del> )					



Item No. 56	Proposed Material Alteration No. 50	Record								
	<p>Chapter 7 Movement and Transportation, insert new cycling measure in Table 7-2 and on Map 7.2 as follows:</p> <p>Table 7-2 Cycling Measures</p> <table border="1" data-bbox="226 501 1205 802"> <thead> <tr> <th data-bbox="226 501 398 651">Ref. No.</th> <th data-bbox="398 501 840 651">Description</th> <th data-bbox="840 501 1032 651">Proposed Link Type</th> <th data-bbox="1032 501 1205 651">Proposed Timeframe</th> </tr> </thead> <tbody> <tr> <td data-bbox="226 651 398 802"><b>Cycle 59</b></td> <td data-bbox="398 651 840 802"><i>Link between Tully Road and Cherry Avenue Park, south of Cunnaberry Hill and parallel to the motorway.</i></td> <td data-bbox="840 651 1032 802"><i>Greenway</i></td> <td data-bbox="1032 651 1205 802"><i>Long-term</i></td> </tr> </tbody> </table> <p>7.2 Cycling Measures</p> 	Ref. No.	Description	Proposed Link Type	Proposed Timeframe	<b>Cycle 59</b>	<i>Link between Tully Road and Cherry Avenue Park, south of Cunnaberry Hill and parallel to the motorway.</i>	<i>Greenway</i>	<i>Long-term</i>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 50.</p>
Ref. No.	Description	Proposed Link Type	Proposed Timeframe							
<b>Cycle 59</b>	<i>Link between Tully Road and Cherry Avenue Park, south of Cunnaberry Hill and parallel to the motorway.</i>	<i>Greenway</i>	<i>Long-term</i>							



Item No. 57	Proposed Material Alteration No. 51	Record
	<p>Chapter 7 Movement and Transportation, amend Objective MTO 1.1 as follows:</p> <p><b>MTO 1.1</b> Support and promote the use of sustainable active transport modes in Kildare Town and seek to implement a connected network of walking and cycling infrastructure in the town as detailed in Table 7-1 and 7-2 and illustrated on Map 7.1 and 7.2. in conjunction with the National Transport Authority, <i>Transport Infrastructure Ireland</i>, other statutory agencies, and relevant stakeholders (<i>where applicable</i>). The indicative measures will form the basis for individual projects, when the detailed design will be configured, and each project will be subjected to rigorous analysis, including environmental / ecological assessment, where applicable, to ensure that they are the most suitable option at the particular location. All measures will be designed in accordance with a public realm palette devised for the town by the Council's Strategic Projects and Public Realm team and shall incorporate nature-based surface water management as a solution for surface water management.</p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 51.</p>




Item No. 58	Proposed Material Alteration No. 52	Record
	<p>Chapter 7 Movement and Transportation, Walking and Cycling Objectives, amend Objective MTO 1.3, as follows:</p> <p><b>MTO 1.3</b> Ensure all footpaths in Kildare Town are accessible to all members of the community, including people with disabilities, older persons and people with young children, <i>having regard to the challenges posed by differing road levels in the historic town centre.</i></p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 52.</p>
Item No. 59	Proposed Material Alteration No. 53	Record
	<p>Chapter 7 Movement and Transportation, Walking and Cycling Objectives, amend Objective MTO 1.7, as follows:</p> <p><b>MTO 1.7</b> Investigate the feasibility of the provision of a bike hire scheme to connect Kildare Town Train Station – Market Square – Cherry Avenue <i>Park (when completed) – Kildare Tourist Outlet Village – Irish National Stud and Japanese Gardens.</i> <i>and Connections</i> to other historic sites will also be examined as part of the project.</p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 53.</p>
Item No. 60	Proposed Material Alteration No. 54	Record












	<p>Chapter 7 Movement and Transportation, amend paragraph two of Section 7.4 as follows:</p> <p>The train station that serves Kildare Town is located on the main southern rail line which connects Dublin with the regional cities of Cork, Galway, Limerick and Waterford. All inbound services that stop at Kildare terminate at Heuston Station and do not use the Phoenix Park Tunnel. <del>Potential changes to the train infrastructure that were highlighted across the survey analysis were improved facilities at the train station and an extension of the ‘short hop’ rail fare zone.</del></p> <p><i>In January 2023 the National Transport Authority (NTA) published its National Fares Strategy for commuter and inter-urban journeys on Public Service Obligation (PSO) bus and rail services. In Dublin a City Zone will be introduced and a new Outer Dublin Commuter Zone will be introduced which will include Kildare Town. Under the new strategy lower fares will be made available for passengers travelling from the Outer Dublin Commuter Zone into the Dublin City Zone (or vice-versa).</i></p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 54.</p>
<p><b>Item No. 61</b></p>	<p><b>Proposed Material Alteration No. 55</b></p>	<p><b>Record</b></p>
	<p>Chapter 7 Movement and Transportation, insert additional point on Map 7.3 in relation to Table 7-3 Public Transport Measures, PT 3 to improve quality and coverage of bus stops.</p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 55.</p>





		
<p><b>Item No. 62</b></p>	<p><b>Proposed Material Alteration No. 56</b></p>	<p><b>Record</b></p>
	<p>Chapter 7 Movement and Transportation, insert additional text in legend of Map 7.4 to reference coach parking as follows: (See Map 7.4).</p>	<p>Cllr. Doyle suggested that reference should be made in the legend on Map 7.4 to the De La Salle school parking objective.</p> <p>Jane O'Reilly agreed that reference to the car parking objective (see Item No. 75 of the Meeting Report, MTO 4.9) could be included in Map 7.4.</p> <p>The Members agreed. On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The</p>



	<p><b>Legend :</b></p> <p> Existing electrical vehicle charge points</p> <p><b>Car Parking Strategy Measures</b></p> <p><b>Variable Messaging Signs (VMS)</b></p> <p> Outer ring</p> <p> Inner ring</p> <p><b>Potential sites for new off street car park</b></p> <p> <b>1</b> Bride Street (to include designated area for coach parking) (PMA No. 56)</p> <p> <b>2</b> Water Tower Site</p> <p> <b>3</b> Dublin Street</p> <p><b>Car Parking</b></p> <p> Relocation of Main Street parking</p> <p> Upgrade of Nugent Street Car Park</p> <p> Upgrade of Train Station Car Park</p>	<p>Members agreed to accept proposed material alteration number 56.</p>
<p><b>Item No. 63</b></p>	<p><b>Proposed Material Alteration No. 57</b></p>	<p><b>Record</b></p>
	<p>Chapter 7 Movement and Transportation, Section 7.4 amend the paragraph immediately below Table 7-3 Public Transport Measures, as follows:</p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 57.</p>



	<p>A number of ancillary measures are also proposed to ensure the effective operation of public transport within Kildare Town. However, many of these are outside the remit of a local area plan but are important at a county strategic level which will in turn favourably impact Kildare Town. For example, working with the NTA <del>to achieve Leap Card Integration at Kildare Train Station will involve extending the 'short hop zone' to Kildare Town. Thereby, allowing local residents to avail of lower rail fares which would increase the appeal of the train for commuter and non-work trips to Dublin City. Currently the 'short hop zone' stops at the Sallins and Naas station. The other measures that would benefit Kildare Town are an extension</del> to <i>pursue the delivery of extending</i> the rail services <i>to Kildare Town</i> using the Phoenix Park Tunnel to further increase the appeal of rail travel for residents.</p>	
<p><b>Item No. 64</b></p>	<p><b>Proposed Material Alteration No. 58</b></p>	<p><b>Record</b></p>
	<p>Chapter 7 Movement and Transportation, insert new objective MTO 2.2 (re-number subsequent objectives), as follows:</p> <p><b><i>MTO 2.2 Liaise with the National Transport Authority (NTA), the owners of Kildare Tourist Outlet Village and bus operators to support and facilitate the improvement of bus services provision including the upgrading of existing infrastructure and the provision of the necessary supporting bus infrastructure (bus stops, lay over, turning areas) within the Kildare Tourist Outlet Village.</i></b></p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 58</p>



Item No. 65	Proposed Material Alteration No. 59	Record
	<p>Chapter 7 Movement and Transportation, amend Objective MTO 2.2 (which may be re-numbered should the proceeding PMA be adopted), as follows:</p> <p><b>MTO 2.2</b> Support and facilitate the implementation of an extension of route 126 to the R415 to create a bus transfer point in the short term and in the longer term establish a transfer point within Kildare Tourist Outlet Village <i>(subject to consultation / engagement with landowners and bus operators)</i> after the connectivity route between Kildare Tourist Outlet Village with Academy Street and the Cleamore Road area has been secured.</p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 59.</p>
Item No. 66	Proposed Material Alteration No. 60	Record
	<p>Chapter 7 Movement and Transportation, amend Objective MTO 2.4, (and subsequent re-numbering) as follows:</p> <p><b>MTO 2.4</b> Work with the <b>National Transport Authority (NTA)</b> to <b>support and</b> pursue the delivery of the following:</p> <ol style="list-style-type: none"> <li>a) Improvements to the quality and coverage of the bus stops <i>(including artistically commissioned bus stops)</i> and achieve more frequent bus services in Kildare Town.</li> </ol>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 60.</p>




	<p><i>b) Rural Transport Services and associated bus stops (to be artistically created) within the town.</i></p> <p><del>e) Achieve Leap Card integration at Kildare Train Station.</del></p> <p>c) Extension of the Phoenix Park tunnels rail services to Kildare Town.</p>	
<p><b>Item No. 67</b></p>	<p><b>Proposed Material Alteration No. 61</b></p>	<p><b>Record</b></p>
	<p>Chapter 7 Movement and Transportation, Public Transport Objectives, amend Objective MTO 2.5, as follows:</p> <p><b>MTO 2.5</b> Engage with the NTA and Irish Rail to support and facilitate the following rail improvements, and where necessary to preserve the identified routes free from development:</p> <ul style="list-style-type: none"> <li>○ The formation of a northern entrance to the train station.</li> <li>○ The upgrading of the train station.</li> <li>○ Achieving more frequent rail services.</li> <li>○ <i>Providing sufficient car-parking having regard to the efficient use of land.</i></li> </ul>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 61.</p>



Item No. 68	Proposed Material Alteration No. 62	Record															
	Chapter 7 Movement and Transportation, Table 7-4 and from Map 7.4, remove PA 3 (Hospital Street to Tully Road link), insert a new road measure to Table 7-4 and Map 7.4 and amend RD 4 (one-way system on Meadow Road) in Table 7.4 as follows:	On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 62															
	<table border="1"> <thead> <tr> <th data-bbox="210 547 356 611">Ref. No.</th> <th data-bbox="367 547 1025 611">Short Description</th> <th data-bbox="1037 547 1229 611">Delivery Timescale</th> </tr> </thead> <tbody> <tr> <td data-bbox="210 619 356 930">RD 4</td> <td data-bbox="367 619 1025 930">One-way system on Meadow Road running east to west <del>(to be delivered after the development of the Hospital Street – Tully Road link road to ensure an alternative route is available).</del> <i>(which may require the delivery of RD 6, subject to the results of one-way trials).</i></td> <td data-bbox="1037 619 1229 930">Short-term</td> </tr> <tr> <td data-bbox="210 938 356 1161"><b>RD 6</b></td> <td data-bbox="367 938 1025 1161"><i>Potential future link (inclusive of an active travel measure) from Hospital Street to Tully Road south of Cunnaberry Hill and parallel to the motorway (to support the implementation of a one-way system on Meadow Road, if required)</i></td> <td data-bbox="1037 938 1229 1161"><i>In tandem with the delivery of Cherry Avenue Park</i></td> </tr> <tr> <td colspan="3" data-bbox="210 1169 1229 1209"><b>Previously Approved Measures</b></td> </tr> <tr> <td data-bbox="210 1217 356 1289">PA 3</td> <td data-bbox="367 1217 1025 1289">Hospital Street to Tully Road link</td> <td data-bbox="1037 1217 1229 1289">Developer led</td> </tr> </tbody> </table>		Ref. No.	Short Description	Delivery Timescale	RD 4	One-way system on Meadow Road running east to west <del>(to be delivered after the development of the Hospital Street – Tully Road link road to ensure an alternative route is available).</del> <i>(which may require the delivery of RD 6, subject to the results of one-way trials).</i>	Short-term	<b>RD 6</b>	<i>Potential future link (inclusive of an active travel measure) from Hospital Street to Tully Road south of Cunnaberry Hill and parallel to the motorway (to support the implementation of a one-way system on Meadow Road, if required)</i>	<i>In tandem with the delivery of Cherry Avenue Park</i>	<b>Previously Approved Measures</b>			PA 3	Hospital Street to Tully Road link	Developer led
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<b>Previously Approved Measures</b>																	
PA 3	Hospital Street to Tully Road link	Developer led															



		
<p><b>Item No. 69</b></p>	<p><b>Proposed Material Alteration No. 63</b></p>	<p><b>Record</b></p>
	<p>Chapter 7 Movement and Transportation, include additional text under Section 7.5 as follows:</p> <p>The identified road/street measures are based on the evidence-based transport modelling assessment as part of the Transport Strategy. <i>The closure of Old Road Bridge to vehicular traffic (RD1) will allow for improved pedestrian and cyclist safety, boosting active travel along this route, and reducing emissions and noise. Vehicular accessibility will improve with the introduction of two-way traffic on Southgreen bridge (RD1).</i></p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 63</p>
<p><b>Item No. 72</b></p>	<p><b>Proposed Material Alteration No. 65</b></p>	<p><b>Record</b></p>
	<p>Chapter 7 Movement and Transportation, Road and Street Network Objectives, amend Objective MTO 3.6 as follows:</p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 65.</p>



	<p><b>MTO 3.6</b> Investigate the possibility of ancillary road measures such as the potential for a one-way system on Nugent Street, as part of the closure of Bride Street, <i>a one-way system between Dunmurray Road and Rathbride Road, an inner relief road one-way system using Meadow Road and Academy Street, from Melitta Road to Pigeon Lane or to the north of town</i>, and also the possibility of a future HGV ban in the town centre within the lifetime of the Plan and/or under future land uses plans for the town.</p>	
<b>Item No. 73</b>	<b>Proposed Material Alteration No. 66</b>	<b>Record</b>
	<p>Chapter 7 Movement and Transportation, insert new objective MTO 3.8 as follows:</p> <p><b>MTO 3.8</b> <i>Provide improved turning lanes at the intersection of the Monasterevin Road (R445) and the Nurney Road (R415), where feasible.</i></p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 66.</p>
<b>Item No. 74</b>	<b>Proposed Material Alteration No. 67</b>	<b>Record</b>
	<p>Chapter 7 Movement and Transportation, Parking Objectives, insert new objective MTO 4.8 as follows:</p> <p><b>MTO 4.8</b> <i>Support the provision of charging facilities for Electric Vehicles (EVs) on public and private land in</i></p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 67.</p>





	<i>accordance with County Development Plan standards.</i>	
<b>Item No. 75</b>	<b>Proposed Material Alteration No. 68</b>	<b>Record</b>
	Chapter 7 Movement and Transportation, Parking Objectives, insert a new objective MTO 4.9 as follows:  <i><b>MTO 4.9</b> Promote the use of the De La Salle school site as a public carpark to provide additional capacity within Kildare Town, outside the operating hours of the school particularly during school holidays.</i>	On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 68.

### Chapter 8 Built Heritage

Mr. Conlon advised the meeting that there were seven green listed items in Chapter 8, item numbers 76,77,78,79,80,81 and 82. There were no red listed items and there were no amber listed items.

<b>Item No. 76</b>	<b>Proposed Material Alteration No. 69</b>	<b>Record</b>
	Chapter 8 Built Heritage, amend chapter title to, Built Heritage and Archaeology and all consequential amendments throughout the Draft Plan, including titles of Map 8.1 and Map 8.2 as follows:  8. Built Heritage <i>and Archaeology</i>	On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 69.



	Built Heritage <i>and Archaeology</i>	
<b>Item No. 77</b>	<b>Proposed Material Alteration No. 70</b>	<b>Record</b>
	Chapter 8 Built Heritage, amend the second sentence of Section 8.5., as follows:  Archaeological heritage consists of such material remains (whether in the form of sites and monuments or artefacts in the sense of moveable objects) <del>and environmental evidence and are located to the south of the motorway within the Plan boundary.</del>	On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 70.
<b>Item No. 78</b>	<b>Proposed Material Alteration No. 71</b>	<b>Record</b>
	Chapter 8 Built Heritage, Section 8.5.2. Zone of Archaeological Potential, amend the citations of the Department of Housing, Local Government and Heritage, as follows:  <del>Department of Culture, Heritage and the Gaeltacht</del> <i>Department of Housing, Local Government and Heritage.</i>	On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 71.
<b>Item No. 79</b>	<b>Proposed Material Alteration No. 72</b>	<b>Record</b>
	Chapter 8 Built Heritage, Section 8.2. insert new objective after BHO 1.4:  <b><i>BHO 1.5 Support the sensitive incorporation of public amenity and open spaces around monuments, in a manner</i></b>	On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 72.



	<i>compatible with the protection and proper management and conservation of the monument, subject to an appropriate management and conservation plan to be prepared by the relevant landowner or stakeholder.</i>	
<b>Item No. 80</b>	<b>Proposed Material Alteration No. 73</b>	<b>Record</b>
	Chapter 8 Built Heritage, Section 8.2. insert new objective after BHO 1.4:  <b>BHO 1.6</b> <i>To support the delivery of a walking trail along the Town Walls within the curtilage of St. Brigid's Cathedral in an appropriate manner that is sympathetic to the historical context of the site.</i>	On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 73.
<b>Item No. 81</b>	<b>Proposed Material Alteration No. 74</b>	<b>Record</b>
	Chapter 8 Built Heritage, amend Objective BHO 4.2 of the Archaeological Heritage Objectives as follows:  <b>BHO 4.2</b> Prioritise the protection/preservation in situ (or upon agreement preservation by record) of items of archaeological interest as listed in Table 8-5 and shown on Map 8.1 and Map 8.2 Built Heritage <i>and Archaeology</i> from inappropriate development that would adversely affect and/or detract from the interpretation and setting of these sites.	On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 74.



Item No. 82	Proposed Material Alteration No. 75	Record
	<p>Chapter 8 Built Heritage, include a new Objective as follows:</p> <p><b>BHO 4.6</b> <i>To support the repair and conservation of the Kildare Town Walls within the curtilage of St Brigid's Cathedral.</i></p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 75.</p>

### Chapter 9 Natural Heritage and Green Infrastructure

Mr. Conlon advised the meeting that there were three green listed items in Chapter 9, item numbers 83,84 and 85. There were no red listed items and there were no amber listed items.

Item No. 83	Proposed Material Alteration No. 76	Record
	<p>Chapter 9 Natural Heritage and Green Infrastructure Amend Objective NHO 2.4 as follows:</p> <p><b>NHO 2.4</b> Support the preparation of a Biodiversity Action Plan for Kildare Town including the development of a Community Biodiversity Toolkit, <i>a Tree Planting Programme and local Bee-hive Initiative</i>, in line with all national policy documents that relate to biodiversity.</p> <p><b>Chief Executive's Recommendation</b></p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 76 as amended.</p>



The Strategic Environmental Assessment (SEA) Addendum Report which was placed on public display alongside the Proposed Material Alteration Report recommended that the proposed bee-hive initiative contained in PMA 76 be removed in subsequent alterations. It has been advised that the use of honeybee hives is not an evidence-based measure for the benefit of biodiversity and could result in unintended negative impacts on native bee species<sup>5</sup>. Therefore, it is recommended that the proposal for a “local bee-hive initiative” be removed from objective NHO 2.4.

It is recommended that Proposed Material Alteration No. 76 should be adopted by the Elected Members with a minor modification.

Chapter 9 Natural Heritage and Green Infrastructure amend Objective NHO 2.4 as follows:

**NHO 2.4** Support the preparation of a Biodiversity Action Plan for Kildare Town including the development of a Community Biodiversity Toolkit, *a Tree Planting Programme and local Bee-hive Initiative*, in line with all national policy documents that relate to biodiversity.

<sup>5</sup> [Beekeeping is important, but getting honeybee hives is not an action that is helping the All-Ireland Pollinator Plan » All-Ireland Pollinator Plan \(pollinators.ie\)](https://pollinators.ie)



Item No. 84	Proposed Material Alteration No. 77	Record
	<p>Chapter 9 Natural Heritage and Green Infrastructure, insert a new objective after NHO 2.6 as follows:</p> <p><b>NHO 2.7</b> <i>Support the relocation of the Kildare Wild Animal Rescue Centre on appropriately zoned land, including but not limited to land identified as Q (1) on Map 11.1.</i></p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 77.</p>
Item No. 85	Proposed Material Alteration No. 78	Record
	<p>Chapter 9 Natural Heritage and Green Infrastructure, amend NHO 4.2 as follows:</p> <p><b>NHO 4.2</b> Require all new residential developments (of 10 units or more) and commercial developments (on sites 0.5ha or larger) to include <i>mixed native tree-planting proposals, to include specimen Oak</i>, in the range of 1-5% site coverage, depending on the nature of the proposed use and function of associated open spaces.</p> <p><b>Chief Executive's Recommendation</b> Following consultation with the Council's Biodiversity Officer, reference to 'specimen' oak in Objective NHO 4.2 should be removed. While the benefit of a specimen oak tree providing a focal point is noted, it is considered that in a development where green</p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 78 as amended.</p>



space is limited the provision of 'specimen oak' may result in the planting of a lone tree where a small pocket of woodland planting would be better for biodiversity.

It is recommended that Proposed Material Alteration No. 78 should be adopted by the Elected Members with a minor modification.

Chapter 9 Natural Heritage and Green Infrastructure, amend NHO 4.2 as follows:

**NHO 4.2** Require all new residential developments (of 10 units or more) and commercial developments (on sites 0.5ha or larger) to include *mixed native* tree-planting proposals, to include *specimen Oak*, in the range of 1-5% site coverage, depending on the nature of the proposed use and function of associated open spaces.



## Chapter 10 Infrastructure and Environmental Services

Mr. Conlon advised the meeting that there were four green listed items in Chapter 10, item numbers 86,87,88,and 89. There were no red listed items and there were no amber listed items.

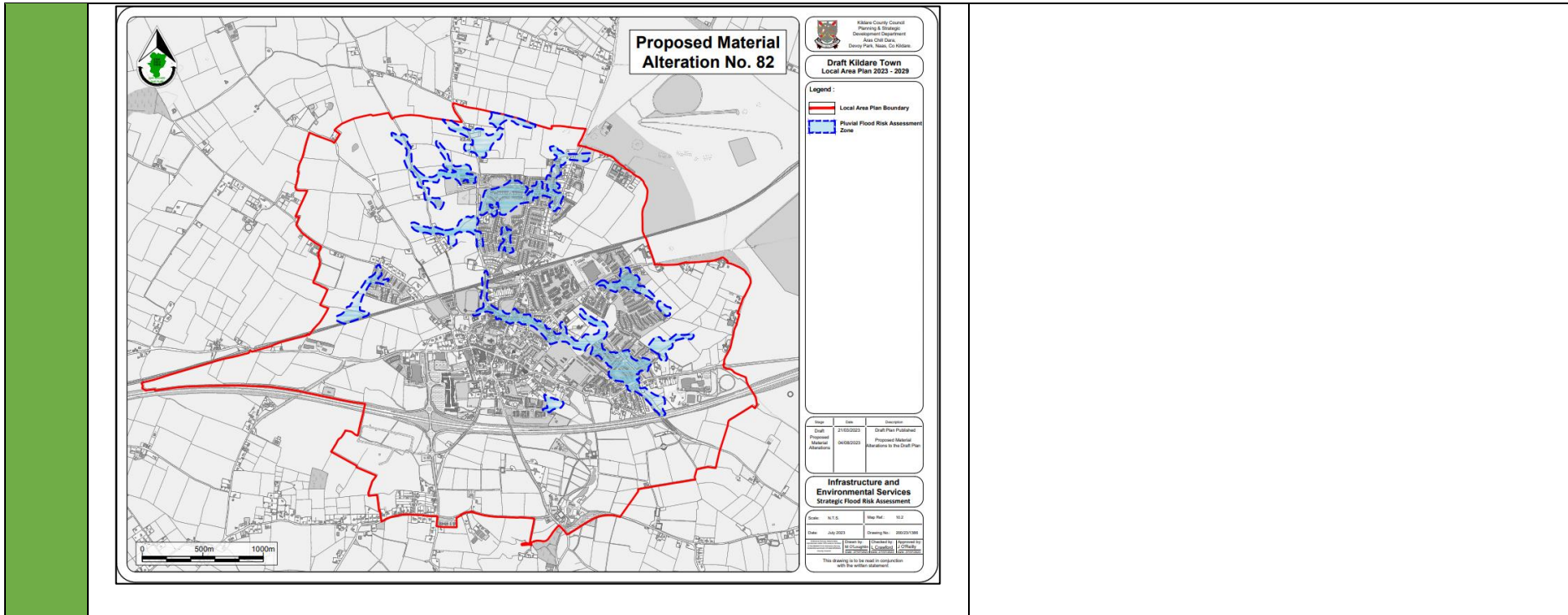
Cllr Doyle sought to discuss item 87.

Item No. 86	Proposed Material Alteration No. 79	Record
	<p>Chapter 10 Infrastructure and Environment, insert new Objective IO 1.3 under Section 10.2 Water Supply and Wastewater as follows:</p> <p><b>IO 1.3</b> <i>Consult with Uisce Éireann prior to the implementation of any significant Public Realm Works or Transportation Measures contained in the Kildare Town Local Area Plan 2023-2029 to avoid and/or mitigate impacts on existing or planned water and wastewater infrastructure.</i></p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 79.</p>
Item No. 87	Proposed Material Alteration No. 80	Record
	<p>Chapter 10 Infrastructure and Environment, insert new objective under Section 10.5 Energy Supply and Communications Objectives as follows:</p> <p><b>IO 4.6</b> <i>Consult with the Electricity Supply Board prior to any significant Public Realm Works to ensure opportunities to provide ducting/underground</i></p>	<p>Cllr. Doyle queried whether this amendment need to include the relocation of the substation.at the Heritage centre.</p> <p>Ms. O’ Reilly advised that TCO 2.5 provided for the “the relocation of the existing ESB</p>





	<i>cabling in the most economically efficient way and limit disruption to local services.</i>	substation” at the Heritage centre. Cllr. Doyle accepted the position.  On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 80.
<b>Item No. 88</b>	<b>Proposed Material Alteration No. 81</b>	<b>Record</b>
	Chapter 10 Infrastructure and Environment, insert new objective under Section 10.5 Energy Supply and Communications Objectives as follows:  <i><b>IO 4.7</b> Work in conjunction with ESB Ireland to facilitate enhancements to the boundary treatment and screening surrounding the existing 38Kv substation on Southgreen Road.</i>	On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 81
<b>Item No. 89</b>	<b>Proposed Material Alteration No. 82</b>	<b>Record</b>
	Replace Map 10.2 with the following map based on recent pluvial flood modelling as recommended in the Surface Water Study. (The adoption of this PMA will result in a consequential amendment to Map 10.2(a)).  <b>Note: See Proposed Material Alteration No. 114 (Strategic Flood Risk Assessment) also.</b>	On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 82



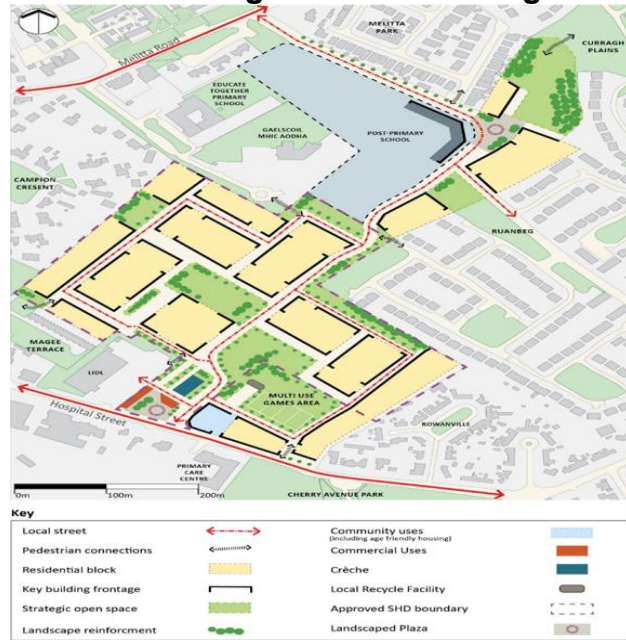
## Chapter 11 Implementation

Mr. Conlon advised the meeting that there were twenty-eight green listed items in Chapter 11, item numbers 90,91,92,93,94,95,98, 100,101,102,103, 104,105, 106,107,108,109,110,111,114,115,116,117,118,119,121,128 and 129. There were eleven red listed items, item numbers, 96,97,99,112,113,122,123,124,125,126 and 127 and there was one amber listed item, item number 120. Cllr. Doyle sought to discuss item numbers 91,95,119,128 and 129.

Item No. 90	Proposed Material Alteration No. 83	Record
	<p>Chapter 11 Implementation, delete footnote 68 in its entirety as follows, and renumber all subsequent footnotes accordingly:</p> <p><del>68-Planning permission has been granted for Phase 1 of the development which at the time of writing (February 2023) construction had not commenced and permission expires ca. December 2024. This framework provides guidance in the event that any subsequent applications are made on the site and for the remaining portions of the overall land bank to ensure a cohesive overall approach.</del></p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 83</p>
Item No. 91	Proposed Material Alteration No. 84	Record
	<p>Chapter 11 Implementation, Section 11.1, amend Figure 11-2 Former Magee Barracks Design Framework, to reduce the area specifically dedicated to community uses fronting on to Hospital Street and replace with an increase in the provision of residential uses, as follows:</p>	<p>Cllr. Doyle expressed concern that the developer had been able to sell houses at the site without the Council being able to deliver on its objectives. Ms. O' Reilly advised that it was a matter for enforcement if planning conditions had not been complied with. Mr. Dunney</p>



**Figure 11-2 Former Magee Barracks Design Framework**



considered that individuals would require compliant planning permissions in order to secure mortgages. Cllr. Doyle considered there were conveyancing issues and the Council were constrained by the law.

On the proposal of Cllr. N. Connelly and seconded by Cllr. Duffy, the Members agreed to accept Proposed Material Alteration number 84.

**Item No. 92**

**Proposed Material Alteration No. 85**

**Record**

Chapter 11 Implementation, insert new Sub-section 11.2. Southgreen Key Development Area and insert Figure 11-3 Southgreen Key Development Area Design Framework, as follows:

On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 85



### **11.2. Southgreen Key Development Area**

*The Southgreen area has come under increasing pressure from development in recent years. Accordingly, the purpose of this Key Development Area is to provide for the orderly and sequential development of this strategic growth area of Kildare Town. The design strategy seeks to implement the ‘10-minute settlement’ principle by providing for a range of complementary land uses (residential, open space and employment) within walkable distance of a centrally located neighbourhood centre and adjacent primary school site (see Figure 11.3). The neighbourhood centre will front onto a landscaped civic plaza which will provide a focal point for the expanding Southgreen area, imparting a sense of legibility and identity to residents and visitors alike. Crucially, the design framework incorporates key links and connections to future urban expansion lands to the west, which are zoned SR: Strategic Reserve in the Plan.*

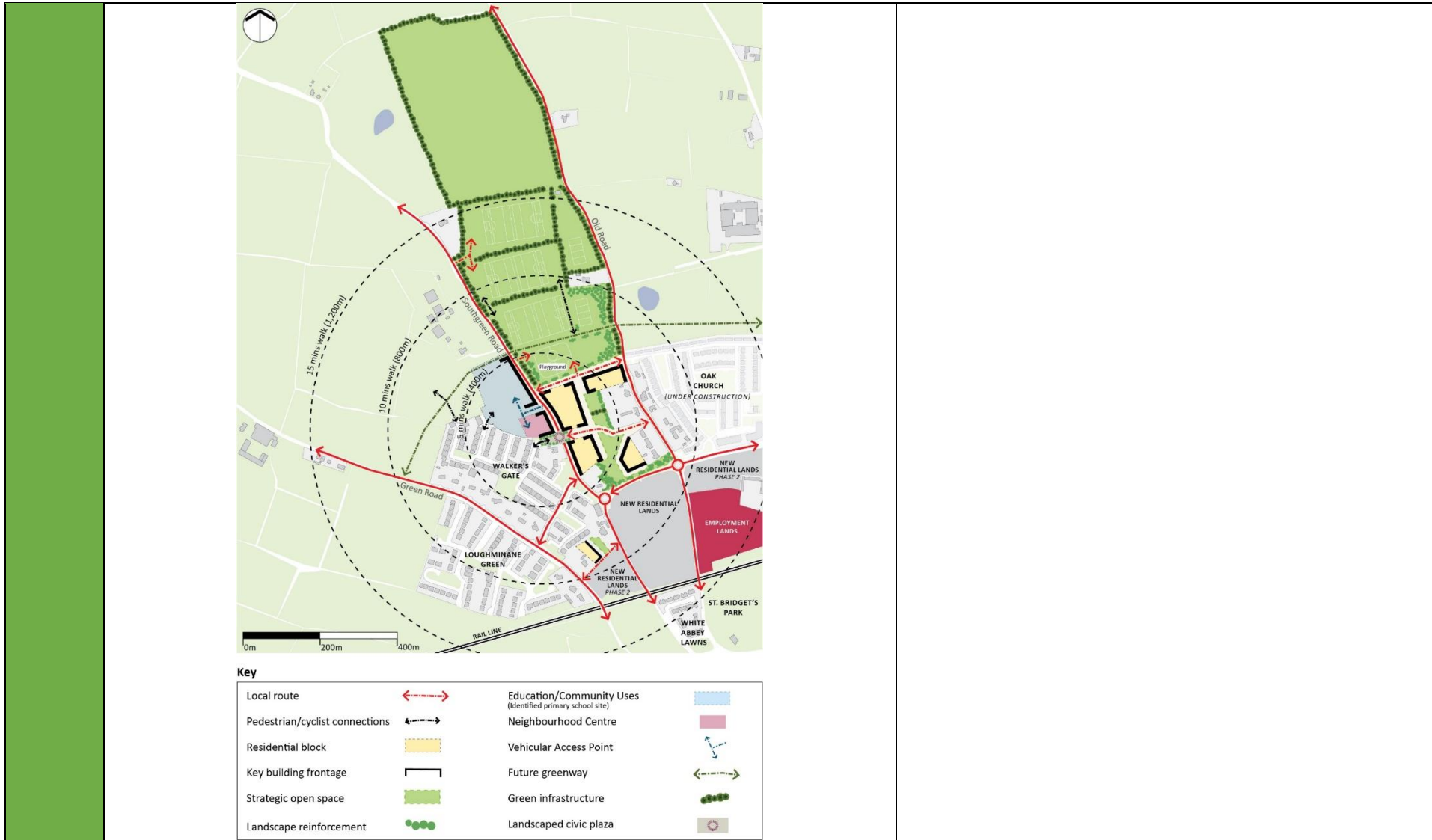
*Alongside housing, a critical component of the design framework incorporates the provision of a large quantum of strategic open space. This will not only provide for the long-term sporting and recreational needs of the growing community in Southgreen but also for the wider settlement. Key green infrastructure assets identified in Map 9.1 have been retained as far as practical. The design framework illustrates an indicative layout of playing fields, five-side pitches and a playground. It is envisaged that such facilities will be developed on the lands over the long term, alongside the possibility of a running track and other ancillary infrastructure such as clubhouses and car parking. The framework also incorporates the Northwestern Greenway, an*



*important sustainable movement route planned for the area (see Table 7.2).*

*The strategic open space amenity shall be developed sequentially from the south. Vehicular access to the lands shall be either from the south or from the west via Southgreen Road. The rural character of Old Road shall be retained with only pedestrian/cyclist access to the lands to be provided. The design framework also provides for new tree planting to be undertaken within the strategic open space to contribute to the implementation of actions BI A14 and BI A29 of the Kildare County Development Plan 2023-2029 which seek to increase the urban canopy coverage within towns such as Kildare by 30% (Section 9.9. refers).*

***Figure 11-3 Southgreen Key Development Area Design Framework***






### **Chief Executive's Recommendation**

It is considered that the lands to the north of the Southgreen Key Development Area (PMA 91 refers) should be removed from the proposed design framework. Given the significant distance of the northern-most part of the landholding from the built-up area of the town, it is not appropriate to extend the land use to this point. While it is noted there are existing GAA playing pitches located on the lands, these do not have the benefit of planning permission. It is the Chief Executive's Opinion that to promote compact, consolidated growth, and to ensure that future amenities are in reasonable walking and cycling distance from existing and permitted residential areas, that the lands proposed to be zoned under PMA 92 and PMA 111 given their location and size can sufficiently deliver strategic open space.

It is recommended that Proposed Material Alteration No. 85 should be adopted by the Elected Members with a minor modification to remove the area as outlined in red below from Figure 11-3 Southgreen Key Development Area Design Framework in Chapter 11 Implementation. However, this is dependent on the decision made in relation to Item No. 99 of this Report (i.e., PMA No. 91 referring to the zoning of land for the land outlined in red below).





		
<p><b>Item No. 93</b></p>	<p><b>Proposed Material Alteration No. 86</b></p>	<p><b>Record</b></p>
	<p>Chapter 11 Implementation, under Section 11.2. Infrastructure Delivery Schedule insert additional text with respect to water and wastewater and the re-ordering /re-numbering of the listings under Table 11-2, as follows:</p> <p><b>Collaghknock – C (1)</b></p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 86</p>



Infrastructure	Delivery Schedule	Funding Sources	
<b>Water and Wastewater</b>			
Water supply – <i>There is a watermain immediately to the west of the site and in Melitta Rd to the north.</i> Improvements may be required, modelling for suitability required.	In tandem with new development	PPP	
Wastewater - <i>A 225 uPVC runs through the southwest of the site and Collaghknock Glebe WWPS is on the site.</i> Collaghknock Glebe Pumping Station will need to be assessed. <i>Wayleaves will need to be maintained over sewers.</i>	In tandem with new development	PPP	



Grey Abbey View – C (2)		
Infrastructure	Delivery Schedule	Funding Sources
<b>Water and Wastewater</b>		
Water supply – <i>There is a 150mm DI Watermain (&lt;20m) to east of site (R415).</i> Improvements may be required, modelling for suitability required.	In tandem with new development	Developer



Wastewater – *There is no Drainage Area Plan available for this area at present. Likely the site would have to provide its own sewer and connect to Armour Bridge Pumping Station @100m.*

The pumping station and downstream sewers will need to be assessed. An upgraded or new pumping station will most likely be required.

In tandem with new development

Developer

**Rathbride Road – C (4) and C (5)**

**Infrastructure**

**Delivery Schedule**

**Funding Sources**

**Water and Wastewater**

Water supply – *C (4) A 100mm uPVC runs into the site at the northwest side and on the Rathbride Road for second portion of the site improvements* may be required, modelling for suitability required.

*In tandem with new development*

Developer



	<p><i>C (5) Approximately 200m to the closest 100 mm uPVC in the Rathbride Road through Site C (4). Water main may need upgrading.</i></p>			
	<p><i>Wastewater – C (4) sewer in Dunmurray Drive may need upgrading, 35m to 225uPVC to the northwest of the site on Rathbride Rd / Curragh Finn. Capacity of downstream sewers, pumping station, pumped main and railway crossing will need to be assessed.</i></p> <p><i>C (5) is 225m to the closest 225uPVC to the south of the site through Site C (4). Capacity of downstream sewers, pumping station, pumped main and railway crossing will need to be assessed.</i></p>	<p><i>In tandem with new development</i></p>	<p>Developer</p>	
<p><b>Item No. 94</b></p>	<p><b>Proposed Material Alteration No. 87</b></p>			<p><b>Record</b></p>



Chapter 11, Implementation, under Section 11.3. Table 11-4, amend (delete and replace) **last paragraph of 'D: Retail Outlet Centre'** zoning objective, as follows:

~~Limited provision of Café/Restaurant uses shall be considered on a case-by-case basis, having regard to the principal function of the KTOV as a Retail Outlet Centre and to the primacy of Kildare Town Centre for town centre activities.~~

*In the context of enhancing the overall offer of Kildare Town as a visitor and tourist destination, while protecting the primacy of Kildare Town Centre for town centre activities, the Council will consider the limited provision of café/restaurant/eateries on a case-by-case basis, having regard to:*

- the principal function of the KTOV as a Retail Outlet Centre,*
- the permitted public operating hours of KTOV which such uses shall operate within.*

*The level of café/restaurant/eateries within the KTOV shall not exceed 10% of the total permitted gross floor area of the KTOV. Any planning application for additional café/restaurant use must be accompanied by detailed justification to demonstrate compliance with this objective.*

**Chief Executive's Recommendation**

It is recommended that Proposed Material Alteration No. 87 should be adopted by the Elected Members with a minor modification.

On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 87

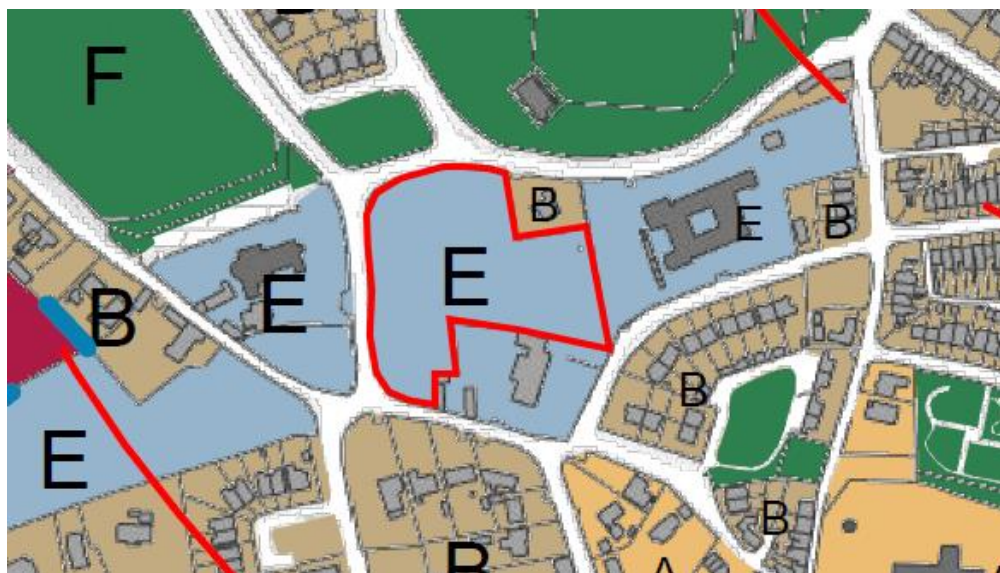


	<p>Chapter 11, Implementation, under Section 11.3. Table 11-4, amend (delete and replace) last paragraph of ‘D: Retail Outlet Centre’ zoning objective, as follows:</p> <p style="color: blue;"><del>Limited provision of Café/Restaurant uses shall be considered on a case-by-case basis, having regard to the principal function of the KTOV as a Retail Outlet Centre and to the primacy of Kildare Town Centre for town centre activities.</del></p> <p style="color: red;"><i>In the context of enhancing the overall offer of Kildare Town as a visitor and tourist destination, while protecting the primacy of Kildare Town Centre for town centre activities, the Council will consider the limited provision of <span style="color: green;">new additional floorspace</span> café/restaurant/eateries on a case-by-case basis, having regard to:</i></p> <ul style="list-style-type: none"> <li>• <i>the principal function of the KTOV as a Retail Outlet Centre,</i></li> <li>• <i>the permitted public operating hours of KTOV which such uses shall operate within.</i></li> </ul> <p style="color: red;"><i>The <span style="color: green;">total</span> level of café/restaurant/eateries within the KTOV shall not exceed 10% of the total permitted gross floor area of the KTOV. Any planning application for additional café/restaurant use must be accompanied by detailed justification to demonstrate compliance with this objective.</i></p>	
<p><b>Item No. 95</b></p>	<p><b>Proposed Material Alteration No. 88</b></p>	<p><b>Record</b></p>



Chapter 11, Implementation, under Section 11.3. Table 11-4 Land Use Zoning Objectives, include a site-specific objective and amend Map 11.1 Land Use Zoning by including reference to E (1) on the map regarding the site outlined in red below.

*E (1) This site-specific zoning objective provides for the development of individual housing units and/or a nursing home facility to provide for the needs of the elderly, in accordance with Policy SC P6 and Objectives SC O40 and SC O41 of the County Development Plan, in addition to the provision of a childcare facility.*



**Chief Executive's Recommendation**

Cllr. Doyle proposed a minor modification to text. *provides for the development of individual housing units suitable for the elderly in conjunction with step down care facilities (Nursing Home), in accordance with Policy SC P6 and Objectives SC O40 and SC O41 of the County Development Plan, in addition to the provision of a childcare facility* in order to strengthen the objective and ensure the delivery of dedicated step-down elderly residential care that supports independent quality of life for elderly and right sizing opportunities in a town centre location rather than the development of housing alone that in time and through sale may drift into meeting alternate housing needs.

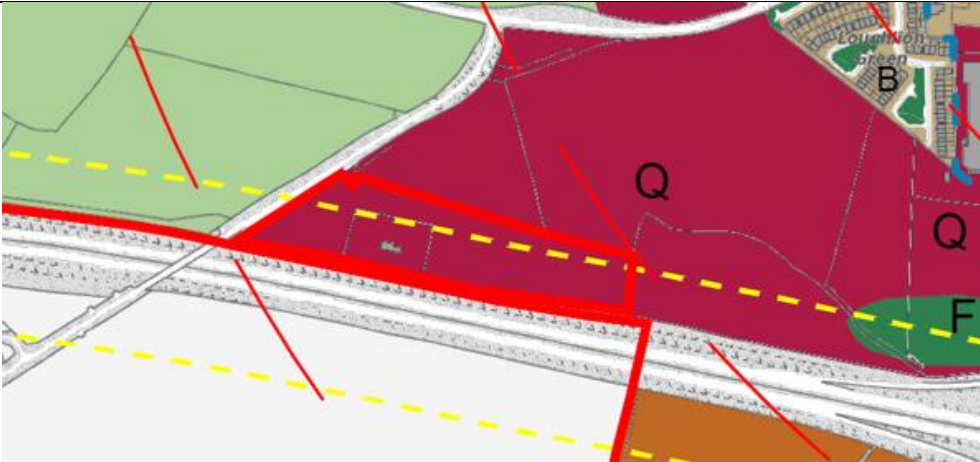
On the proposal of Cllr. Doyle and seconded by Cllr. N. Connolly, the Members agreed to the amended wording to Proposed Material Alteration no 88.



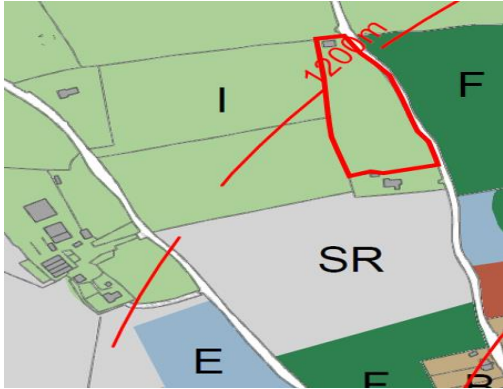


	<p>It is recommended that Proposed Material Alteration No. 88 <u>should be adopted</u> by the Elected Members with a minor modification.</p> <p>Chapter 11, Implementation, under Section 11.3. Table 11-4 Land Use Zoning Objectives, include a site-specific objective and amend Map 11.1 Land Use Zoning by including reference to E (1) on the map regarding the site outlined in red below.</p> <p><i>E (1) This site-specific zoning objective provides for the development of individual housing units and/or a nursing home facility to provide for the needs of the elderly, in accordance with Policy SC P6 and Objectives SC O40 and SC O41 of the County Development Plan, in addition to the provision of a childcare facility and/or medical / health care facility.</i></p>	
<p><b>Item No. 98</b></p>	<p><b>Proposed Material Alteration No. 90</b></p>	<p><b>Record</b></p>
	<p>Chapter 11, Implementation, under Section 11.3. Table 11-4 Land Use Zoning Objectives, include a site-specific objective and amend Map 11.1 Land Use Zoning by including reference to Q (1) on the map for the site outlined in red below.</p> <p><i>Q (1) The south-west corner of the Q lands to the north of the motorway have been designated for the provision of a facility for the Kildare Wildlife Rescue services.</i></p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 90</p>



		
<p><b>Item No. 100</b></p>	<p><b>Proposed Material Alteration No. 92</b></p>	<p><b>Record</b></p>
	<p>Chapter 11, Implementation, under Section 11.3, Table 11-4, insert a site-specific objective under the zoning objective F (1): ‘Open Space and Amenity’, as follows:</p> <p><i>F (1) These lands are designated for the provision of a community sports campus. A detailed design framework is required for the entire area which shall include:</i></p> <ul style="list-style-type: none"> <li>• <i>phasing details whereby the site is developed sequentially from the south in tandem with new housing.</i></li> <li>• <i>active travel links (walking and cycling) connecting with neighbouring (existing and planned) residential areas,</i></li> </ul>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 92</p>



	<p><i>neighbourhood centre, school campuses and community uses.</i></p> <ul style="list-style-type: none"> <li><i>• a vehicular access point from the Southgreen Road, proximate to the built-up area.</i></li> <li><i>• retention of mature trees and hedgerows in accordance with Map 9-1 Natural Heritage and Green Infrastructure.</i></li> </ul> <p><b>AND</b> Map 11.1 Land Use Zoning, amend zoning objective of land outlined in red below (1.7 ha) from 'I: Agriculture' to 'F: Open Space and Amenity'.</p> 	
<p><b>Item No. 101</b></p>	<p><b>Proposed Material Alteration No. 93</b></p>	<p><b>Record</b></p>
	<p>In order to provide consistent references throughout the Draft Plan references to the Land Use '<i>B: Existing Residential</i>' should be amended to '<i>B: Residential / Infill</i>' as already stated on Map 11.1.</p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 93</p>



	Chapter 11 Implementation, amend Table 11-6 Land Use Zoning Matrix, as follows:  <b>B: Existing Residential / Infill</b>																
<b>Item No. 102</b>	<b>Proposed Material Alteration No. 94</b>																
	Chapter 11 Implementation, Table 11-6 Land Use Zoning Matrix, amend as follows: Under the 'Town Centre' land use category amend 'Amusement Arcade' from 'O: Open for Consideration' to 'N: Not Normally Permitted'. Include 'Casino' within the same land use category.														On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 94		
	LAND USE	A: Town Centre	B: Existing Residential	C: New Residential	D: Retail Outlet Centre	E: Community and Education	F: Open Space and Amenity	G: National Stud and Green Belt	H: Industry and Warehousing	I: Agriculture	K: Commercial	N: Neighbourhood Centre	Q: Enterprise and Employment	R: Retail/Commercial	S: Equine Industry	T: Mixed Use	U: Utilities/Services
	Amusement Arcade/ <i>Casino</i>	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N



Item No. 103	Proposed Material Alteration No. 95													Record																																				
Chapter 11, Table 11-6 Land Use Zoning Matrix, amend as follows: Car Park (other than ancillary) / <i>Bus Parking</i> .																	On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 95																																	
Item No. 104	Proposed Material Alteration No. 96													Record																																				
Chapter 11 Implementation, amend Table 11-6 Land Use Zoning Matrix,																	On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 96																																	
<table border="1" data-bbox="208 635 1234 1168"> <thead> <tr> <th data-bbox="208 635 374 1091">LAND USE</th> <th data-bbox="374 635 432 1091">A: Town Centre</th> <th data-bbox="432 635 490 1091">B: Existing Residential</th> <th data-bbox="490 635 548 1091">C: New Residential</th> <th data-bbox="548 635 607 1091">D: Retail Outlet Centre</th> <th data-bbox="607 635 665 1091">E: Community and Education</th> <th data-bbox="665 635 723 1091">F: Open Space and Amenity</th> <th data-bbox="723 635 781 1091">G: National Stud and Green</th> <th data-bbox="781 635 840 1091">H: Industry and Warehousing</th> <th data-bbox="840 635 898 1091">I: Agriculture</th> <th data-bbox="898 635 956 1091">K: Commercial</th> <th data-bbox="956 635 1014 1091">N: Neighbourhood Centre</th> <th data-bbox="1014 635 1072 1091">Q: Enterprise and</th> <th data-bbox="1072 635 1131 1091">R: Retail/Commercial</th> <th data-bbox="1131 635 1189 1091">S: Equine Industry</th> <th data-bbox="1189 635 1247 1091">T: Mixed Use</th> <th data-bbox="1247 635 1305 1091">U: Utilities/Services</th> </tr> </thead> <tbody> <tr> <td data-bbox="208 1098 374 1168">Crèche/ Playschool</td> <td data-bbox="374 1098 432 1168">Y</td> <td data-bbox="432 1098 490 1168">O</td> <td data-bbox="490 1098 548 1168">Y</td> <td data-bbox="548 1098 607 1168">N</td> <td data-bbox="607 1098 665 1168">Y</td> <td data-bbox="665 1098 723 1168">N</td> <td data-bbox="723 1098 781 1168">N</td> <td data-bbox="781 1098 840 1168">N</td> <td data-bbox="840 1098 898 1168">N</td> <td data-bbox="898 1098 956 1168">O</td> <td data-bbox="956 1098 1014 1168">Y</td> <td data-bbox="1014 1098 1072 1168">O</td> <td data-bbox="1072 1098 1131 1168">O</td> <td data-bbox="1131 1098 1189 1168">N</td> <td data-bbox="1189 1098 1247 1168">Y</td> <td data-bbox="1247 1098 1305 1168">N</td> </tr> </tbody> </table> <p data-bbox="208 1174 1234 1321">as follows: Under the 'N: Neighbourhood Centre' land use category amendment 'Crèches/Playschool' from 'O: Open to Consideration' to read 'Y: Permitted in Principle'.</p>																	LAND USE	A: Town Centre	B: Existing Residential	C: New Residential	D: Retail Outlet Centre	E: Community and Education	F: Open Space and Amenity	G: National Stud and Green	H: Industry and Warehousing	I: Agriculture	K: Commercial	N: Neighbourhood Centre	Q: Enterprise and	R: Retail/Commercial	S: Equine Industry	T: Mixed Use	U: Utilities/Services	Crèche/ Playschool	Y	O	Y	N	Y	N	N	N	N	O	Y	O	O	N	Y	N
LAND USE	A: Town Centre	B: Existing Residential	C: New Residential	D: Retail Outlet Centre	E: Community and Education	F: Open Space and Amenity	G: National Stud and Green	H: Industry and Warehousing	I: Agriculture	K: Commercial	N: Neighbourhood Centre	Q: Enterprise and	R: Retail/Commercial	S: Equine Industry	T: Mixed Use	U: Utilities/Services																																		
Crèche/ Playschool	Y	O	Y	N	Y	N	N	N	N	O	Y	O	O	N	Y	N																																		



Item No. 105	Proposed Material Alteration No. 97	Record																																		
	<p>Chapter 11, Implementation, amend Table 11-6 Land Use Zoning Matrix, by inserting a new land use 'Conference / Exhibition Centre', as follows:</p> <table border="1" data-bbox="206 491 1178 1120"> <thead> <tr> <th data-bbox="206 491 353 970">LAND USE</th> <th data-bbox="362 491 407 970">A: Town Centre</th> <th data-bbox="416 491 461 970">B: Existing Residential</th> <th data-bbox="470 491 515 970">C: New Residential</th> <th data-bbox="524 491 568 970">D: Retail Outlet Centre</th> <th data-bbox="577 491 622 970">E: Community and Education</th> <th data-bbox="631 491 676 970">F: Open Space and Amenity</th> <th data-bbox="685 491 730 970">G: National Stud and Green</th> <th data-bbox="739 491 784 970">H: Industry and Warehousing</th> <th data-bbox="792 491 837 970">I: Agriculture</th> <th data-bbox="846 491 891 970">K: Commercial</th> <th data-bbox="900 491 945 970">N: Neighbourhood Centre</th> <th data-bbox="954 491 999 970">Q: Enterprise and Employment</th> <th data-bbox="1008 491 1052 970">R: Retail/Commercial</th> <th data-bbox="1061 491 1106 970">S: Equine Industry</th> <th data-bbox="1115 491 1160 970">T: Mixed Use</th> <th data-bbox="1169 491 1178 970">U: Utilities/Services</th> </tr> </thead> <tbody> <tr> <td data-bbox="206 976 353 1120"><i>Conference / Exhibition Centre</i></td> <td data-bbox="362 976 407 1120">Y</td> <td data-bbox="416 976 461 1120">N</td> <td data-bbox="470 976 515 1120">N</td> <td data-bbox="524 976 568 1120">N</td> <td data-bbox="577 976 622 1120">N</td> <td data-bbox="631 976 676 1120">N</td> <td data-bbox="685 976 730 1120">N</td> <td data-bbox="739 976 784 1120">N</td> <td data-bbox="792 976 837 1120">N</td> <td data-bbox="846 976 891 1120">O</td> <td data-bbox="900 976 945 1120">N</td> <td data-bbox="954 976 999 1120">O<sub>x</sub></td> <td data-bbox="1008 976 1052 1120">N</td> <td data-bbox="1061 976 1106 1120">N</td> <td data-bbox="1115 976 1160 1120">O</td> <td data-bbox="1169 976 1178 1120">N</td> </tr> </tbody> </table> <p data-bbox="206 1161 1178 1232"><b>Footnote (Q zone):</b> A conference centre will be considered in the eastern section of lands zoned Q: Enterprise and Employment only.</p>	LAND USE	A: Town Centre	B: Existing Residential	C: New Residential	D: Retail Outlet Centre	E: Community and Education	F: Open Space and Amenity	G: National Stud and Green	H: Industry and Warehousing	I: Agriculture	K: Commercial	N: Neighbourhood Centre	Q: Enterprise and Employment	R: Retail/Commercial	S: Equine Industry	T: Mixed Use	U: Utilities/Services	<i>Conference / Exhibition Centre</i>	Y	N	N	N	N	N	N	N	N	O	N	O <sub>x</sub>	N	N	O	N	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 97</p>
	LAND USE	A: Town Centre	B: Existing Residential	C: New Residential	D: Retail Outlet Centre	E: Community and Education	F: Open Space and Amenity	G: National Stud and Green	H: Industry and Warehousing	I: Agriculture	K: Commercial	N: Neighbourhood Centre	Q: Enterprise and Employment	R: Retail/Commercial	S: Equine Industry	T: Mixed Use	U: Utilities/Services																			
	<i>Conference / Exhibition Centre</i>	Y	N	N	N	N	N	N	N	N	O	N	O <sub>x</sub>	N	N	O	N																			



Item No. 106	Proposed Material Alteration No. 98															Record				
	Chapter 11 Implementation, amend Table 11-6 Land Use Zoning Matrix in relation to land zoned D: Retail Outlet Centre, as follows:															On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 98				
	LAND USE	A: Town Centre	B: Existing Residential	C: New Residential	D: Retail Outlet Centre	E: Community and Education	F: Open Space and Amenity	G: National Stud and Green Belt	H: Industry and Warehousing	I: Agriculture	K: Commercial	N: Neighbourhood Centre	Q: Enterprise and Employment	R: Retail/Commercial	S: Equine Industry			T: Mixed Use	U: Utilities/Services	
	Restaurant	Y	O	O	N <sup>6</sup>	N	N	O	N	O	O	O <sup>8</sup>	O <sup>5</sup>	O	O <sup>8</sup>			O <sup>6</sup>	O	N
	Offices	Y	O <sup>6</sup>	O <sup>7</sup>	N <sup>6</sup>	N	N	O	N	O	O	O	O	O	N			O	N	N
Park/Playground	Y	Y	Y	N <sup>6</sup>	Y	Y	N	N	O	O	O	N	N	N	Y	N	N			

<sup>6</sup> Proposals of this nature shall be restricted to a gross floor area of 100sqm.

<sup>7</sup> Proposals of this nature shall be restricted to a gross floor area of 100sqm.



	Footnote (Restaurants): <i>Subject to compliance with zoning objective defined in Table 11-4.</i> Footnote (Offices): <i>Ancillary only to supporting operations of KTOV.</i>																	
<b>Item No. 107</b>	<b>Proposed Material Alteration No. 99</b>														<b>Record</b>			
	Chapter 11 Implementation, amend Table 11-6 Land Use Zoning Matrix in relation to land zoned E: Community and Education, as follows:														On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 99			
	<b>LAND USE</b>	<b>A: Town Centre</b>	<b>B: Existing Residential</b>	<b>C: New Residential</b>	<b>D: Retail Outlet Centre</b>	<b>E: Community and Education</b>	<b>F: Open Space and Amenity</b>	<b>G: National Stud and Green</b>	<b>H: Industry and Warehousing</b>	<b>I: Agriculture</b>	<b>K: Commercial</b>	<b>N: Neighbourhood Centre</b>	<b>Q: Enterprise and</b>	<b>R: Retail/Commercial</b>		<b>S: Equine Industry</b>	<b>T: Mixed Use</b>	<b>U: Utilities/Services</b>
	Restaurant	Y	O	O	N	<del>N</del> O x	N	N	O	N	O	O	<sup>8</sup> O	O		<sup>9</sup> O	O	N
	<b>Footnote: <i>Only when ancillary to a community use.</i></b>																	

<sup>8</sup> Ancillary to an enterprise and employment function or part of a mixed-use enterprise facility.

<sup>9</sup> Ancillary to the existing use on site.





Item No. 108	Proposed Material Alteration No. 100														Record	
	Chapter 11 Implementation, amend Table 11-6 Land Use Zoning Matrix in relation to lands zoned Q: Enterprise and Employment as follows:														On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 100	
	LAND USE	A: Town Centre	B: Existing Residential	C: New Residential	D: Retail Outlet Centre	E: Community and	F: Open Space and Amenity	G: National Stud and Green	H: Industry and	I: Agriculture	K: Commercial	N: Neighbourhood Centre	Q: Enterprise and	R: Retail/Commercial		
Offices	Y	O <sup>10</sup>	O <sup>11</sup>	N	N	N	N	O	N	O	O	Y	O	N	O	N
Item No. 109	Proposed Material Alteration No. 101														Record	
	Chapter 11 Implementation, amend Table 11-6 Land Use Zoning Matrix, as follows:														On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 101	

<sup>10</sup> Proposals of this nature shall be restricted to a gross floor area of 100sqm.

<sup>11</sup> Proposals of this nature shall be restricted to a gross floor area of 100sqm.



Under the 'National Stud and Green Belt' land use category amend 'Restaurant' from 'N: Not Normally Permitted' to 'O: Open for Consideration'.

LAND USE	A: Town Centre	B: Existing Residential	C: New Residential	D: Retail Outlet Centre	E: Community and Education	F: Open Space and Amenity	G: National Stud and Green	H: Industry and Warehousing	I: Agriculture	K: Commercial	N: Neighbourhood Centre	Q: Enterprise and Employment	R: Retail/Commercial	S: Equine Industry	T: Mixed Use	U: Utilities/Services
Restaurant	Y	O	O	N	N	N	<del>N</del> O <sup>x</sup>	O	N	O	O	O <sub>85</sub>	O	O <sub>86</sub>	O	N

This amendment should be accompanied by the insertion of the following additional footnote:

Footnote: *'To be provided within the established visitor amenities area of the Irish National Stud only.'*

Item No. 110	Proposed Material Alteration No. 102	Record
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Chapter 11, Section 11.4, amend footnotes under Table 11-6 Land Use Zoning Matrix as follows:

LAND USE	A: Town Centre	B: Existing Residential	C: New Residential	D: Retail Outlet Centre	E: Community and Education	F: Open Space and Amenity	G: National Stud and Green Belt	H: Industry and Warehousing	I: Agriculture	K: Commercial	N: Neighbourhood Centre	Q: Enterprise and Employment	R: Retail/Commercial	S: Equine Industry	T: Mixed Use	U: Utilities/Services
Shop - Convenience	Y	O <sub>89</sub>	O <sub>90</sub>	N	N	N	N	N	N	O <sub>91</sub>	O <sub>92</sub>	O <sub>93</sub>	Y <sub>94</sub>	O <sub>95</sub>	O <sub>96</sub>	N

Footnote 89: No single unit shall exceed 100sqm. of net retail space, *except within the area north of the rail line between east of Green Road and west of Dunmurray Road which shall not exceed 150sqm of net retail space.*


Footnote 90: No single unit shall exceed 100sqm. of net retail space, *except within the area north of the rail line between east of Green Road and west of Dunmurray Road which shall not exceed 150sqm of net retail space.*

On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 102

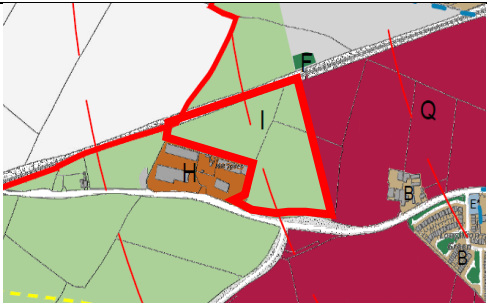
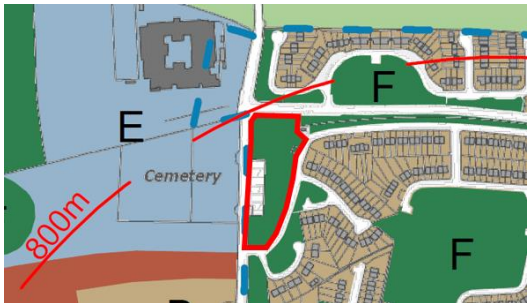


<b>Item No. 111</b>	<b>Proposed Material Alteration No. 103</b>																	
	Chapter 11 Implementation, Table 11-6 Land Use Zoning Matrix, insert additional land use and associated footnote, as follows:														On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 103			
	<b>LAND USE</b>	<b>A: Town Centre</b>	<b>B: Existing Residential</b>	<b>C: New Residential</b>	<b>D: Retail Outlet Centre</b>	<b>E: Community and Education</b>	<b>F: Open Space and Amenity</b>	<b>G: National Stud and Green Belt</b>	<b>H: Industry and Warehousing</b>	<b>I: Agriculture</b>	<b>K: Commercial</b>	<b>N: Neighbourhood Centre</b>	<b>Q: Enterprise and Employment</b>	<b>R: Retail/Commercial</b>		<b>S: Equine Industry</b>	<b>T: Mixed Use</b>	<b>U: Utilities/Services</b>
	<i>Indoor Recreational &amp; Amenity Facilities*</i>	Y	N	N	N	O	N	N	N	N	Y	N	O	O		N	O	N
Footnote: <i>This land use relates to play centres such as indoor play/adventure centres, bowling alleys, trampoline parks.</i>																		


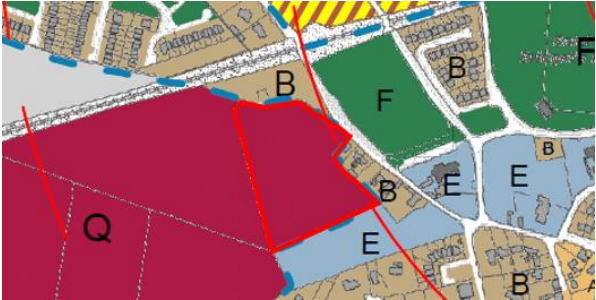


Item No. 114	Proposed Material Alteration No. 105	Record
	<p>Map 11.1 Land Use Zoning, amend zoning of land outlined in red below (approx. 0.7 ha) from 'H: Industry and Warehousing' to 'E: Community and Education'.</p> 	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 105</p>
Item No. 115	Proposed Material Alteration No. 106	Record
	<p>Map 11.1 Land Use Zoning, amend zoning of land outlined in red below (approx. 6.3 ha) from 'I Agriculture' to 'Q; Enterprise and Employment'.</p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 106</p>



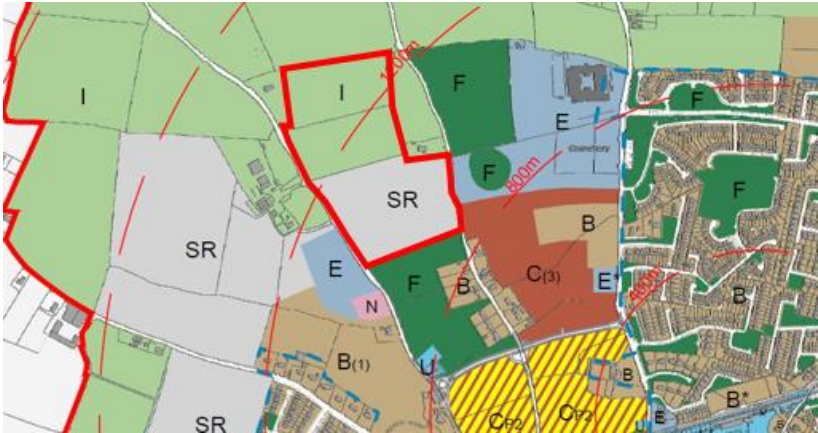
		
<p><b>Item No. 116</b></p>	<p><b>Proposed Material Alteration No. 107</b></p>	<p><b>Record</b></p>
	<p>Map 11.1 Land Use Zoning, amend zoning objective of land outlined in red below (approx. 0.9ha) from ‘F: Open Space and Amenity’ to ‘E: Community and Education’.</p> 	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 107</p>
<p><b>Item No. 117</b></p>	<p><b>Proposed Material Alteration No. 108</b></p>	<p><b>Record</b></p>
	<p>Map 11.1 Land Use Zoning, amend zoning objective of land outlined in red below (approx. 3.6 ha) from ‘C New Residential Phase 2’ to ‘Q: Enterprise and Employment’.</p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 108</p>



		
<p><b>Item No. 118</b></p>	<p><b>Proposed Material Alteration No. 109</b></p>	<p><b>Record</b></p>
	<p>Map 11.1 Land Use Zoning, amend zoning objective of land outlined in red below (approx. 2.5 ha) from 'Q: Enterprise and Employment to 'E: Community and Education'.</p> 	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 109</p>

Cllr. Doyle noted that Item 120 was an amber item and the Members agreed to deal with 119 and 120 during the amber/ red session.



Item No. 121	Proposed Material Alteration No. 111	Record
	<p>Map 11.1 Land Use Zoning, amend zoning objective of land outlined in red below (approx. 13 ha) from 'I: Agriculture' and 'SR: Strategic Reserve' to 'F: Open Space and Amenity'.</p>  <p><b>AND</b></p> <p>Chapter 11, Implementation, under Section 11.3, Table 11-4, insert a site-specific objective under the zoning objective F (1): 'Open Space and Amenity', as follows:</p> <p><i>F (1) These lands are designated for the provision of a community sports campus. A detailed design framework is required for the entire area which shall include:</i></p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 111</p>





	<ul style="list-style-type: none"> <li>• <i>phasing details whereby the site is developed sequentially from the south in tandem with new housing.</i></li> <li>• <i>active travel links (walking and cycling) connecting with neighbouring (existing and planned) residential areas, neighbourhood centre, school campuses and community uses.</i></li> <li>• <i>a vehicular access point from the Southgreen Road, proximate to the built-up area.</i></li> <li>• <i>retention of mature trees and hedgerows in accordance with Map 9-1 Natural Heritage and Green Infrastructure.</i></li> </ul>	
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### Census 2022 Update

Item No. 128	Proposed Material Alteration No. 113	Record
	<p>On 29<sup>th</sup> June 2023, the Central Statistics Office (CSO) released further results for Census 2022 in relation to settlements.</p> <p>Of particular note is the following:</p> <ul style="list-style-type: none"> <li>• The population of Kildare Town on Census Day 2022 was 10,302 persons.</li> <li>• The term ‘Settlement Boundary’ has now been replaced with the term ‘Built Up Area’.</li> </ul>	<p>Cllr. Doyle referred to Table 3.1 pg 116 and queried of the house 430 builds identified for build between 2023 - 2028, how many extant planning permissions exist and how many houses have been constructed and occupied since CSO figures were gathered and how are these numbers accounted for?</p> <p>Ms. Curran confirmed that extant permissions were included and referred Members to table 3.7 that set out the units to be delivered.</p>



	<p>This Proposed Material Alteration proposes to update the Draft Plan as follows:</p> <p><b>Item 1:</b> Chapter 1, Introduction and Context, amend Section 1.1. Background, under the first paragraph (and associated footnote) as follows:</p> <p>The Kildare Town Local Area Plan 2023 – 2029 (the Plan) has been prepared in accordance with the requirements and provisions of the Planning and Development Act 2000 (as amended) (the Act), in particular Sections 18-20 of the Act. A local area plan is required to be prepared in respect of an area that is designated as a town in the most recent census, other than a town designated as a suburb or environs in that census, has a population in excess of 5,000 and is situated in the functional area of the planning authority which is a county council (Section 19 of the Act). Census <del>2016</del> <b>2022</b> recorded a population of <del>8,634</del> <b>10,302</b> persons for the <i>defined Built-Up Area settlement</i><sup>†</sup> of Kildare Town and therefore a local area plan is mandatory.</p> <p>Footnote 1: <i>Central Statistics Office (CSO) defined the Built-Up Areas (BUAs) under Census 2022 which represents a land cover definition. <del>Census 2022 data at settlement level was not available at time of publication of this Draft Plan.</del></i></p>	<p>Ms. O’ Reilly advised that the OPR had acknowledged the approach that Kildare County Council had taken with regard to the Core strategy figures. Ms. Curran noted the extra provision of 25% in the Plan.</p> <p>Ms. Granville acknowledged the linkages to the RZLT sites and that a certain amount of flexibility was built into the Plan and advised that the Planning Department would be monitoring the delivery of housing.</p> <p>Cllr. Doyle accepted the position.</p> <p>On the proposal of Cllr. N. Connolly and seconded by Cllr. Duffy, The Members agreed to accept proposed material alteration number 113</p>
	<p><b>Item 2:</b></p>	



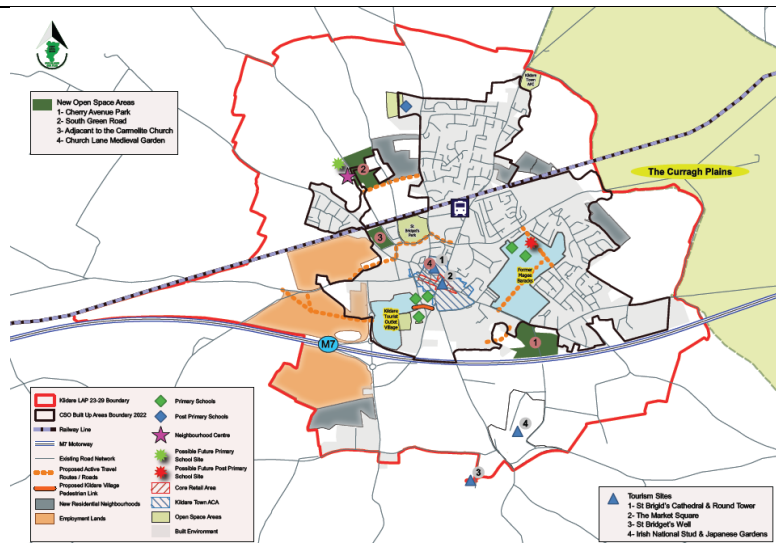
Chapter 1, Introduction and Context, amend Section 2.2.1. in respect of the Strategic Principle, Creating Compact and Connected Communities, first paragraph as follows:

### **Creating Compact and Connected Communities**

Consolidation and infill development underpin the development strategy in this Plan in line with National Strategic Outcome No. 1 (Compact Growth) of the National Planning Framework (NPF). Accordingly, the Plan provides for circa 65%<sup>2</sup> of all new homes to be developed within the defined ~~settlement~~ **Built-Up Area boundary** of the town. This approach to land use zoning therefore seeks to consolidate the built urban form by prioritising the development of identified sequentially preferable lands in order to ensure the delivery of sustainable compact development in the town whilst also preventing further urban sprawl.

#### **Item 3:**

Chapter 2, Spatial Planning Context and Vision for Kildare Town, replace Figure 2-3 Kildare Town Development Strategy with a new image with the 'Settlement' boundary replaced with the 'Built-Up Area' boundary, as follows:



**Item 4:**

Chapter 3 Compliance with the Kildare County Core Strategy, amend the second paragraph under Section 3.1. Function, Scale and Population of Kildare Town (and the associated footnote), as follows:

According to Census ~~2016~~**2022**, Kildare Town had a population of ~~8,634~~ **10,302** persons *within the defined Built-Up Area*. *This relates to the Settlement Boundary of the town* as identified by the CSO<sup>5</sup> (Figure 3-1 refers). The population of the town has seen a steady increase over the last number of census periods. Census 2006 recorded a population of 7,538<sup>6</sup> persons growing to 8,142 persons in 2011 *and 8,634 persons in 2016*. However, as a result of the COVID-19 Pandemic the Census was delayed until April 2022 and the updated population figures at the settlement



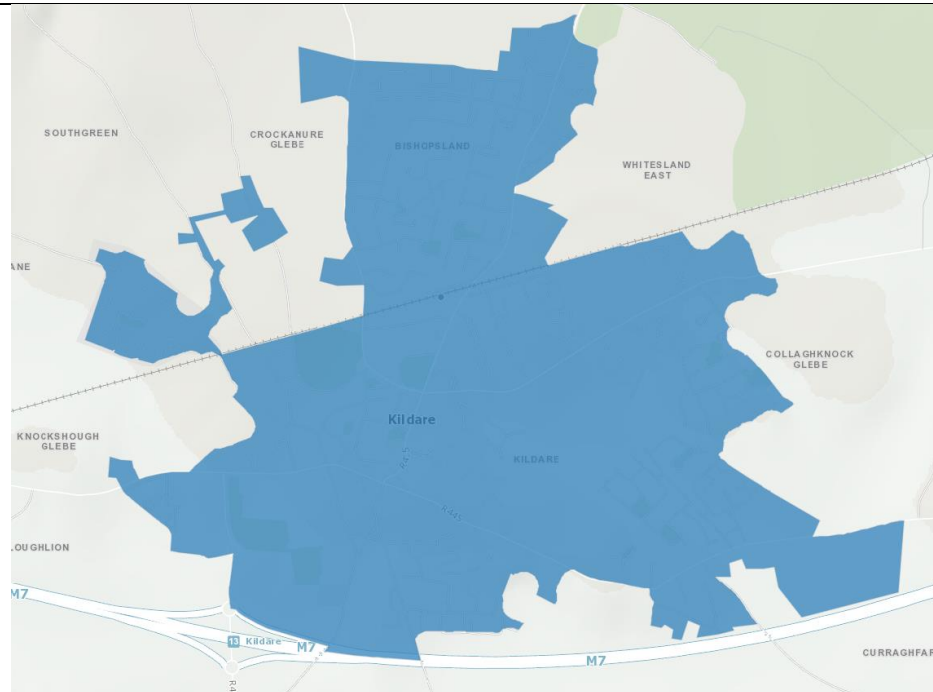
level were not available prior to the adoption of the Kildare County Development Plan 2023-2029 ~~or the preparation of this draft Local Area Plan,~~. ~~Therefore, Census 2016 data is the most up to date population figures for the settlement of Kildare.~~

Footnote 5: Under Census ~~2016~~2022, *a new statistical geography was released; Built-Up Areas, which was created by combining small areas to identify the footprint of urban centres. BUAs represent a land cover definition based on a minimum of 100 buildings within 65 meters of one another, with a maximum distance of 250 meters between clusters.*

**Item 5:**

Chapter 3 Compliance with the Kildare County Core Strategy, Section 3.1. Function, Scale and Population of Kildare Town, replace Figure 3-1 to reflect the new 'Built-Up Area' boundary and rename the image title, as follows:

Figure 3-1 *CSO defined Built-Up Area* ~~Settlement Boundary as Defined by the CSO 2016~~ *2022*



Source: [www.cso.ie](http://www.cso.ie)

**Item 6:**

Chapter 3 Compliance with the Kildare County Core Strategy, Section 3.1.1. Population Growth 2016-2022 and Section 3.1.2. Estimated Population Methodology, delete both Sections in their entirety, as follows:

**3.1.1. Population Growth 2016 – 2022**

The Kildare County Development Plan 2023-2029 provides an estimated 2021 population of 9,134 person for the town of



~~Kildare. This estimation was based on the percentage growth from the period 2011-2016 which coincided with the financial crisis and a deep recession in Ireland. However, there were signs of recovery in the latter years of 2014-2016 which saw a slow supply recovery in the housing market.~~

~~It is important for the preparation of a land use plan that there is a clear understanding of the existing population and the allocated future population growth. Population forms the fundamental basis for identifying the quantity of a range of land uses such as economic lands, schools, childcare facilities and public open spaces, within an area. To this effect the Kildare County Development Plan 2023-2029 states that the 2021 population estimate is a holding figure, and is used as a guide only until Census 2022 is published, and that any local area plan prepared before the publication of Census 2022 will require an updated population estimate to be prepared, based on factors including the quantum of residential units built since Census 2016, which will differ from that shown in the '2021 Population Estimate' column in Table 2.8—Core Strategy Table of the County Development Plan.~~

### ~~3.1.2. Estimated Population Methodology~~

~~The Central Statistics Office (CSO) Preliminary Results (June 2022) showed an increase of 1,747 persons across the Kildare Electoral Division (ED) from 9,874 persons in Census 2016 to 11,621 persons in Census 2022. There has been a considerable amount of housing completions since Census 2016 both within~~



~~the defined CSO Settlement Boundary (195 units)<sup>12</sup> and on its periphery (ca. 424 units<sup>13</sup>) during the intercensal period. While the ED boundary is larger than the boundary of the local area plan it includes the Curragh Plains and rural areas where development is carefully managed. However, it sets the parameter of growth in terms of estimating the population. Given the 17.69% growth in population across the Electoral Division between the Census years of 2016 and 2022, applying the same growth rate to Kildare Town<sup>14</sup> results in an increase of 1,527 persons<sup>15</sup> providing an estimated population of 10,161 person to April 2022.~~

**Item 7:**

Chapter 3 Compliance with the Kildare County Core Strategy, Section 3.2. Future Population and Housing Targets, insert a footnote under Table 3-1 Kildare County Development Plan 2023-2029 Core Strategy, in respect of the 2016 Pop as follows:

Table 3-1 Kildare County Development Plan 2023-2029 Core Strategy

Town	2016 Pop	2021 Pop Est.	Allo-cated Growth	Pop Target 2023 - 2028	Housing Target 2023 - 2028	Residential zoned land required	Target Residential Density (UPH)
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<sup>12</sup> Source: <https://data.cso.ie/> NDA06 New Dwelling Completions by Settlement.

<sup>13</sup> Desktop analysis and site survey April 2022.

<sup>14</sup> Census 2016 settlement boundary.

<sup>15</sup>  $(11,621 - 9,874) / 9874 * 8634 = 1,527 + 8634 = 10,161$  persons.





<b>Kildare</b>	8,634 <sup>11</sup>	9134	4.7%	1182	430	14	35-40
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Footnote 11: *As per the CSO defined settlement boundary Census 2016.*

**Item 8:**

Chapter 3 Compliance with the Kildare County Core Strategy, Section 3.2. Future Population and Housing Targets, amend Table 3-2 Population and Housing Targets for the Kildare Local Area Plan 2023-2029 and insert an additional footnote, as follows:

<b>Census 2022 Pop<sup>12</sup></b>	<b>2023 - 2028 population target</b>	<b>2023 – 2028 housing target</b>	<b>Annualised housing target end of Q3 2029</b>	<b>Annualised Pop target end of Q4 2029</b>	<b>LAP Growth in Units</b>	<b>LAP Growth in Pop</b>
10,302	1182	430	72 <sup>13</sup>	198 <sup>14</sup>	502 units	1380 persons

Footnote 12: *CSO defined Built-Up Areas.*

**Item 9:**

Chapter 3 Compliance with the Kildare County Core Strategy, Section 3.2. Future Population and Housing Targets, amend Table 3-3 Population Growth for Kildare Town Settlement 2016-2029 as follows:



Table 3-3 Population Growth for Kildare Town **Settlement** 2016-2029

Year	Data Source	Population
2016	Census ( <i>CSO defined settlement boundary</i> )	9,874
2022	Census ( <i>CSO defined Built-Up Area boundary</i> )	<del>10,161</del> (estimated) 10,302
2029	CDP Core Strategy growth <i>plus annualised growth</i> (Increase of 1,380 persons)	<del>11,541</del> 11,682

**Item 10:**

Chapter 3 Compliance with the Kildare County Core Strategy, Section 3.4. Social Housing Requirement, under Table 3-5 amend the first paragraph as follows:

There is one PPP Housing Scheme that is at pre-approval stage located at Coolaghknock Glebe which has capacity for 80-85



social housing units and is situated immediately adjacent to the CSO *defined Built-Up Area*. *settlement boundary*. This site was designated part Tier 1 and part Tier 2 lands under the Settlement Capacity Audit (SCA) which accompanies the Plan.

**Item 11:**

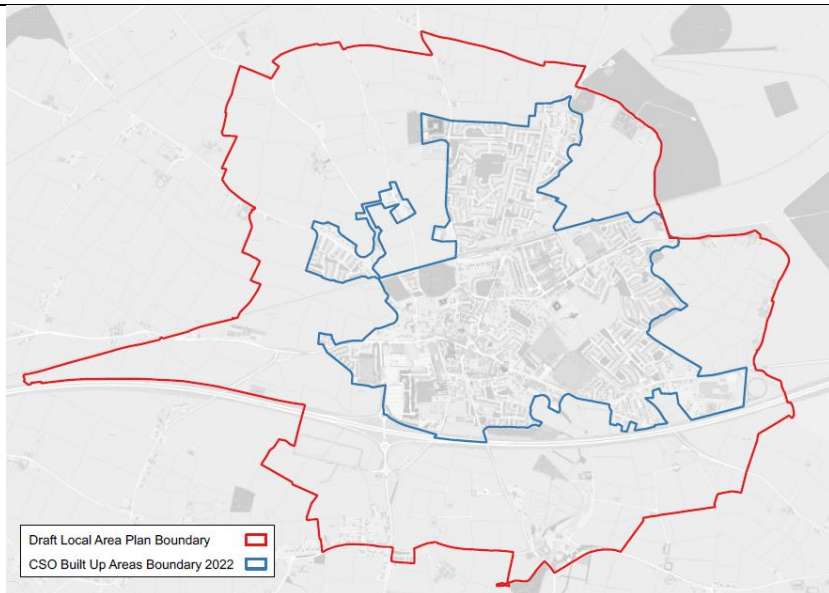
Chapter 3 Compliance with the Kildare County Core Strategy, Section 3.5. Delivering Compact Growth, amend paragraph two, as follows:

In order to deliver compact growth within the Kildare Town Local Area Plan a greater proportion of residential development will be focused on urban infill, in particular the regeneration and revitalisation of the urban area of the Former Magee Barracks. Phase 1 of the Former Magee Barracks redevelopment accounts for ca. 60% of all new housing units (taking account of the adjustment for additional provision) within the Census ~~2016~~ *2022* defined *Built-Up Area*. *settlement boundary*. Therefore, given the importance of the site for the delivery of sustainable compact growth the Plan has designated the Former Magee Barracks site as a Settlement Consolidation Site (Section 11.1, refers).

**Item 12:**

Chapter 3 Compliance with the Kildare County Core Strategy, Section 3.5. Delivering Compact Growth, replace Figure 3-2 by removing the CSO 'settlement' boundary and replacing it with the CSO 'Built-Up Area' boundary, as follows:

Figure 3-2 *Defined Built-Up Area* *Settlement* Boundary and Plan Boundary



**Item 13:**

Chapter 3 Compliance with the Kildare County Core Strategy, Section 6.6. Projecting Residential Yield, amend Table 3-7 Residential Development Capacity Audit, the second row in the Table as follows:

Table 3-7 Residential Development Capacity Audit

Site Ref.	Location	Site Area (Ha.)	Site in Built-up area	Residential Yield	Net Density



N/A	Infill Sites within CSO boundary <i>Built-Up Area</i>	-	Yes	32 <sup>16</sup>	35-50	<p><b>Item 14:</b> Chapter 5 Economic Development, amend Section 5.4. Kildare Town’s Economic Development Strategy, the last line in the first paragraph and Table 5-1 Job Ratio for Kildare Town, as follows:</p> <p>The Plan aims to protect existing employment in the town and to create new employment opportunities to ensure long-term and sustainable growth. The Vision for Kildare Town seeks to harness the towns’ existing strengths across equine, ecclesiastical, and retail assets as a key component in the future economic development of the town. For Kildare Town to become more self-sustaining, the town must aim to increase its job ratio (employment-to-population ratio), which provides a good indicator of the balance that exists between the location of the labour force and the location of jobs. Census 2016 demonstrated a job ratio of 0.615 for Kildare Town. The County Development Plan suggest that the job ratio for a settlement should not fall below 0.70. Table 5-1 illustrates that to reach a job ratio of 0.70, an additional 1,127 jobs are required for a population of 11,541,682.</p>
<p><b>Item 14:</b> Chapter 5 Economic Development, amend Section 5.4. Kildare Town’s Economic Development Strategy, the last line in the first paragraph and Table 5-1 Job Ratio for Kildare Town, as follows:</p> <p>The Plan aims to protect existing employment in the town and to create new employment opportunities to ensure long-term and sustainable growth. The Vision for Kildare Town seeks to harness the towns’ existing strengths across equine, ecclesiastical, and retail assets as a key component in the future economic development of the town. For Kildare Town to become more self-sustaining, the town must aim to increase its job ratio (employment-to-population ratio), which provides a good indicator of the balance that exists between the location of the labour force and the location of jobs. Census 2016 demonstrated a job ratio of 0.615 for Kildare Town. The County Development Plan suggest that the job ratio for a settlement should not fall below 0.70. Table 5-1 illustrates that to reach a job ratio of 0.70, an additional 1,127 jobs are required for a population of 11,541,682.</p>						

<sup>16</sup> Allocation of 5% of the allocated units for Kildare Town for various sites within the Town Centre and Existing Residential / Infill lands land use zonings for potential yield from infill development.



Table 5-1 Job Ratio for Kildare Town

	2016	2029
<b>Population</b>	8,634	11,541,682 <sup>17</sup>
<b>Resident Workers</b>	3,520	4,705,63 <sup>18</sup>
<b>Total Jobs</b>	2,166 <sup>19</sup>	3,293,334 <sup>20</sup>
<b>Job Ratio</b>	0.615 <sup>21</sup>	0.70

**Item 15:**

Chapter 6 Homes and Communities, amend Section 6.2.1. Population by amending paragraph one and paragraph two, delete Figure 6-1 Electoral Division and 2016 Settlement Boundary and replacing with Figure 6-1 Census 2022 and Census 2016 Boundaries, as follows:

*Under Census 2022 the defined Built-Up Area (BUA) had a population of 10,302 persons, whereas the settlement boundary from Census 2016 had a population of 8,634. The BUA is a new statistical geography introduced replacing the previous 'settlement boundary', therefore direct comparison cannot be made. While small area statistics have not been tabulated for the*

<sup>17</sup> See Section 3.2. Future Population and Housing Targets.

<sup>18</sup> Represents a proportionate increase as a derivative of population growth  $(11,541,682/8,634 \times 3,520)$

<sup>19</sup> National Planning Framework (2018) - Appendix 2.

<sup>20</sup> Total jobs to 2029  $(4,705,63 \times 0.7 = 3,293,334)$ .

<sup>21</sup> Total jobs/resident workers  $(2166/3520) = 0.615$ .

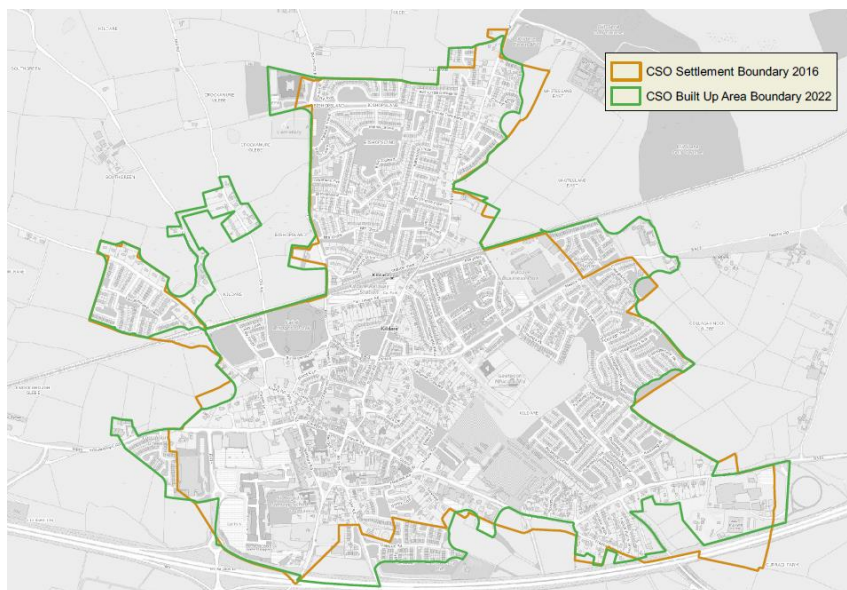


~~2022 Census (at the time of writing this Plan), the population of the Electoral Division (ED) of Kildare had been released, which is 11,621 persons. Census 2022 saw a growth of 1,747 persons (+17.7%) on the 2016 population. However, this ED is not wholly applicable to this Plan as it covers a much larger geographical area. The settlement of Kildare Town as defined by the Central Statistics Office (CSO) is more applicable in this circumstance (Figure 6-1, refers).~~

~~Figure 6-1 Electoral Division and 2016 Settlement Boundary  
(remove image)~~

~~Census 2016 calculated the population of the defined settlement boundary relating to Kildare Town as 8,634 persons. *As small area statistics are not available under census 2022, the Census 2016 settlement* This boundary will form the basis for the analysis in the sections below *and where available Census 2022 data will be included.*~~

**Figure 6-1 Census 2022 and Census 2016 Boundaries**



**Item 16:**

Chapter 6 Homes and Communities, amend Section 6.2.2. Age Profile as follows:

The age profile of the settlement of Kildare Town has a significantly younger population than the rest of the state with 32.66% of its population under 19. This is five percentage points greater than the State (2016), while Kildare Town's older population (65+) accounts for nearly 8% of its population. This indicates that the need for childcare and school places are greater than average in Kildare Town.





**Table 6-1 Population Profile Census 2016**

Age Group	Population 2016	Kildare Town Population 2016 %	National Population 2016 %	National Population 2022 %
0-4	691	8.0	6.96	5.74
5-14	1524	17.65	14.18	13.92
15-19	605	7.00	6.36	6.56
20-64	5131	59.43	59.11	58.7

**Item 17:**

Chapter 6 Homes and Communities, amend Section 6.2.5 Housing Tenure, first paragraph as follows:

Census 2016 records shows that 59% of the population within the settlement of Kildare Town are owner occupiers, this is lower than both the county rate (72% *in 2016 and 71.34% in 2022*) and the national average (67.6% *in 2016 and 65.9% in 2022*). Other housing tenures are 21% privately rented and socially rented 15%. The number of residents renting is proportionally higher in the settlement of Kildare Town at 33% when compared to the county (24.3% *in 2016 and 23.6% in 2022*) and nationally (27.6% *in 2016 and 27.9% in 2022*).

**Item 18:**



Chapter 6 Homes and Communities, Section 6.2.6., amend Table 6-2 Educational Attainment as follows:

	No Formal Education / Primary Education	Secondary Education	Technical / Apprentice / Certificate	All Third Level
<b>Kildare Town</b>	12%	41%	19%	18.9%
<b>County Kildare 2016</b>	10%	33.3%	15.6%	36.3%
<b>State 2016</b>	12.5%	33%	14.7%	33.4%
<b>State 2022</b>	8%	26%	15%	28%

Source: Census 2016 Small Area Population Statistics and Census 2022

**Item 19:**

Chapter 6 Homes and Communities, Section 6.3 Residential Development: Capacity and Delivery, amend the first bullet point in the third paragraph as follows:

- A minimum of 65%<sup>22</sup> of all new residential development within the CSO defined **Built-Up Area settlement** boundary as delineated under Census 2022~~16~~.

<sup>22</sup> Accounts for 65% of all new homes of the future housing allocation including ‘Additional’ Provision’ as set out in Table 3-6 Additional Provision.



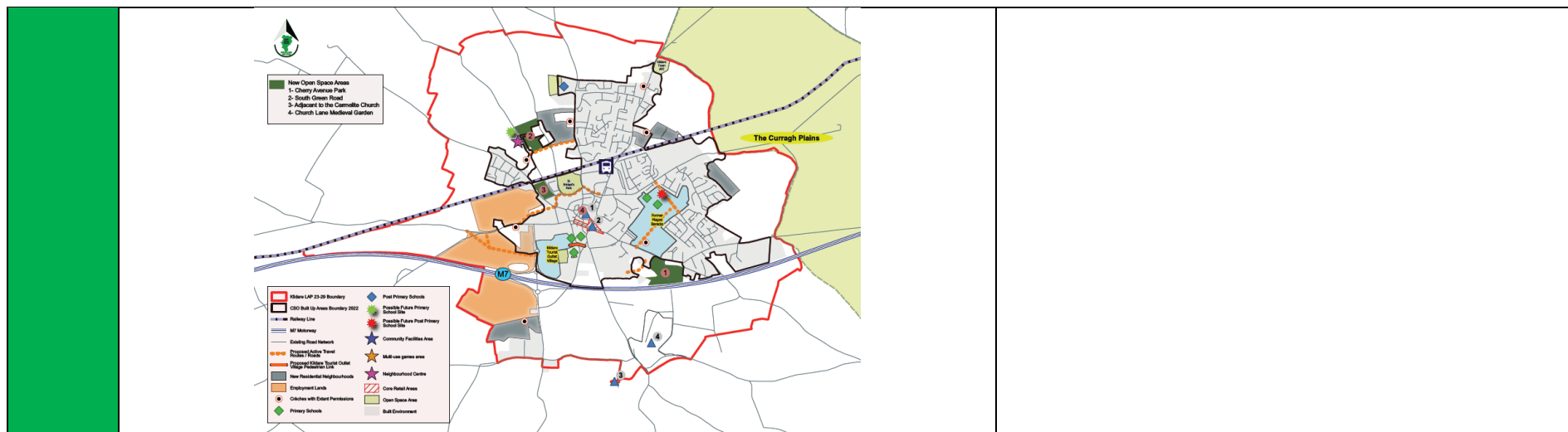
**Item 20:**

Chapter 6 Homes and Communities, Section 6.5. Social Infrastructure, amend the second paragraph as follows:

As part of the plan-making process a Social Infrastructure Audit (SIA) was published alongside this Local Area Plan. It was carried out to examine the availability and capacity of existing social infrastructure facilities in Kildare Town (within the Kildare Town Local Area Plan 2012-2018 boundary), to determine future requirements and make recommendations based on anticipated settlement growth. *It is important to note that the Social Infrastructure Audit is a moment in time and the future population figure was based on an estimated Census 2022 figure of 10,161 persons compared to the official released Census 2022 figure of 10,302. Thereby the population growth over the lifetime of the Plan would be 11,541 persons in comparison to 11,682 persons as provided for under Table 3-3. However, this does not negatively impact the robustness of the audit or have material implications on the recommendations contained in the audit.*

**Item 21:**

Chapter 6 Homes and Communities, replace Figure 6-4 Social Infrastructure Provision with an amended image that replaces the 2016 boundary with the 2022 Built-Up Area boundary as follows:



### Strategic Flood Risk Assessment (SFRA)

Item No. 129	Proposed Material Alteration No. 114	Record
	<p><u>Strategic Flood Risk Assessment (SFRA) - Section 2.2</u> Amend the Strategic Flood Risk Assessment (SFRA), Section 2.2 as follows:</p> <p><i>Within the Kildare Town LAP area, there are no watercourses identified within the EPA Flow Network dataset (<a href="https://qis.epa.ie/EPAMaps/">https://qis.epa.ie/EPAMaps/</a>) within the Kildare Town LAP area, with. The</i></p>	<p>Cllr. Doyle sought to include an objective that KCC will work with Uisce Eireann to address deficits within surface water drainage in Kildare town and identify and deliver means of addressing this issue to support the function of town and orderly development as laid out in this plan.</p>



closest *identified* watercourse to Kildare Town being the Tully Stream, which originates on the southern boundary of the LAP area and flows in a southerly direction away from Kildare Town. Other watercourses around Kildare Town include:

- River Liffey 8.5km to the east, flowing northward.
- Cloncumber Stream 5km to the northeast, flowing northward.
- Slate River 11km to the north, flowing west; and,
- River Barrow 9.5km to the west, flowing south.

*A former tributary of the Tully Stream, commonly referred to as the Armour Stream previously drained a catchment area to the west of Kildare Town. Further information was drawn from the Hydrogeological Assessment of Saint Brigid's Well (Aqua Geoservices Ltd, 2021)<sup>23</sup>.*

*The assessment states that the Kildare Town By-Pass (M7 Motorway) altered the natural flow of a former Tully Stream tributary (Armour Stream), as the feeding springs/wells in its upper catchment area were located to the North of the motorway. Figure 2.2 shows an extract map from the report showing the assumed former catchment feeding the tributary. The map shows the M7 motorway has altered the Tully Stream catchment, with the upper portion of the catchment now diverted westward towards the River Barrow.*

Mr. Dunney advised that Uisce Éireann has responsibility for water and wastewater, whereas KCC has responsibility for surface water.

Cllr. Duffy noted that a solution to surface water issues were needed. Ms. O' Reilly advised that new objectives could not be included in the Plan at this stage of the process and referred to objectives already included in the Plan which refer to ongoing liaison with Uisce Éireann.

Ms. O' Reilly suggested the following additional sentence be included Section 6.6 of the SFRA:

Note: Kildare County Council will work with Uisce Éireann, TII and other stakeholders to address and resolve deficits within surface water drainage in Kildare Town.

On the proposal of Cllr. Doyle and seconded by Cllr. N. Connolly, the Members agreed to the additional wording.

<sup>23</sup> Hydrogeological Assessment (Phase 1) At Saint Brigid's Well, Aqua Geoservices Ltd, 2021

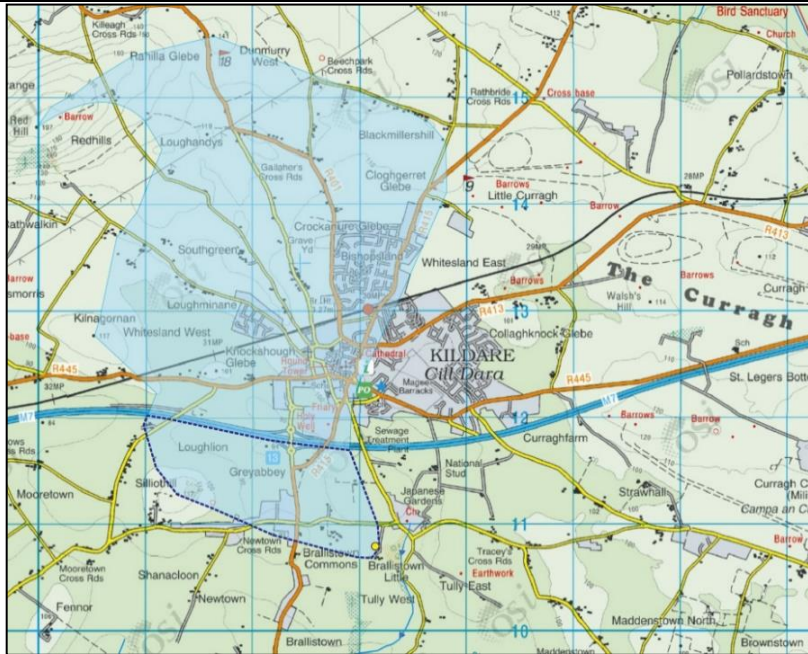


Figure 02-2 Extract from Hydrogeological Assessment of Saint Brigid's Well showing M7 motorway has altered the Tully Stream catchment.

*South of the M7, recent developments in the Greyabbey area have altered the nature and form of the watercourse channel through conversion into land drains overlain by infill or culverted to form part of the local stormwater drainage design. As such, it is understood that the former Armour Stream is no longer an active fluvial watercourse and currently functions as a local field drainage and stormwater drainage network conduit.*

*Approximately 800m of the former watercourse is culverted with a 450mm diameter concrete pipe downstream of Armour bridge through*



*the Irish National Stud lands and outfalls to open channel adjacent to St. Brigid's Well.*

**Strategic Flood Risk Assessment (SFRA) - Section 3.1**

Amend Section 3.1 of SFRA as follows:

This section presents a brief summary of The Guidelines, for more detail refer to The Guidelines and the accompanying Technical Appendices at (<https://www.gov.ie/en/publication/7db50-the-planning-system-and-flood-risk-management-guidelines-for-planning-authorities-nov-09/>).

**Strategic Flood Risk Assessment (SFRA) – Figure 3.1**

Amend Figure 3.1 of SFRA as follows:

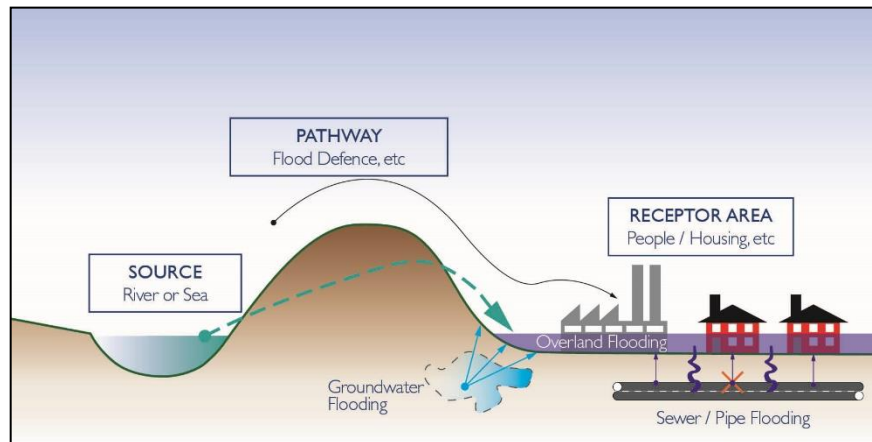


Figure 0-1 Flood Risk Assessment Source – Pathway – Receptor Model

**Strategic Flood Risk Assessment (SFRA) - Section 3.7**



Amend Section 3.7 of the SFRA, Table 3-4, Line 1 as follows:

The *urban settlement is targeted for growth as it is identified as a Self-Sustaining Growth Town in the Core Strategy of the Kildare County Development Plan 2023-2029, aligning with the Regional Planning Guidelines for the Greater Dublin Area 2010-2022 (now superseded by the Regional Spatial Economic Strategy for the Eastern Midlands Region 2019- 2031 ) set out the planned direction for growth within the Greater Dublin Area up to 2022 (2031)* by giving regional effect to national planning policy under *the National Spatial Strategy (NSS) (now superseded by Project Ireland 2040; the National Planning Framework & its Implementation Roadmap) County Development Plan or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act, 2000, as amended.*

Strategic Flood Risk Assessment (SFRA) - Section 4.4.2

Amend Section 4.4.2, point vi, of SFRA as follows:

As well as reducing and treating runoff in accordance with GDSDS, NBS and NWRM also promote biodiversity and provide important amenity value to residents and visitors alike. Therefore, KCC require that SuDS features *may* should contribute towards a *maximum minimum* of *15-10%* of the open space requirement *where it contributes in a significant and positive way to the design and quality of open space.*

Strategic Flood Risk Assessment (SFRA) - Section 5.5.1

Amend Section 5.5.1 of the SFRA as follows:





The CFRAM Studies have developed FRMPs to manage flood risk within the relevant catchment. Flood maps were one of the main outputs of the studies and indicate modelled flood extents for flood events of a range of annual exceedance probability (AEP) for catchments greater than ~~5~~<sup>1</sup> km<sup>2</sup>.

Strategic Flood Risk Assessment (SFRA) - Section 5.5.2

Amend Section 5.5.2 of the SFRA as follows:

Subsequent to the completion of CFRAM, the NIFM study was undertaken to assess fluvial flood risk for catchments greater than ~~4~~<sup>5</sup> km<sup>2</sup> not included within CFRAM studies.

Strategic Flood Risk Assessment (SFRA) - Section 6

Update Section 6 to reflect results of Pluvial Flood Modelling (see Map 10.2 of Draft Plan).

**6.3 Fluvial Flooding**

There are no identified watercourses within Kildare Town, no recorded incidents of fluvial flooding affecting the study area and no predictive flood mapping studies identifying flood risk to the LAP area.

*The former watercourse of the Armour Stream is understood to no longer function in a fluvial capacity due to the construction of the M7 motorway diverting the natural catchment and source flows. The remaining channel is heavily culverted and functions as a stormwater drainage asset of the local fields and recent developments.*

The risk of fluvial flooding for Kildare Town is deemed to be low and therefore can be screened out at this stage.



#### 6.5.4 Identified Area of Potential Flood Risk *Pluvial Flood*

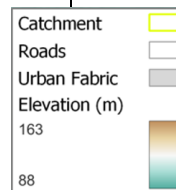
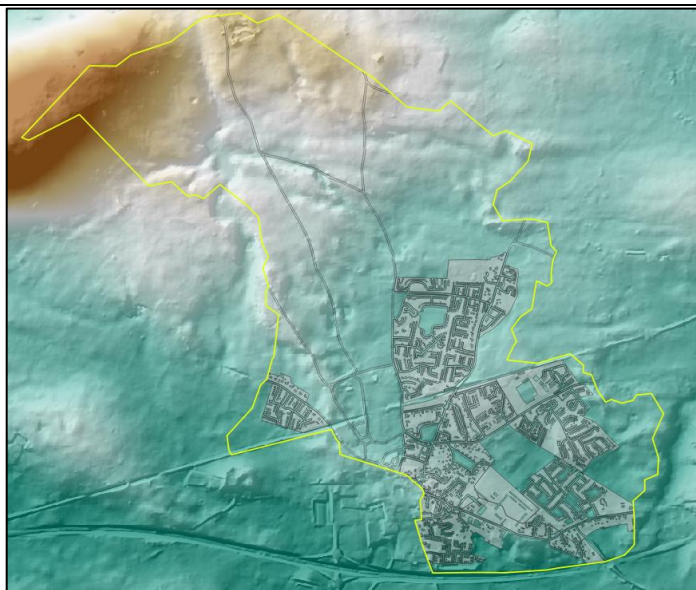
##### *Modelling*

Given the significant area of surface water drainage reliant on discharge via infiltration *in addition to* historic observations of surface water flood risk within Kildare Town, *a pluvial flood model was developed to inform the identification of areas within the LAP area that may be susceptible to surface water flooding.*

*The modelled area was determined based on the information gathered in Stage 1: Flood Risk Identification and took account of:*

- *Locations with observed historic flooding*
- Noted *locations of* infiltration capacity issues
- Topography
- Wastewater Sewer Networks coverage
- Stormwater Sewer Network coverage

*The modelling was completed for the 1%AEP (1-in-100 year) rainfall event covering the modelled area illustrated in **Figure 2-2**.*



*Figure 2-2 Pluvial Model Area*

*A 2-dimensional 'rain-on-grid' flood model was built in AutoDesk Infoworks ICM and included:*

*5m Photogrammetric DTM*

*Spatially Varying Manning's Roughness*

*Building Representation*

*Met Eireann Depth-Duration-Frequency Rainfall*

*Design Rainfall Event hyetographs*

*An allowance for infiltration and urban drainage losses*



*The output of this model is intended for the sole purpose of determining the need to implement Site-Specific Flood Risk Assessments to support development proposal applications within the Kildare Town LAP.*

*The model results confirm there is a potential risk of pluvial flooding within some areas of the LAP. A precautionary approach has been taken in delineating the areas identified with potential flood risk, as recommended by the Flood Risk Assessment Guidelines for Planning Authorities (2009). However, the results of this modelling are not intended for any other purpose and should not be interpreted for wider application of flood risk.*

*Future development within the identified areas at potential risk will require a Site-Specific FRA to support development applications. The Site-Specific FRA should demonstrate that pluvial flood risk is appropriately managed within the development, and that there is no increase in flood risk elsewhere as a result of the development.*



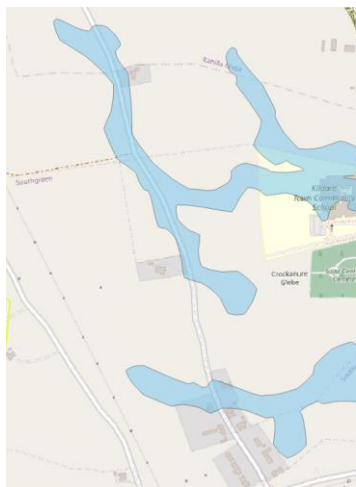
*Table 2-1: Potential Pluvial Flood Risk Locations*



**Loughminane**

*Overland flooding from lands to the north of the estate flow south until they are blocked by the railway embankment.*

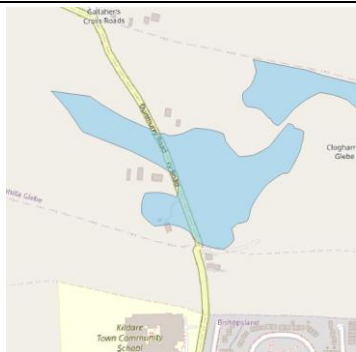
*The area has previously been reported to suffer pluvial flooding due to capacity issues in its soakaway systems.*



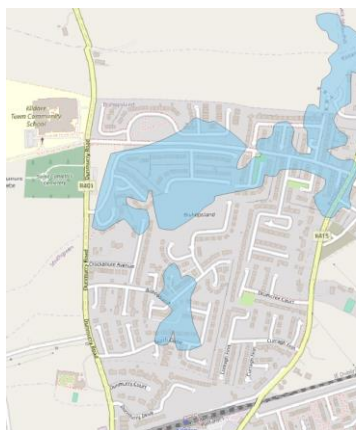
**Crockanure Glebe**

*Runoff from the north of the catchment follows the Old Road in a southerly direction. The flow splits into two flow paths – one towards the pond at Crockanure Glebe and the other towards the Community School. The School also receives overland flow from its north side.*

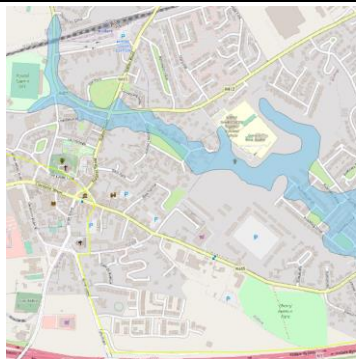
*Further south, a flow path exists from west to east which crosses the road and ponds in the new Oakchurch development due to the presence of the Dunmurry Road blocking its progress further east.*



**Clogharret Glebe**  
*Flood waters accumulate from the north due to low topography.*



**Bishopslane**  
*Runoff from the northern part of the catchment enters the estate and pools in a low point where its only escape is drainage to infiltration systems.*



**Town Centre and Ruanbeg**

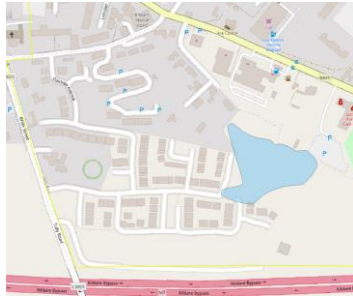
*Runoff follows the R401 south of the railway the road before cutting through housing estates at Champion Crescent, through the Barracks and Ruanbeg on to French Furze Road where depths reach a maximum of 1.3m.*

*Capacity issues have been reported where the R401 crosses under the railway and in some of the estates in this area.*



**Collaghknock Glebe**

*Flood waters accumulate from the north due to low topography.*



### **Cunnaberry Hill**

*Flood waters flow through the estates to the west and accumulate in a field due to low topography.*

*This area was highlighted as having a history of flooding during public consultations.*

**Amend Section 6.6 with a new final paragraph as follows:**

*All development proposals should incorporate surface water management in compliance with the Greater Dublin Drainage Strategy (GDSDS), in particular Volume 2 Chapter 6 Stormwater Drainage Design Criteria, and CIRIA SuDS Manual (C753) and with Nature-Based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas Best Practice Interim Guidance Document (2021, DHLGH).*

Strategic Flood Risk Assessment (SFRA) - Section 7

## **7 Development Plan Zoning**

### **7.1 Introduction**

The land use zonings provided by KCC for Kildare Town have been reviewed in the context of the available flood zone mapping, the indicative pluvial risk, the sensitivity of flood extents to climate change and previous SFRA reports.

The entire LAP area is contained within Flood Zone C. Therefore, all land use zones both pre-existing and proposed are appropriate for development in accordance with the objectives of the LAP.

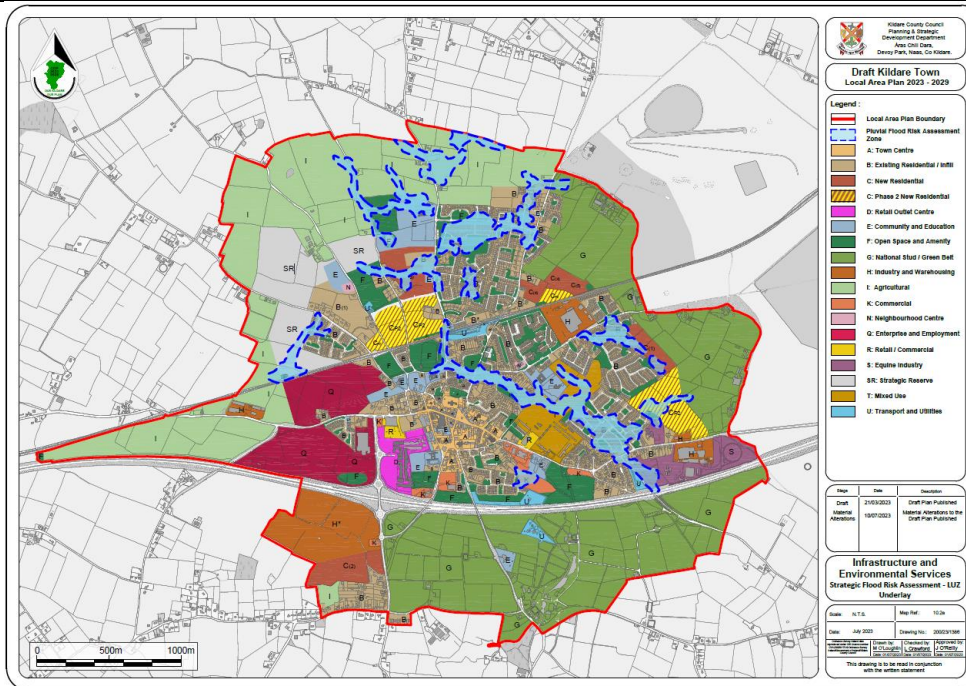




Due to the identified pluvial flood risk in Stage 2, developments identified in Figure 7.1 the noted area at risk of pluvial flooding should be subject to a site-specific flood risk assessment at development management stage which should be carried out appropriate to the scale and nature of the development and the risks arising in accordance with Section 5.2 of the Guidelines.

The *Site-Specific* FRAs should address the site layout with respect to vulnerability of the proposed development type, finished floor levels *with freeboard allowance* should be above the 0.1% or 1% AEP level where appropriate, flood resilient construction materials and fittings should be considered and the site should not impede existing flow paths or cause flood risk impacts to the surrounding areas.

Applications for minor development to existing buildings in areas of flood risk such as small extensions and most changes of use must include a flood risk assessment of appropriate detail to demonstrate that they would not have adverse flood risk impacts and employ flood resilient construction materials and fittings.



## Strategic Flood Risk Assessment (SFRA) - Section 7

### 9. Summary

#### 9.2

Kildare Town is not susceptible to any coastal, fluvial or groundwater flooding but may be susceptible to pluvial flooding. The flood zones extents were reviewed in accordance the Planning System and Flood Risk Assessment Guidelines, identifying Flood Zone C for the entire LAP area. Flood zones only account for fluvial and coastal flooding and are generated without the inclusion of climate change factors. They



should not be used to suggest that any areas are free from flood risk as they do not account for potential flooding from pluvial and groundwater.

All development proposals taking place in areas where pluvial flooding is recognised as a flood risk within Kildare Town, must be supported by an appropriately detailed Flood Risk Assessment. The level of detail within the FRA will depend on the risks identified and the proposed land use. The FRA should in general address the site layout with respect to vulnerability of the proposed development type. Finished floor levels should be above the 0.1% or 1% AEP level *with appropriate freeboard* and an allowance for climate change. Flood resilient construction materials and fittings may be considered, and the developments should not impede existing flow paths or cause flood risk impacts to the surrounding areas. It also may be necessary to develop emergency evacuation plans and defined access / egress routes for extreme flood events.

The Cathaoirleach advised the meeting that the amber and red listed items would be dealt with next.

Mr. Conlon advised that he would list the amber and red listed items by Chapter for the benefit of the minutes.

Chapter 1 – There were no amber or red listed items.

Chapter 2 - There were no amber or red listed items.

Chapter 3 – There were three red listed items in Chapter 3, item numbers, 8,9 and 10.

Chapter 4 – There were no amber or red listed items.



Chapter 5 - There were no amber or red listed items.

Chapter 6 - There were no amber or red listed items.

Chapter 7 – There were six red listed items in Chapter 7, item numbers 47,48,53,54,70 and 71.

Chapter 8 - There were no amber or red listed items.

Chapter 9 - There were no amber or red listed items.

Chapter 10 - There were no amber or red listed items.

Chapter 11 – There was one amber listed item, item number 120 and eleven red listed items, item numbers 96,97,99,112, 113,122, 123,124,125,126 and 127.

### Chapter 3 Compliance with the Kildare County Core Strategy

Item No. 8	Proposed Material Alteration No. 8 (a)	Record
	<p>Amend Map 11.1 Land Use Zoning, by introducing three sites as New Residential C* and amend Table 3-7 to reflect the introduction of these sites.</p> <p><b>NOTE: See Proposed Material Alteration No. 31 also</b></p> <p><b>PMA No. 8 (a)</b> Change the site outlined in red (1.97 ha) from I: 'Agriculture' to C(a)*: New Residential.</p>	<p>Item number 8 and number 9 were dealt with together.</p> <p>Cllr. Doyle proposed that the lands identified in this motion (item 9) be included for C* residential zoning of serviced sites in order to provide for an alternative to one off rural housing, improve the housing typology range within town and support a more balanced</p>



**Chief Executive’s Recommendation**

Proposed Material Alteration No. 8(a) should not be adopted as there is no identified ‘need’ in accordance with the Core Strategy or evidence base to support the land use zoning, and the development of the subject lands would not represent sequential consolidated growth of the settlement.

socio-economic demographic for trading up opportunities and right sizing.

Ms. O’ Reilly advised the Members that Proposed Material Alteration No. 8(a) should not be adopted by the Elected Members as there is no identified ‘need’ in accordance with the Core Strategy, there is no evidence base to support the land use zoning and the development of the subject lands would not represent sequential consolidated growth.

Cllr. Doyle noted Ms. O’ Reilly’s comments. Cllr. Duffy seconded the motion and the Members agreed not to accept the Chief Executive Report and agreed with Cllr. Doyle’s motion.

**Item No. 9**

**Motion: Cllr. Doyle**

**Record**

PMA 8 (a)  
To include these lands for residential zoning with a specific objective to deliver serviced sites at a low density in order to address the shortage of trading up opportunities and executive homes being delivered in Kildare town.

Chief Executive’s Opinion  
The National Planning Framework under NPO 18b refers to a programme to provide serviced sites for ‘new homes in small towns and villages’. Kildare Town has been designated as a Self-Sustaining Growth Town which is the second tier of towns within the County

Item number 8 and number 9 were dealt with together.

See record at item number 8.



Settlement Hierarchy. Therefore, the designation of 'serviced sites' would not be appropriate given the status of the town and would represent inappropriate use of the land within a settlement at this level within the settlement hierarchy.

The subject lands are located outside the CSO defined Built-Up Area and therefore do not represent the sequential, consolidated growth of the urban area, but instead would contribute to an uncoordinated pattern of urban sprawl. The Draft Sustainable and Compact Settlement Guidelines (2023) state that dispersed settlement patterns create a demand for travel and embed a reliance on carbon intensive private car travel that affect the quality of life for many citizens, it accelerates environmental degradation through a loss of farmland and habitat and creates a higher demand for new infrastructure and services that places a heavy financial burden on the State and results in a constant cycle of infrastructure catch-up.



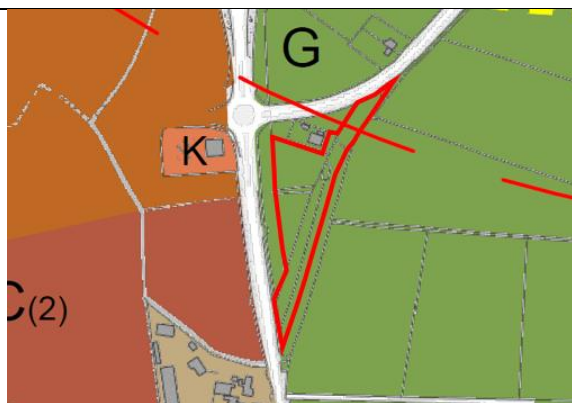
Furthermore, the subject lands did not form part of the Settlement Capacity Audit which is required under the NPF to apply a tiered approach to land zoning. However, lands immediately north were subjected to a SCA and failed to meet the required criteria. Therefore, the ability of the subject lands to be serviced has not been determined, resulting in no viable evidence base to support the proposed land use zoning, which is contrary to proper planning and sustainable development of the area.

The OPR in their submission on the Draft Plan acknowledged the potential of Kildare Town exceeding its core strategy housing target, due to historical legacy zonings and extant permissions for residential development. Therefore, no further additional lands are required for development to meet the requirements of the CDP Core Strategy, as sufficient lands have been identified. Notwithstanding



	<p>core strategy allocations, this site does not present well in terms of promoting compact growth and would compound urban sprawl at this location.</p> <p><u>Chief Executive's Recommendation</u> It is recommended that Proposed Material Alteration No. 8(a) <u>should not be</u> adopted by the Elected Members as there is no identified 'need' in accordance with the Core Strategy, there is no evidence base to support the land use zoning and the development of the subject lands would not represent sequential consolidated growth.</p>	
<b>Item No. 10</b>	<b>Proposed Material Alteration No. 8 (b)</b>	<b>Record</b>
	<p>Amend Map 11.1 Land Use Zoning, by introducing three sites as New Residential C* and amend Table 3-7 to reflect the introduction of these sites.</p> <p><b>NOTE: See Proposed Material Alteration No. 31 also</b></p> <p><b>PMA No. 8 (b)</b> Change the site outlined in red (1.13 ha) from G: 'National Stud and Green Belt' to C(b)*: New Residential.</p>	<p>Cllr Doyle proposed that the lands identified be included for C* residential zoning of serviced sites as outlined in Item 35 in order to provide for alternatives to one off rural housing, improve the housing typology range within town and support a more balanced socio-economic demographic for trading up opportunities and right sizing.</p>





### Chief Executive's Recommendation

It is a recommendation of the Office of the Planning Regulator (OPR) that the Planning Authority is required to make the Plan without PMA 8 (b) in order to retain the National Stud / Green Belt zoning. This PMA, in addition to PMA 104 and 112, does not comply with compact growth and sequential land use objectives from the Regional Spatial and Economic Strategy (RSES), the Kildare County Development Plan 2023-2029 (CDP) and the Draft Kildare Town Local Area Plan 2023-2029.

Transport Infrastructure Ireland (TII) recommends that PMA 08(b) not be made having regard to existing and planned development in the vicinity of M7 Junction 13 that is already subject to future year capacity constraints. They state that the lands are inappropriate for redesignation alone, or in combination with other Material Alterations in the vicinity, as it will have an impact on the local road network in the immediate vicinity of M7 Junction 13. They consider the inclusion of the Proposed Material Alteration is at variance with national, regional and local policy, in particular, the Spatial Planning and National Roads Guidelines, the

Cllr. Duffy seconded the motion . Cllr. Curran declared that he had a conflict of interest in relation to this site.

Ms. O' Reilly advised the Members that by proceeding with this Proposed Material Alteration it would contribute to the erosion of the Green Belt and the function of that landbank as a green lung between town and country .  
The Members agreed to vote on the PMA.

The Members, with the exception of Cllr. Heavey and Cllr. Curran who abstained, voted not to accept the Chief Executive report and agreed to the lands identified being included for C\* residential zoning of serviced sites as outlined in Item 35.



	<p>RSES, GDA Transport Strategy and Objective TM O62 of the Kildare County Development Plan 2023-2029.</p> <p>It is recommended that Proposed Material Alteration No. 8 (b), should not be adopted by the Elected Members in order to the protect the Green Belt and it is contrary to national, regional and local policy.</p>	
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### Chapter 7 Movement and Transportation

Item No.	Proposed Material Alteration No. 43	Record												
47	<p>Chapter 7 Movement and Transportation, amend Table 7-1 Permeability Measures by removing the PERM measures as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #f2f2f2;">Ref. No.</th> <th style="background-color: #f2f2f2;">Measure</th> <th style="background-color: #f2f2f2;">Delivery Timeframe</th> </tr> </thead> <tbody> <tr> <td style="color: blue;">PERM 7</td> <td style="color: blue;"><del>Creation of pedestrian / cyclist link connecting Fenner Lawns with North Glebe</del></td> <td style="color: blue;"><del>Medium-term</del></td> </tr> <tr> <td style="color: blue;">PERM 8</td> <td style="color: blue;"><del>Creation of pedestrian / cyclist link connecting Drumcree Court with Curragh Finn</del></td> <td style="color: blue;"><del>Short-term</del></td> </tr> <tr> <td style="color: blue;">PERM 9</td> <td style="color: blue;"><del>Creation of pedestrian / cyclist link connecting North Glebe with Curragh Finn</del></td> <td style="color: blue;"><del>Short-term</del></td> </tr> </tbody> </table>	Ref. No.	Measure	Delivery Timeframe	PERM 7	<del>Creation of pedestrian / cyclist link connecting Fenner Lawns with North Glebe</del>	<del>Medium-term</del>	PERM 8	<del>Creation of pedestrian / cyclist link connecting Drumcree Court with Curragh Finn</del>	<del>Short-term</del>	PERM 9	<del>Creation of pedestrian / cyclist link connecting North Glebe with Curragh Finn</del>	<del>Short-term</del>	<p>Cllr Doyle proposed removing PERM 4 as the permeability measure formed part of a larger proposed network within the Rathbride &amp; Dunmurray quadrant, in the absence of the other perm routes 7,5 &amp; 9 the rationale for this route is no longer relevant.</p> <p>Ms. Doyle considered that channelling the modal shift pedestrian traffic for destination train station, through these areas presents an undue burden on smaller residential developments. The proximity and walkability within this area is already well established, supported by the delivery of link road from Rathbride to Dunmurray.</p>
Ref. No.	Measure	Delivery Timeframe												
PERM 7	<del>Creation of pedestrian / cyclist link connecting Fenner Lawns with North Glebe</del>	<del>Medium-term</del>												
PERM 8	<del>Creation of pedestrian / cyclist link connecting Drumcree Court with Curragh Finn</del>	<del>Short-term</del>												
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<b>PERM 23</b>	Creation of pedestrian / cyclist link connecting Coolaghknock Park, Coolaghknock Close, Coolaghknock Drive and Coolaghknock Gardens together	Medium-term
<b>PERM 24</b>	Creation of pedestrian / cyclist link connecting Ruanbeg to Coolaghknock Gardens	Short-term
<b>PERM 25</b>	Creation of pedestrian / cyclist link connecting Ruanbeg Drive to Phase 2 of the Former Magee Barracks internal roads	Long-term
<b>PERM 34</b>	Road Scheme with footpaths connecting Hospital Street to Tully Road	Medium-term
<b>PERM 35</b>	Road Scheme with footpaths—Modus Link Road	Medium-term
<b>PERM 39</b>	Creation of walking/cycling only link as part of Modus Link Road development	Medium-term
<b>PERM 41</b>	Link between Oaktree Road and Cherry Avenue Park	Long-term

**Chief Executive’s Recommendation**

The Office of the Planning Regulator has made a Recommendation in respect of PMA 43 which states that the Plan is required to be made without Proposed Material Alteration 43.

A Recommendations from the OPR relate to clear breaches of the relevant legislative provisions, of the national or regional policy

Cllr. Duffy seconded the proposal.

Ms. O’ Reilly reminded Members that the OPR had made a recommendation with regard to the removal of permeability measures.

Cllr. Duffy noted that the Members had given serious consideration to each permeability measure and noted that the Transport Strategy had not come before the Members for adoption.

Mr. Dunney accepted that the Members had used their local knowledge to go through each of the permeability measures and advised that lessons had been learned and he had brought back the Members discussions to the Transport Department.

Ms. Granville considered that it was a worthwhile process and that those learnings would inform future transportation strategy methodologies.

Cllr. Doyle advised that she appreciated the comments and considered that it would have been worthwhile to have the discussions with the Transportation department at an earlier stage.

The Members, with the exception of Cllr. Heavey who abstained, voted to reject the Chief



	<p>framework and/or of the policy of Government, as set out in the Ministerial Guidelines under Section 28. As such, the planning authority is required to implement or address recommendation(s) made by the Office in order to ensure consistency with the relevant policy and legislative provisions.</p> <p>The OPR in their submission states that where an authority decides not to comply with the recommendations of the Office, or otherwise makes the plan in such a manner as to be inconsistent with the recommendations of the Office, under the provisions of section 31AO(5) of the Act the chief executive must inform the Office accordingly and state the reasons for the decision of the planning authority.</p> <p>It is recommended that Proposed Material Alteration No. 43 <u>should not be adopted</u> by the Elected Members, in order to create compact and connected communities by promoting the use of sustainable active transport modes.</p> <p>Should the Members not adopt PMA No. 43, a minor modification is recommended to PERM 39 which re-draws the measure to follow the existing Loughlion Green estate footpaths.</p>		<p>Executive's recommendation and accept Proposed Material Alteration 43.</p>
<b>Item No. 48</b>	<b>Motion Cllr. Doyle</b>		<b>Record</b>
	<p>PMA # 43 To include a minor amendment to PMA 43 which refers to Table 7.1 Permeability Measures to also remove PERM 4 given the</p>	<p><u>Chief Executive's Opinion</u></p> <p>It is important to note that PERM 4 has the purpose (along with several other measures) of</p>	<p>Cllr. Doyle proposed and Cllr. N. Connolly seconded the minor amendment to Proposed Material Alteration 43 to remove Perm 4.</p>



	<p>relationship between this link and PERMs 7,8 &amp; 9 which are proposed to be removed by PMA # 43 all in the Rathbride Drumcree area.</p>	<p>providing residential areas north of the train line easier access to the train station through a new northern entrance. While a number of permeability measures are proposed to be removed under PMA 43 this does not render PERM 4 obsolete. In fact, PERM 4 will still have significant improvements for walking times to the train station as an isolated measure. Dwellings immediately located at PERM 4 will see a saving of 540 metres (circa six-minute walk) through the provision of this permeability measure in isolation, compared to 1140 metres (14 minutes) if it is excluded from the Plan.</p>	<p>Ms.O'Reilly reminded the Elected Members of the recommendation contained in the Chief Executive's report in this regard.</p> <p>The Members, with the exception of Cllr. Heavey who abstained, voted to accept the minor amendment to Proposed Material Alteration 43.</p>
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Chief Executive's  
Recommendation

It is recommended that PERM 4 should not be removed from Table 7.1 Permeability Measures having regard to the statutory requirements of the Planning and Development Act 2000 (as amended) governing this stage of the plan making process.



Item No. 53	Proposed Material Alteration No. 48				Record
	Chapter 7 Movement and Transportation, amend Table 7-2 Cycling Measures by removing / modifying the Cycle Measures as follows:				<p>Item 53 and Item 54 were dealt with together.</p> <p>Cllr. Doyle proposed to not reinstate these particular cycle routes.</p> <p>Reason: At the last iteration of plan, members engaged in detailed discussions on issue of permeability where a large number of proposed routes, both pedestrian and cycle were supported. These specific routes were not supported due to the undue negative impact on residential amenity and unsuitability of roads network to support same in certain instances. It is also noted that each of these routes were given due consideration individually and not rejected in bundles.</p> <p>Cllr. Granville reminded Members that the OPR recommends this PMA is not adopted due to a breach of legislative provisions and reiterated the Chief Executive’s recommendation.</p> <p>Cllr. Duffy advised the importance of Members local knowledge in considering policy and each of these measures.</p>
	Ref. No.	Description	Proposed Link Type	Proposed Timeframe	
	Cycle 17	R415 (Monasterevin Road to Kildare Tourist Outlet Village) <i>to Newtown</i>	Cycle track/ cycle lane	Medium-term	
	Cycle 19	Grey Abbey Road (southern section adjacent to development lands) <i>to Newtown</i>	Cycle track/ cycle lane	Long-term	
	Cycle 21	Tully Road (section adjacent to National Stud) <i>and junction improvements required</i>	Cycle track/ cycle lane	Long-term	
	Cycle 32	<del>Hospital Street to Oaktree Road</del>	<del>Cycle track/ cycle lane (part of road scheme)</del>	<del>Medium-term</del>	
	Cycle 34	<del>Lourdesville—active mode priority/elimination of through traffic as part of Northern Link Street scheme</del>	<del>Active mode priority, local vehicle access</del>	<del>Medium-term</del>	
	Cycle 35	<del>Market Square (west)—active mode priority through elimination of through traffic</del>	<del>Active mode priority, local</del>	<del>Short term</del>	



		vehicle access	
<b>Cycle 37</b>	<del>Fire Castle Lane improvement</del>	TBD by detailed study	Short-term
<b>Cycle 38</b>	<del>Chapel Hill/Chapel Lane improvement</del>	TBD by detailed study	Medium-term
<b>Cycle 46</b>	<del>Oaktree Road improvement</del>	TBD by detailed study	Medium-term
<b>Cycle 58</b>	<del>Link between Oaktree Road and Cherry Avenue Park</del>	Greenway	Long-term

**Chief Executive’s Recommendation**

The Office of the Planning Regulator has made a Recommendation in respect of PMA 48 which states that the Plan is required to be made without Proposed Material Alteration 48. The OPR in their submission states that where an authority decides not to comply with the recommendations of the Office, or otherwise makes the plan in such a manner as to be inconsistent with the recommendations of the Office, under the provisions of section 31AO(5) of the Act the chief executive must inform the Office accordingly and state the reasons for the decision of the planning authority.

It is recommended that Proposed Material Alteration No. 48 should not be adopted by the Elected Members to create a compact and connected communities by promoting the use of sustainable active transport modes.

Ms. Granville reminded Members that they would need to give their reasons where they were going against the recommendations of the OPR.

The Members, with the exception of Cllr. Heavey who abstained, voted to reject the recommendation of the Chief Executive and accept the Proposed Material Alteration 48.

The stated reasons are as follows: The cumulative impact of these perms would represent an undue burden on certain residential areas such as those close to the train station. All of the perm routes identified within the Rathbride/Dunmurray rd quadrant are excessive given the delivery of the link road from Rathbride to Dunmurray that provides sufficient linkages to support modal shift in that area.





Item No. 54	Motion Cllr. Doyle		Record
	<p>PMA 48 Not in support of CE recommendation to reinstate these cycling measure, that they be omitted from final LAP as previously agreed by members.</p>	<p><u>Chief Executive's Opinion</u> The Chief Executives Report (21<sup>st</sup> September) provides detailed information in relation to the importance of the cycle measures proposed to be deleted.</p> <p>the Office of the Planning Regulator has made a Recommendation in respect of PMA 48 which states that the Plan is required to be made without Proposed Material Alteration 48.</p> <p><u>Chief Executive's Recommendation</u> A Recommendation from the OPR relates to clear breaches of the relevant legislative provisions, of the national or regional policy framework and/or of the policy of Government, as set out in the Ministerial Guidelines under Section 28. As such, the planning authority is required to implement or address recommendation(s) made by the Office in order to</p>	<p>Item 53 and Item 54 were dealt with together.</p> <p>Please see record at item number 53.</p>



	<p>ensure consistency with the relevant policy and legislative provisions.</p> <p>Where an authority decides not to comply with the recommendations of the Office, or otherwise makes the plan in such a manner as to be inconsistent with the recommendations of the Office, under the provisions of section 31AO(5) of the Act the chief executive must inform the Office accordingly and state the reasons for the decision of the planning authority.</p> <p>It is recommended that Proposed Material Alteration No. 48 <u>should not be adopted</u> by the Elected Members to create a compact and connected communities by promoting the use of sustainable active transport modes.</p>	
<b>Item No. 70</b>	<b>Proposed Material Alteration No. 64</b>	<b>Record</b>



Chapter 7 Movement and Transportation, insert additional subsection after Table 7-4 Road Measures, update Map 7.4 and insert a new objective MTO 3.7 as follows:

**7.5.1. Outer Relief Road – Long Term Road Corridor**

*There is a very long-term road measure for an outer relief road which may be required beyond the lifetime of this plan, the indicative route of which warrants protection in this plan period. This protected corridor is linked to the potential future development of land beyond the lifetime of this Plan. It is of importance to note that, the town would be required to expand significantly for this protected corridor to be required for a new road, which is unlikely to happen even in the next Plan period. The protected corridor illustrated in Map 7.4 is indicative only and the precise location of the road will be determined through a route selection and detailed design process if it is deemed to be required in the future.*

**MTO 3.7** *Preserve the indicative route illustrated on Map 7.4 free from development where possible, in order to provide for the potential delivery of an outer relief road in Kildare Town under future local area plans.*

*See Map 7.4 for Indicative Route for proposed Outer Relief Road:*

Items 70 and 71 were taken together.

Cllr. Doyle proposed included and protecting the outer relief road route in order to protect this route for potential future delivery should it be required. Having regard to growth of town and objective of CDP to develop town into a tourism destination, this route may be required to protect town centre from congestion, to support the efficient movement of vehicles both public, private and commercial and recognise the large number of HGVs that come through Kildare town centre to access motorway. The removal of these vehicles from town centre and residential environs will support modal shift for cyclists and pedestrians.

Cllr. N. Connolly seconded the motion.

Ms. O' Reilly advised that the OPR recommends this PMA is NOT adopted and is a clear breach of legislative provisions:  
RSES: It does not comply with integrated transport and land use objectives.  
CDP: Climate changes objective and targets.  
LAP: Vision and strategic principles of the Plan.

NTA also recommend that this not be adopted as it does not comply with the Transport



### Chief Executive's Recommendation

The Office of the Planning Regulator (OPR) made a Recommendation the Plan should be made without PMA 64. The OPR are concerned that the indicative route passes through undeveloped lands largely zoned for Agriculture and National Stud / Green Belt for a distance of approx. 5km. The OPR state that no clear justification for the current road proposal is evident from either the spatial pattern of growth planned for in the Draft Plan or the Transport Strategy prepared to inform the Draft Plan. The OPR believe the proposed outer relief would lead to a substantial expansion of the town's urban footprint into undeveloped lands zoned primarily for Agriculture and National Stud / Green Belt and encourage car borne forms of development contrary to compact growth (RSO 2) and integrated land use and transport (RSO 6).

Strategy. There is no clear justification for the road. It is not evidence based.

This will lead to the substantial expansion of the town's urban footprint into undeveloped land. This will encourage car-based forms of development, contrary to compact growth.

Cllr. Doyle considered that including the road would not automatically lead to zoning. Ms. Doyle considered there was a need to protect this route for potential future delivery should it be required.

Ms. O' Reilly reminded Members of the cumulative changes to the Local Area Plan that they were making contrary to the advice of the OPR.

Mr. Dunney expressed concern that the Members may be inviting a Ministerial Direction.

The Members agreed to take a vote.

The Members, with the exception of Cllr. A. Connolly and Cllr Heavey who abstained, voted to reject the Chief Executive's recommendation and accept Proposed Material Alteration no. 60



	<p>Furthermore, the National Transport Authority (NTA) recommends that PMA 64 is not included as its inclusion would not be considered consistent with the GDA Transport Strategy, specifically the circumstances for the progress of road schemes as set out in Measure ROAD1.</p> <p>It is recommended that Proposed Material Alteration No. 64 <u>should not</u> be adopted by the Elected Members.</p>		
<b>Item No. 71</b>	<b>Motion Cllr. Doyle</b>		<b>Record</b>
	<p>PMA 64 Not in support of CE recommendation, to reinstate provision of an outer relief road as per previous plans in order to protect route for future delivery in recognition of potential town growth into the future and the requirement to relieve traffic congestion from town centre having particular regard to supporting objectives of a successful tourism town.</p>	<p>The road measures identified in the Draft Plan are based on evidence-based transport modelling assessment that was carried out to inform the Transport Strategy. The Northern Link Street is included in the Draft Plan as an alternative north south route within the town. Therefore, it is not considered appropriate to include a road measure for an orbital route without the necessary evidence base to support it.</p> <p>The Office of the Planning Regulator's (OPR) submission refers to the inclusion of the outer</p>	<p>Items 70 and 71 were taken together.</p> <p>Please see record at item number 70</p>



relief road and are concerned that the indicative route passes through undeveloped lands largely zoned for Agriculture and National Stud / Green Belt for a distance of approx. 5km. The OPR state that no clear justification for the current road proposal is evident from either the spatial pattern of growth planned for in the Draft Plan or the Transport Strategy prepared to inform the Draft Plan. The submission states that the proposed outer relief road would lead to a substantial expansion of the town's urban footprint into undeveloped lands zoned primarily for Agriculture and National Stud / Green Belt and encourage car borne forms of development contrary to compact growth (RSO 2) and integrated land use and transport (RSO 6). The OPR make a Recommendation to make the Plan without Material Alteration No. 64.

Furthermore, the National Transport Authority (NTA) questions how the proposal will



meet the current criteria set out in the National Investment Framework for Transport in Ireland (NIFTI) which includes an intervention hierarchy of 1. Maintain, 2. Optimise, 3. Improve and 4. New. The NTA also highlight that the ROAD1 of the GDA Transport Strategy states that a proposed road scheme will only proceed where it has been satisfactorily demonstrated that:

Alternative solutions, such as public transport provision, traffic management and/or demand management measures, cannot effectively address the circumstances prompting the proposed road scheme or That these alternative solutions are not applicable or appropriate in the particular circumstances.

In this context the NTA recommends that PMA 64 is not included as its inclusion would not be consistent with the GDA Transport Strategy, specifically the circumstances for the progressing



of road schemes as set out in Measure ROAD1.

Chief Executive's Recommendation

A Recommendation from the OPR relates to clear breaches of the relevant legislative provisions, of the national or regional policy framework and/or of the policy of Government, as set out in the Ministerial Guidelines under Section 28. As such, the planning authority is required to implement or address recommendation(s) made by the Office in order to ensure consistency with the relevant policy and legislative provisions.

Where an authority decides not to comply with the recommendations of the Office, or otherwise makes the plan in such a manner as to be inconsistent with the recommendations of the Office, under the provisions of section 31AO(5) of the Act the chief executive must inform the Office accordingly and state the reasons

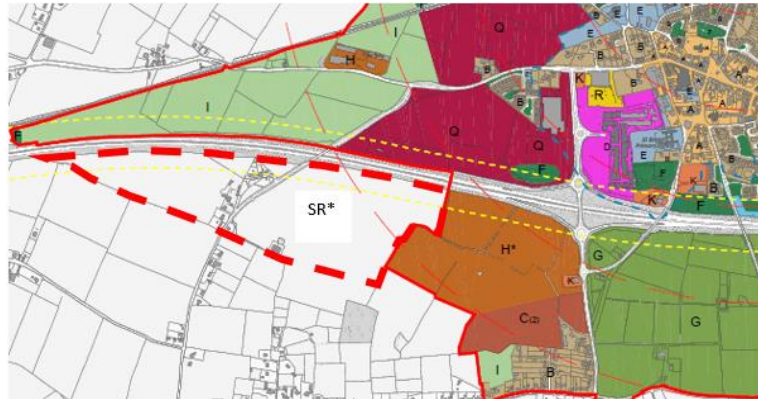




		<p>for the decision of the planning authority.</p> <p>It is recommended that Proposed Material Alteration No. 64 <u>should not be adopted</u> by the Elected Members as there is no evidence base to support an Outer Relief Road.</p>	
<p><b>Item No. 96</b></p>	<p><b>Proposed Material Alteration No. 89</b></p>		<p><b>Record</b></p>
	<p>Chapter 11, Implementation, under Section 11.3. Table 11-4 Land Use Zoning Objectives, include a site-specific objective as the fourth and fifth paragraph, SR*: Strategic Reserve [Employment] and amend Map 11.1 Land Use Zoning by including reference to SR* on the map for the site outlined in red below.</p> <p><b><i>Strategic Reserve [Employment] (SR*)</i></b> <i>To protect the integrity of the lands to provide for the future strategic expansion of the town for employment purposes (if required). The development of the lands is a long-term vision and does not form part of the Development Strategy of Kildare Town during the lifetime of this Plan.</i></p> <p><i>The inclusion of these lands will not in any way infer a future commitment regarding the nature of any future zoning. Such a decision will be considered within the</i></p>		<p>Items 96 and 97 were taken together.</p> <p>Cllr. Doyle proposed the reinstatement of these lands for strategic reserve employment. Reason: Notwithstanding the reservations outlined in the report, improving the working and living ration in Kildare town is a key objective in both supporting climate action initiatives and improving quality of life for residents. These lands while peripheral are contiguous to lands currently zoned and already the subject of a planning application for welcome employment opportunities, The zoning of this land as a strategic reserve is an ambitious statement to support the potential expansion of the construction industries, support manufacturing</p>



*framework of the need for additional zoned lands and the proper planning and sustainable development of the area.*



### Chief Executive's Recommendation

The Office of the Planning Regulator (OPR) in their submission have made a recommendation in respect of the Strategic Reserve [Employment] (SR\*) lands they require the Plan to be made without the lands as there is no evidence and rationale underpinning the zoning of land for employment purposes. The development of the lands is contrary to Objective TM O62 of the Kildare CDP and the National Roads Guidelines (2012) to protect the strategic transport function of national roads; also, the PMA is at variance to RSO 3 and RSO 6 of the RSES and Objectives RE O15 and RE O39 of the Kildare CDP regarding preferable locations for economic development.

Similarly, Transport Infrastructure Ireland (TII) in their submission recommend that PMA 89 should not be made, as it would create an

industry and other suitable employment. It is also strategically located to lay down a marker for the potential Cherryville development of an inland port. Furthermore, it protects the town from possibility that certain lands currently identified in plan for employment, not becoming available.

Cllr. N. Connolly seconded the motion.

Ms. Curran advised the Members that the Proposed Material Alteration zones approx. 48 ha of land for the future strategic expansion of the town for employment purposes (if required). It is a long-term vision outside the lifetime of the Plan. There is no evidence to support the zoning. The subject lands did not form part of the Transport Strategy or the Settlement Capacity Audit (which determines whether the lands can be serviced during the lifetime of the Plan

The lands extend to 48 hectares in contrast to the H lands which extend to 26 ha. The lands are not serviced by public transport, no facilities for walking or cycling, they are also removed from the town centre and its services.

Ms. Curran further advise that the OPR Recommends this PMA is NOT adopted. The TII recommended that the Proposed Material Alteration should not be made and considered



adverse impact on the M7 and Junction 13 and be at variance to national, regional and local planning policy.

It is recommended that Proposed Material Alteration No. 89 should not be adopted by the Elected Members as there is no evidence base or justification to support the objective.

that there would be an adverse impact on the M7 and Junction 13.

Cllr. Heavey considered that 48ha was a considerable quantity of zoned land.

Mr. Dunney considered that it was premature to zone the lands.

Ms. Granville expressed concern at the proposal and considered that the zoning would create zoning expectations.

Cllr. Doyle sought for a vote on the motion and the Members agreed to take a vote.

The vote was as follows.

In favour of rejecting the Chief Executive's recommendation

Cllr. Doyle, Cllr. N. Connolly, Cllr. Pender

Against rejecting the Chief Executive's recommendation

Cllr. Duffy, Cllr. T. O' Dwyer, Cllr. Curran.

Cllr. A. Connolly abstained.



			<p>Cllr. N. Heavey used his casting vote and voted in favour of rejecting the Chief Executive's recommendation.</p> <p>Cllr. Doyle's motion was carried and Proposed Material Alteration no 89 was agreed.</p>
<b>Item No. 97</b>	<b>Motion Cllr. Doyle</b>		<b>Record</b>
	<p>PMA 89 Not to support CE recommendation, that these lands identified be zoned for employment, recognising the need to provide for adequate and deliverable employment zoning to counteract high levels of car dependent commuting within town, lands are strategically located to be an extension to lands that are demonstrably suitable (current application for significant employment generation at Grey Abbey). It is important to have adequate lands to meet potential future demands, lands currently zoned have remained impervious to development for several plans despite being</p>	<p><u>Chief Executive's Opinion</u> The Draft Plan has been informed by a comprehensive evidence base, which included the Kildare Town Transport Strategy. The Transport Strategy provides an evidence base for the integration of land use and transport planning, which is at the centre of the plan-making process for Kildare Town. The subject lands did not form part of this study given their location removed from the built-up area.</p> <p>The Draft Plan has also been informed by a Settlement Capacity Audit (SCA) and the subject lands did not form part of this study. Therefore, there is no evidence base to support the serviceability status of the subject lands which is contrary to the proper</p>	<p>Items 96 and 97 were taken together.</p> <p>Please see record at item number 96.</p>



	<p>appropriately located, the town needs to ensure that a lack of supply of available zoned lands does not negate employment generating opportunities. The location of these lands to the South of motorway will help in removing commercial traffic from North leg of motorway where road capacity is required to service residents and large volumes of traffic generated by KROV, focusing commercial activity to South of motorway is an efficient use of current roads infrastructure and will lend further efficiency to the infrastructure required to service planned development of Glenveagh modular construction factory.</p>	<p>planning and sustainable development of the area.</p> <p>The Regional Spatial and Economic Strategy focuses on the densification of the existing built urban footprint around existing public transport corridors. The subject lands would represent the development of a significant land bank on undeveloped land on the periphery of Kildare Town, which would be heavily reliant on the road network for access with limited access via public transport, cycle and walking and therefore would not represent a consolidation of urban zonings in accordance with the requirements of the National Planning Framework and Regional Spatial and Economic Strategy. Furthermore, the development of the subject lands in the absence of a plan-led approach to the servicing of the site could exacerbate the high levels of car dependency prevalent within the town and therefore contrary to the proper planning and sustainable development of the area.</p>	
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Appendix B of the Draft Plan contains an Enterprise and Employment Zoning Methodology in accordance with the Development Plan Guidelines (2022) which demonstrates that sufficient land has been zoned for economic development within the Draft Plan to provide in excess of that required to achieve a job ratio of 0.70 (need 1,127 jobs Plan provides for 1,935), thereby providing for choice, variety and flexibility.

The OPR in their submission have made a recommendation in respect of the Strategic Reserve [Employment] (SR\*) lands under PMA 89 and require the Plan to be made without the lands as there is no evidence and rationale underpinning the zoning of land for employment purposes. The development of the lands is contrary to Objective TM O62 of the Kildare CDP and the National Roads Guidelines (2012) to protect the strategic transport function of national roads; also, the PMA is at variance to RSO 3 and RSO 6 of the RSES and Objectives RE O15 and RE O39 of



the Kildare CDP regarding preferable locations for economic development.

Similarly, the TII in their submission recommend that PMA 89 should not be made, as it would create an adverse impact on the M7 and Junction 13 and be at variance to national, regional and local planning policy.

Chief Executive's Recommendation

Recommendations from the OPR relate to clear breaches of the relevant legislative provisions, of the national or regional policy framework and/or of the policy of Government, as set out in the Ministerial Guidelines under Section 28. As such, the planning authority is required to implement or address recommendation(s) made by the Office in order to ensure consistency with the relevant policy and legislative provisions.

Where an authority decides not to comply with the recommendations of the Office, or otherwise makes the plan in such a manner as to be



		<p>inconsistent with the recommendations of the Office, under the provisions of section 31AO(5) of the Act the chief executive must inform the Office accordingly and state the reasons for the decision of the planning authority.</p> <p>It is recommended that Proposed Material Alteration No. 89 <u>should not be adopted</u> by the Elected Members as there is no evidence base or justification to support the objective.</p>	
<p><b>Item No. 99</b></p>	<p><b>Proposed Material Alteration No. 91</b></p>		<p><b>Record</b></p>
	<p>Chapter 11, Implementation, under Section 11.3, Table 11-4, insert a site-specific objective under the zoning objective F (1): ‘Open Space and Amenity’, as follows:</p> <p><i>F (1) These lands are designated for the provision of a community sports campus. A detailed design framework is required for the entire area which shall include:</i></p> <ul style="list-style-type: none"> <li>• <i>phasing details whereby the site is developed sequentially from the south in tandem with new housing.</i></li> <li>• <i>active travel links (walking and cycling) connecting with neighbouring (existing and planned) residential areas, neighbourhood centre, school campuses and community uses.</i></li> </ul>		<p>Proposed Material Alteration 91 was proposed by Cllr. Doyle and seconded by Cllr. N. Connolly.</p> <p>Ms. O’ Reilly advised that this refers to 15ha of land on the Old Road, at a significant distance from the built-up area of the town, access is approx. 1km from the new link road between Southgreen Road and the Dunmurray Road. Without this PMA, there will be approx. 15 hectares zoned between the Old Road and the Southgreen Road to deliver a Community Sports Campus, which will be closer to the town making it easier for people to walk and cycle there. A</p>





- *a vehicular access point from the Southgreen Road, proximate to the built-up area.*
- *retention of mature trees and hedgerows in accordance with Map 9-1 Natural Heritage and Green Infrastructure.*

## AND

Map 11.1 Land Use Zoning, amend zoning objective of land outlined in red below (approx. 15.5 ha) from 'I: Agriculture' to 'F: Open Space and Amenity'.



### Chief Executive's Recommendation

It is considered that given the significant distance of the northern-most part of the landholding from the built-up area of the town, it is not appropriate to extend the land use to this point as it would give rise to sprawl and longer travel times from the existing built-up area. While it is noted there are existing GAA playing pitches located on the lands, it

footnote would be included clarifying that this objective does not preclude the sport facility being delivered in advance of housing.

Ms. O' Reilly further advised that this would be contrary to compact growth.

Cllr. Duffy supported the Proposed Material Alteration and the Members all agreed to accept Proposed Material Alteration 91.



	<p>does not have the benefit of a planning permission. It is the Chief Executive’s Opinion that to promote compact, consolidated growth, and to ensure that future amenities are in reasonable walking and cycling distance from existing and permitted residential areas, that the lands proposed to be zoned under PMA 92 and PMA 111 given their location and size can sufficiently deliver strategic open space in accordance with the site-specific objective for a Community Sports Campus.</p> <p>It is recommended that Proposed Material Alteration No. 91 <u>should not be</u> adopted by the Elected Members as there is sufficient land zoned for Open Space and Amenity that represent sequential growth of the town.</p> <p><b>Note: There will be consequential amendments to the proposed Design Brief for the South Green Area under Item No. 92 of this Report (PMA No. 85) on foot of the decision made to this Item.</b></p>							
<p><b>Item No. 112</b></p>	<p><b>Proposed Material Alteration No. 104</b></p>	<p><b>Record</b></p>						
	<p>Chapter 11 Implementation, Table 11-6 Land Use Zoning Matrix, insert additional land use zoning Tourism, and insert on Map 11.1, as follows:</p> <table border="1" data-bbox="203 1075 1205 1254"> <thead> <tr> <th>Ref.</th> <th>Land Use</th> <th>Land-Use Zoning Objectives</th> </tr> </thead> <tbody> <tr> <td>M</td> <td>Tourism</td> <td><i>To provide for tourism and leisure facilities.</i></td> </tr> </tbody> </table>	Ref.	Land Use	Land-Use Zoning Objectives	M	Tourism	<i>To provide for tourism and leisure facilities.</i>	<p>Item 112 and item 113 were taken together.</p> <p>Cllr. Doyle proposed to include this site for appropriate zoning for the provision of a hotel with amendment requiring traffic assessments and recommendations of methods that will support the reduction of car generated journeys. Reason: The site previously had planning permission for same. The objective of establishing Kildare town as a successful tourism destination is hampered by the deficit in bed</p>
Ref.	Land Use	Land-Use Zoning Objectives						
M	Tourism	<i>To provide for tourism and leisure facilities.</i>						



			<p><i>The primary use within this zone is for the provision of a hotel and its ancillary uses only.</i></p>	<p>nights. The site while North of motorway is within less than 10 min walk of town centre and as such is closer than Q sites (modus media) being supported for hotel delivery. The challenges of surface water drainage systems and pluvial studies outlined in LAP may present adverse conditions for delivery of development North of motorway that this site will not be subject to.</p> <p>Cllr. N. Connolly seconded the motion.</p> <p>Ms. Curran noted that while there was a previous permission on the site, a lot had happened since that. Ms. Curran advised that the OPR recommends this PMA is NOT adopted and that it would expand the footprint of the town and would erode part of the town's greenbelt.</p> <p>Ms. O' Reilly reminded Members of the cumulative effect of the proposed material alterations they were agreeing.</p> <p>Cllr. Duffy noted the proximity of the site to Kildare Village and advised that he was not opposed to a hotel in principle. Cllr. Duffy considered that the site could offer something different such as eco-tourism and wouldn't necessarily be a drive to site but could capture the opportunity to support tourism.</p>
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LAND USE	M: Tourism	LAND USE	M: Tourism	LAND USE	M: Tourism
Amusement Arcade	N	Guest House/ Hotel/Hostel	Y	School	N
Agricultural Buildings	N	Heavy Commercial Vehicle Park	N	Shop -Comparison	N
Car Park (other than ancillary)	N	Hot food take-away	N	Shop -Convenience	N
Betting Office	N	Industry (light)	N	Retail Outlet	N
Cemetery	N	Industry (general)	N	Retail Warehousing	N
Cinema	N	Medical Consultant/ Health Centre	N	Stable Yard	N
Community /	N	Motor Sales	N	Utility Structures	O

Ms. Granville expressed extreme caution at agreeing the Proposed Material Alteration and advised Members that all other Proposed Material Alterations could be lost if a Ministerial Direction is received.

Ms. Granville further advised that the Members hadn't accepted any advice from the OPR.

Cllr. Doyle considered the proximity to the Kildare Village would provide a good opportunity for a good quality hotel for the site.

Cllr. Duffy suggested a footnote to the objective requiring a full transport assessment for any planning application on the site.

Ms. Granville considered that in the event that the Members were going to reject the Chief Executive Officer's recommendation, the following footnote is suggested in response to Cllr. Duffy's proposal:

**"Any application for the development of the site shall be accompanied by a Traffic and Transport Assessment (TTA) to include consideration of public transport modes with a specific consideration of climate objectives and eco-tourism".**



Recreational / Sports buildings					
Crèche/ Playschool	N		Nursing Home	N	Veterinary Services
Cultural Uses/Cultural Tourism <sup>24</sup> /Library	N		Offices	N	Warehouse (wholesale) /Logistics /Store/Depot
Dancehall/ Disco	N		Park / Playground	O	
Dwelling	N		Service Station	N	
Emergency residential accommodation	O		Place of Worship	N	
Funeral Homes	N		Playing Fields	N	
Garage/Car Repairs	N		Pub	O <sup>x</sup>	
Group/Special Needs Housing <sup>25</sup>	N		Restaurant	O <sup>x</sup>	

Cllr. Doyle agreed and the Members, with the exception of Cllr. Heavey who abstained, agreed to reject the Chief Executive's recommendation and accept Proposed Material Alteration 104.

**Footnote (Pub)** – A pub will only be considered ancillary to the overall function of a hotel.

**Footnote (Restaurant)** - A restaurant will only be considered ancillary to the overall function of a hotel.

<sup>24</sup> Cultural tourism relates to uses associated with architectural, archaeological, religious, and military tourism uses.

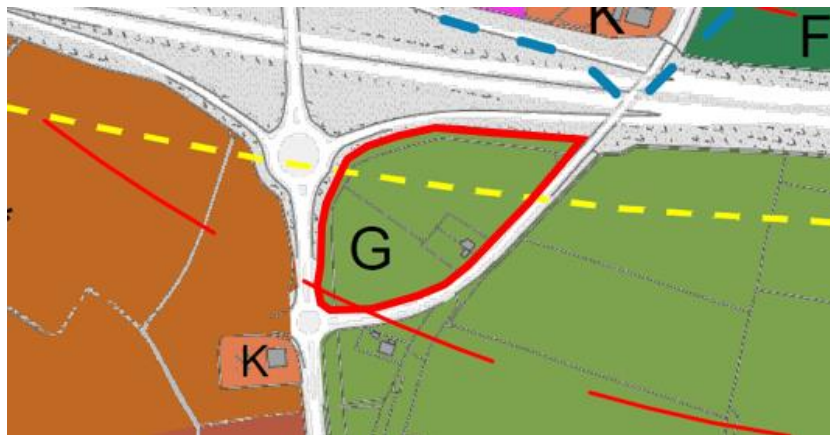
<sup>25</sup> For further information on group/special needs housing refer to Section 4.4.1 of this Plan.



**Note: in the event PMA No. 97 is adopted Conference / Exhibition Centre will be 'N' Not Normally Permitted within the M: Tourism land use zoning objective. In the event PMA No. 103 is adopted Indoor Recreational and Amenity Facilities will be 'N' Not Normally Permitted within the M: Tourism land use zoning objective.**

**AND**

Map 11.1 Land Use Zoning, amend zoning objective of land outlined in red below (approx. 2.8ha) from 'G: National Stud and Green Belt' to 'M: Tourism'.



**Chief Executive's Recommendation**

The Office of the Planning Regulator (OPR) in their submission consider that PMA 104 would expand the footprint of the town into a largely undeveloped rural area which forms part of the green belt. They require



	<p>the Planning Authority to make the Plan without Material Alteration No. 104 Tourism zoning on land between Grey Abbey Road and the M7 and retain the National Stud / Green Belt zoning.</p> <p>The Transport Infrastructure Ireland (TII) also recommend that Proposed Material Alteration No. 104 not be made. TII consider that it would create an adverse impact on the M7 national road and associated Junction 13 and would, in the TII's opinion, be at variance with national regional and local planning policy.</p> <p>It is recommended that Proposed Material Alteration No. 104 <u>should not be</u> adopted by the Elected Members as further development of land south of the motorway does not represent consolidation of the existing built urban form and conflicts with national and regional policy.</p>			
<p><b>Item No. 113</b></p>	<p><b>Motion Cllr. Doyle</b></p>	<p><b>Record</b></p>		
	<table border="1"> <tr> <td data-bbox="188 858 680 1334"> <p>PMA 104 Not in support of CE recommendation, these lands have previously been zoned for hotel, have previously been granted a planning permission and are in close proximity of town centre. It is essential that Kildare town provide ample opportunity for delivery of bed nights in order to realise objective of establishing itself as a tourism destination centre.</p> </td> <td data-bbox="680 858 1245 1334"> <p><u>Chief Executive's Opinion</u> Planning File Ref: 04/297 contained permission for a hotel on the subject lands, which has now expired. This application was accessed under the Kildare Town Local Area Plan 2002, where a hotel was 'Permitted in Principle' on the G2 'Office Base Industry' zoning. Notwithstanding the grant of permission for a hotel in 2007, the subject lands were zoned as H1 Industry and Warehousing in the Kildare Local Area Plan 2012-</p> </td> </tr> </table>	<p>PMA 104 Not in support of CE recommendation, these lands have previously been zoned for hotel, have previously been granted a planning permission and are in close proximity of town centre. It is essential that Kildare town provide ample opportunity for delivery of bed nights in order to realise objective of establishing itself as a tourism destination centre.</p>	<p><u>Chief Executive's Opinion</u> Planning File Ref: 04/297 contained permission for a hotel on the subject lands, which has now expired. This application was accessed under the Kildare Town Local Area Plan 2002, where a hotel was 'Permitted in Principle' on the G2 'Office Base Industry' zoning. Notwithstanding the grant of permission for a hotel in 2007, the subject lands were zoned as H1 Industry and Warehousing in the Kildare Local Area Plan 2012-</p>	<p>Item 112 and item 113 were taken together.</p> <p>Please see record at item 113.</p>
<p>PMA 104 Not in support of CE recommendation, these lands have previously been zoned for hotel, have previously been granted a planning permission and are in close proximity of town centre. It is essential that Kildare town provide ample opportunity for delivery of bed nights in order to realise objective of establishing itself as a tourism destination centre.</p>	<p><u>Chief Executive's Opinion</u> Planning File Ref: 04/297 contained permission for a hotel on the subject lands, which has now expired. This application was accessed under the Kildare Town Local Area Plan 2002, where a hotel was 'Permitted in Principle' on the G2 'Office Base Industry' zoning. Notwithstanding the grant of permission for a hotel in 2007, the subject lands were zoned as H1 Industry and Warehousing in the Kildare Local Area Plan 2012-</p>			



	<p>This objective is one of the most important elements of plan in order to counteract commuting patterns, the town is recognised as having valuable assets in support of this objective, but these assets are being underutilised due to a lack of bed nights to support further commercial activity. That these lands remain zoned appropriately to support hotel development.</p>	<p>2018, where hotel use was not permitted.</p> <p>Planning policy in Ireland has changed significantly in the intervening period when the 2004 Plan was prepared and adopted, most notably with the publication of the National Planning Framework (2018), the Regional Spatial and Economic Strategy 2019-2031, the Kildare County Development Plan 2023-2029 and Section 28 Ministerial Guidelines in relation to Local Area Plans (2013) and Development Plans (2022). The focus on plan making now is towards compact sequential growth and sustainable mobility, moving towards a low carbon future.</p> <p>The subject lands do not represent consolidation of the existing urban form. There are several alternative sites proximate to the town centre which would represent consolidated growth. As per Section 5.6. of the Draft Plan the zoning matrix provides for hotel accommodation across a range of land use zonings to increase the number of bed nights.</p>	
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Furthermore, Proposed Material Alteration No. 24 proposes an objective to facilitate the provision of a range of additional tourist accommodation types in the Kildare Town Centre.

The development of a hotel at this location would be contrary to protecting the primacy of the town centre. The OPR in their submission are also concerned with development to the south of the motorway with the alignment with policy objectives for securing compact and sustainable development. They note in respect of PMA 104 its rural character and agricultural use and that the adopted of PMA 104 would expand the footprint of the town into a largely undeveloped rural area which forms the green belt. The OPR also note the expired permission for a hotel but also states that they agree with the Chief Executive's response to 'that planning policy in Ireland has changed significantly.' In this regard the OPR make a Recommendation that the Planning Authority make the LAP without PMA 104.



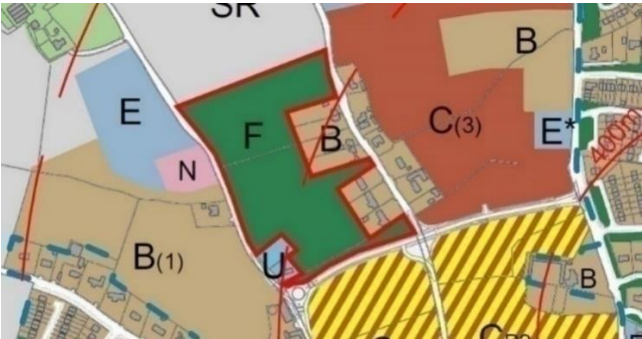
Chief Executive's Recommendation

A Recommendations from the OPR relate to clear breaches of the relevant legislative provisions, of the national or regional policy framework and/or of the policy of Government, as set out in the Ministerial Guidelines under Section 28. As such, the planning authority is required to implement or address recommendation(s) made by the Office in order to ensure consistency with the relevant policy and legislative provisions.

Where an authority decides not to comply with the recommendations of the Office, or otherwise makes the plan in such a manner as to be inconsistent with the recommendations of the Office, under the provisions of section 31AO(5) of the Act the chief executive must inform the Office accordingly and state the reasons for the decision of the planning authority.

It is recommended that Proposed Material Alteration No. 104, should



	<p>not be adopted by the Elected Members as further development of land south of the motorway does not represent consolidation of the existing built urban form.</p>	
<b>Item No. 119</b>	<b>Proposed Material Alteration No. 110</b>	<b>Record</b>
	<p>Chapter 11, Map 11.1 Land Use Zoning Map, amend the zoning of lands outlined in red below (5.2 ha) from 'F: Open Space' to 'C: New Residential Phase 2'.</p> 	<p>Items 119 and 120 were taken together.</p> <p>The Motion at item 119 was proposed by Cllr. Doyle and seconded by Cllr. Pender. Cllr. Doyle proposed to make a minor amendment to PMA 110 to make provision for a neighbourhood centre within South Green on an appropriate location.</p> <p>Reason To reflect agreed position from previous iteration of process and support proper planning and development principles.</p> <p>Ms. O' Reilly advised that it's not possible to include new objectives at this time of the process, however the intent of the Motion can be achieved through the Urban Design Brief.</p> <p>Cllr. Duffy sought clarification on what the KDA framework could include/preclude.</p> <p>Ms. O' Reilly confirmed that the land is to be zoned 'Phase 2', which would only permit a social</p>




		<p>housing scheme where a need arises. Ms. O' Reilly advised that an additional sentence could be included such as “ <i>should any housing scheme be brought forward on the 'Phase 2' zoned lands (in accordance with footnote 74 of Table 11-4 of this Plan), a crèche, where required, and a community room/space should be included to front onto the Southgreen Road (north of 'U: Utility' zoned land) to cluster with the Neighbourhood Centre and Education site</i>”</p> <p>The Members agreed with the revised wording.</p>
<b>Item No. 120</b>	<b>Motion Cllr. Doyle</b>	<b>Record</b>
PMA 110 To include a minor amendment to PMA 110 for a site-specific objective on these lands to require a creche and a community building to be delivered immediately north of 'U: Utility' zoned land on the Southgreen Road as part of any residential development on the Phase 2 New Residential zoned land in accordance with the provisions of Table 11-4 Land Zoning Objectives and to	<p><u>Chief Executive's Opinion</u></p> <p>The subject lands are proposed to be zoned as New Residential Phase 2 which has an objective to protect future development lands for future plans from inappropriate forms of development. The only type of development that may be considered on lands with this zoning objective, in accordance with footnote 74 of Table 11-4 Land Use Zoning Objectives, and in the event of a significant unmet social housing demand in Kildare Town, is a social housing scheme. This 5 ha site could</p>	<p>Items 119 and 120 were taken together.</p> <p>Please see record for 119.</p>



	<p>update the KDA Design Brief accordingly.</p>	<p>generate at least 75 residential units, and therefore a childcare facility would be required in accordance with the Ministerial Guidelines on Childcare Facilities. It is considered that in the event that a social housing scheme emerges during the lifetime of the Plan that a crèche will be required to be provided.</p> <p><u>Chief Executive's Recommendation</u> It is recommended that Proposed Material Alteration No. 110, <u>should be adopted</u> by the Elected Members with the following minor amendment to the Design Brief for the Southgreen KDA (as proposed under PMA No. 85) as follows:</p> <p>Chapter 11 Implementation, amend proposed Section 11.2 Southgreen Key Development Area by including the following sentence at the end of the Section:</p> <p><b>Should any housing scheme be brought forward on the 'Phase 2' zoned lands (in accordance with footnote 74 of Table 11-4 of this Plan), a crèche, where required, and</b></p>	
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a community room/space should be included to front onto the Southgreen Road (north of 'U: Utility' zoned land) to cluster with the Neighbourhood Centre and Education site.

<b>Item No. 122</b>	<b>Proposed Material Alteration No. 112 (a)</b>	<b>Record</b>
	<p>Map 11.1 Land Use Zoning, amend zoning objective of land outlined in red below as follows:</p> <p><b>PMA No. 112 (a)</b></p> <p>1. G: 'National Stud and Green Belt' as F: 'Open Space and Amenity' (approx. 16 ha).</p>  <p><b>Chief Executive's Recommendation</b> It is a recommendation of the Office of the Planning Regulator that the Planning Authority is required to make the Plan without Proposed Material Alteration PMA 112 (in addition to 8 (b) and 104) as these sites</p>	<p>Items 122 and 123 were taken together.</p> <p>Cllr. Doyle proposed the motion at 123 and Cllr. N. Connolly seconded the motion.</p> <p>Cllr. Doyle sought to include these lands at Irish National Stud with specific zoning of Open Space and Amenity in order to address the significant deficits in social infrastructure within Kildare town. Having regard to submission from land owner and position outlined by CEO, this motion is informed by previous experience of LAP where social infrastructure failed to be delivered despite being outlined in Plan ( Magee Barracks), the identification of these lands is to provide ample space to ensure opportunity for delivery to protect these lands for such use during the time of this plan and beyond.</p> <p>Cllr. Doyle advised that the lands are within short walking distance of town centre, very close to</p>



are located on the far side of the M7 motorway, remote from the town centre and public transport, and the Office has a number of concerns regarding the alignment of the proposals with policy objectives for securing compact and sustainable development and protecting the special character of the Curragh Plains and green belt area.

National Transport Authority (NTA) recommends that Proposed Material Alteration No. 112(a), as is currently set out, is not made at this time as it has the potential to impact on the primary function of a national road and may compromise the consolidation of Kildare Town.

Transport Infrastructure Ireland (TII) recommends that, if included, this would create an adverse impact on the M7 national road and associated Junction 13 and would, in the Authority's opinion, be at variance with national, regional, and local planning policy. TII recommend that proposed material alteration no. 112(a) not be made having regard to existing and planned development in the vicinity of M7 Junction 13 that is already subject to future year capacity constraints.

It is recommended that Proposed Material Alteration No. 112 should not be adopted by the Elected Members as it would result in the erosion of the green belt.

largest deis primary school in the dioceses with in excess of 1000 pupils that has limited open space and amenity which previously lost lands to development of KROV that have not been replaced. At present these lands form part of the INS and may remain so as long as they choose, identifying them for these uses simply puts the marker for potential other uses should circumstances of Stud change. It is also worth noting that lands are conveniently located within a busy Sli na Slainte in Kildare town that could afford parents activity while children are engaged in club pursuits.

Cllr. Doyle further advised that the limited availability of suitable sites within Kildare town, the natural constraints of the Curragh is a strong case to support the protection of these lands for such uses into the future and that that strengthening the primacy of town centre is reliant on the historic town centre remaining geographically at the actual physical centre of the town, the potential development of this site will help to counterbalance the expansion of town in direction of south green. Its ease of access from motorway and walkable distance to public transport terminus (train and bus) support visiting teams and possible regional sports centre of excellence as promoted by Sports cap grants.



Cllr. Duffy considered that the Council needed to protect the Irish National Stud.

Cllr. Heavey queried whether in the future where the land might be sold by the National Stud whether the land had to be used community uses.

Ms. Granville considered that the National Stud is unique and is of local and national importance. It is not just a local asset to Kildare Town, but it is a National one, as acknowledged by the government's website: 'The Irish National Stud has an active role in the development and promotion of Irish bloodstock and is one of the country's major tourist attractions.'

The dilution of its importance as a unit must be carefully considered, particularly given the unintended consequences of a Zoning Change – uses Permitted in Principle and Open for Consideration other than sports pitches include Community and Sports Recreational buildings (Y), Creche/Playschool (Y), Cultural Uses/Tourism/Library (O), Group/Special Need Housing (O), Park/Playground (Y), etc.

The Plan provides adequate zoned land for the provision of a Community Sports Complex at Southgreen and a MUGA at Magee Barracks, in addition to other open space on the Old Road





(5ha), Dublin Road / Cherry Avenue (7ha)  
Carmelites (2 ha) and other locations.

Cllr. Doyle considered the importance of providing  
for the needs of children.

Cllr. Duffy noted that the land was owned by the  
state and queries why it was being carved up.

Cllr. Curran considered that there were other sites  
available such as the lands at Southgreen and  
that other options weren't exhausted that the Stud  
lands had to be used.

Cllr. Doyle advised that the Rugby club in the past  
would have used lands at the National Stud.

The Members agreed to vote on the motion.

In favour of rejecting the Chief Executive's  
recommendation

Cllr. Doyle, Cllr. N. Connolly, Cllr. Pender

Against rejecting the Chief Executive's  
recommendation

Cllr. A. Connolly, Cllr. Curran, Cllr. O' Dwyer Cllr.  
Duffy

Cllr. Doyle's motion falls



Item No. 123	Motion Cllr. Doyle		Record
	<p>PMA 112 (a) Not in support of CE recommendation, that this land remain zoned for open space in the interest of securing and protecting lands to address significant social infrastructure deficits within Kildare town and to protect lands for future needs.</p>	<p><u>Chief Executive's Opinion</u> The lands located south of the motorway are zoned to protect and enhance the development of the Irish National Stud and established agricultural/ bloodstock uses. This Stud is of national importance. Given the rural character of the two areas, separated from the town and the defined built-up area by the motorway the subject lands would represent the development of a significant land bank on undeveloped land on the periphery of Kildare Town. Therefore, the subject lands would not represent consolidation of the existing urban form.</p> <p>Furthermore, the submission received from the Irish National Stud (the landowner) states that they are opposed to the proposed change from G: National Stud and Greenbelt to F: Open Space and Amenity and state the lands are vital to the current operation of the Irish National Stud.</p>	<p>Items 122 and 123 were taken together.</p> <p>Please see record at item 122.</p>



In respect of addressing a deficit in social infrastructure the Draft Plan provided sufficient F: Open Space and Amenity zoned lands, to address the deficit identified in the Social Infrastructure Audit. As detailed under Table 6-3 Social Infrastructure Requirements the Draft Plan provided for 9.08 hectares for social infrastructure for a local park, pocket park and multi-use games area and playground facilities. Furthermore, Proposed Material Alteration No. 111 proposes an additional 13 hectares of land for Open Space and Amenity. This will result in a total provision of 22.08 hectares of land for the provision of social infrastructure.

It is important to note that the OPR in their submission state in respect of the three land parcels relating to PMA 112, that there is no strategic planning justification for rezoning lands for further open space at this location. The OPR note the lands are removed from established and future residential with the exception of Grey Abbey View. They also note the strategic open space provided for



under PMA 91, 92 and 111. The planning authority make a Recommendation to make the LAP without Material Alteration no. 112 Open Space and Amenity zoning on land southeast of Grey Abbey Road and south of the M7 and retain the National Stud / Green Belt zoning.

The National Transport Authority recommends that Proposed Material Alteration No. 112(a), as is currently set out, is not made at this time as it has the potential to impact on the primary function of a national road and may compromise the consolidation of Kildare Town.

Transport Infrastructure Ireland (TII) recommends that, if included, this would create an adverse impact on the M7 national road and associated Junction 13 and would, in the Authority's opinion, be at variance with national, regional, and local planning policy. TII recommend that Proposed Material Alteration No. 112(a) not be made having regard to existing and planned development in the vicinity of M7 Junction 13 that is




already subject to future year capacity constraints.

Chief Executive's Recommendation

A Recommendations from the OPR relate to clear breaches of the relevant legislative provisions, of the national or regional policy framework and/or of the policy of Government, as set out in the Ministerial Guidelines under Section 28. As such, the planning authority is required to implement or address recommendation(s) made by the Office in order to ensure consistency with the relevant policy and legislative provisions.

Where an authority decides not to comply with the recommendations of the Office, or otherwise makes the plan in such a manner as to be inconsistent with the recommendations of the Office, under the provisions of Section 31AO(5) of the Act the Chief Executive must inform the Office accordingly and state the reasons for the decision of the planning authority.



	<p>It is recommended that Proposed Material Alteration No. 112(a), 112(b), and 112(c) <u>should not be adopted</u> by the Elected Members as there is sufficient land zoned for Open Space and Amenity that represent sequential growth of the town.</p>	
<p><b>Item No. 124</b></p>	<p><b>Proposed Material Alteration No. 112 (b)</b></p>	<p><b>Record</b></p>
	<p><b>PMA No. 112 (b)</b></p> <p>1. G: ‘National Stud and Green Belt’ as F: ‘Open Space and Amenity’ (approx. 13.8ha).</p>  <p><b>Chief Executive’s Recommendation</b></p>	<p>Items 124 and 125 were taken together.</p> <p>Cllr. Doyle and Cllr. Pender seconded Cllr. Doyle’s motion at 125.</p> <p>Cllr. Doyle sought to include these lands adjacent to Race facility with specific zoning for open space and amenity in order to address the significant deficits in social infrastructure within Kildare town.</p> <p>Cllr. Doyle observed that these lands form part of the INS and identifying them for these uses simply puts the marker for potential other uses should circumstances of the Stud change.</p> <p>Cllr. Duffy observed that the lands were owned by the National Stud.</p>



	<p>It is a recommendation of the OPR that the Planning Authority is required to make the plan without Material Alteration 112 (and 8 (b and 104) as these sites are located on the far side of the M7 motorway, remote from the town centre and public transport, and the Office has a number of concerns regarding the alignment of the proposals with policy objectives for securing compact and sustainable development and protecting the special character of the Curragh Plains and green belt area.</p> <p>It is recommended that Proposed Material Alteration No. 112 <u>should not be</u> adopted by the Elected Members as it would result in the erosion of the green belt.</p>	<p>Cllr. Doyle considered that these lands were less strategic to the Stud.</p> <p>Ms. O' Reilly advised that the recommendation of the Chief Executive stands.</p> <p>The Members agreed to vote. In favour of rejecting the Chief Executive's recommendation. Cllr. Doyle, Cllr. N. Connolly, Cllr. Pender, Cllr. A. Connolly.</p> <p>Against rejecting the Chief Executive's recommendation. Cllr. Duffy, Cllr' O' Dwyer, Cllr. Curran. Cllr. Heavey used his casting vote to vote against rejecting the Chief Executive's recommendation.</p> <p>Cllr. Doyle's motion fell.</p>	
<p><b>Item No. 125</b></p>	<p><b>Motion Cllr. Doyle</b></p> <p style="text-align: right;"><b>Record</b></p>		
	<p>PMA 112 (b) Not in support of CE recommendation, that this land remain zoned for open space in the interest of securing and protecting lands to address significant social infrastructure</p>	<p><u>Chief Executive's Opinion</u> The lands located south of the motorway are zoned to protect and enhance the development of the Irish National Stud and established agricultural/ bloodstock uses. Given the rural character of the two areas, separated from the town and the</p>	<p>Items 124 and 125 were taken together.</p> <p>Please see record at item 124</p>



	<p>deficits within Kildare town and to protect lands for future needs.</p>	<p>defined built-up area by the motorway the subject lands would represent the development of a significant land bank on undeveloped land on the periphery of Kildare Town. Therefore, the subject lands would not represent consolidation of the existing urban form.</p> <p>Furthermore, the submission received from the Irish National Stud (the landowner) states that they are opposed to the proposed change from G: National Stud and Greenbelt to F: Open Space and Amenity and state the lands are vital to the current operation of the Irish National Stud.</p> <p>In respect of addressing a deficit in social infrastructure the Draft Plan provided sufficient Open Space and Amenity lands to address the deficit identified in the Social Infrastructure Audit. As detailed under Table 6-3 Social Infrastructure Requirements the Draft Plan provided for 9.08 hectares for social infrastructure for a local park, pocket park and multi-use games area and playground facilities. Furthermore, Proposed Material</p>	
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Alteration No. 111 proposes an additional 13 hectares of land for Open Space and Amenity. This will result in a total provision of 22.08 hectares of land for the provision of social infrastructure.

It is important to note that the OPR make a Recommendation that the Planning Authority is required to make the plan without Material Alteration 112 as there is no strategic planning justification for rezoning lands for further open space at this location. The OPR note the strategic open space provided for under PMA 91, 92 and 111. The OPR make a Recommendation to make the LAP without Material Alteration no. 112 Open Space and Amenity zoning on land east of French Furze Road and south of the M7 and retain the National Stud / Green Belt zoning.

Chief Executive's Recommendation

It is recommended that Proposed Material Alteration No. 112 should not be adopted by the Elected Members as it would result in the erosion of the green belt.



Item No. 126	Proposed Material Alteration No. 112 (c)	Record
	<p><b>PMA No. 112 (c)</b></p> <p>1. S: 'Equine Industry' as F: 'Open Space and Amenity' (approx. 2.8ha).</p>  <p><b>Chief Executive's Recommendation</b> The Office of the Planning Regulator (OPR) in their submission make a Recommendation to make the Plan without Material Alteration No.112 Open Space and Amenity zoning on land east of French Furze Road and north of the M7 and retain the Equine Industry zoning.</p> <p>It is recommended that Proposed Material Alteration No. 112 <u>should not be</u> adopted by the Elected Members as it would result in the erosion of the Equine Industry zoning.</p>	<p>Items 126 and 127 were taken together.</p> <p>Cllr. Doyle proposed the motion at item 127 and Cllr. N. Connolly seconded the motion.</p> <p>Cllr. Doyle sought that this land remain zoned for open space in the interest of securing and protecting lands to address significant social infrastructure deficits within Kildare town and to protect lands for future needs.</p> <p>Cllr. Duffy considered that it was premature pending RACE's future strategy and considered that he would accept the Chief Executive's recommendation.</p> <p>The Members agreed to take a vote.</p> <p>In favour of rejecting the Chief Executive recommendation Cllr. Doyle, Cllr. N. Connolly, Cllr. Pender.</p> <p>Against rejecting the Chief Executive recommendation Cllr. Curran, Cllr. Duffy, Cllr. O' Dwyer</p>



		<p>Cllr. Heavey</p> <p>Cllr. A. Connolly abstained.</p> <p>Cllr. Doyle's motion fell.</p>
<b>Item No. 127</b>	<b>Motion Cllr. Doyle</b>	<b>Record</b>
	<p>PMA 112 (c) Not in support of CE recommendation, that this land remain zoned for open space in the interest of securing and protecting lands to address significant social infrastructure deficits within Kildare town and to protect lands for future needs.</p>	<p><u>Chief Executive's Opinion</u> The Economic Strategy for the Kildare County Development Plan 2023-2029 was informed by the Kildare 2025: Economic Development Strategy which priorities eight key focus areas which play to the strengths of the county, one of which is the Equine Industry. The subject lands are zoned S: Equine Industry given the established use on the site. Kildare Town is synonymous with the equine industry. In this context it is considered inappropriate to reduce the land available for the growth of the equine industry, which has been embedded in the fabric of the town and its hinterland for decades.</p>



The Office of the Planning Regulator (OPR) in their submission make a Recommendation to make the Plan without Material Alteration No.112 Open Space and Amenity zoning on land east of French Furze Road and north of the M7 and retain the Equine Industry zoning.

Chief Executive's Recommendation  
It is recommended that Proposed Material Alteration No. 112 should not be adopted by the Elected Members as it would result in the erosion of the Equine Industry land use zoning.

Mr. Dunney thanked the Members for their input into the Local Area Plan and while noting the passionate opinions on different votes, the Members needed to move on as a group as there was more work to do.

Cllr. Doyle expressed the disappointment she felt at what she perceived as the lack of support from local representatives for Kildare Town and advised that she would be referring to the executive with regard to the lobbying register.

Ms. Granville thanked all the Planning Team for all their work on the Plan and thanked the Members for the difficult decisions they had to make and considered town planning effected people's lives and it was a difficult process trying to get the balance right.

Cllr. Duffy considered that the Local Area Plan had been a collaborative process and expressed disappointment with Cllr. Doyle's comments. Cllr. Curran observed that it had been a difficult process to come and make decisions after two days of being co-opted to the Council. Cllr. Heavey considered the latter part of the meeting had been difficult but that he had to vote as he did and that his conscience was clear.



Mr. Conlon advised the meeting that the Members were required to vote on the resolution to adopt the Kildare Local Area Plan 2023-2029.

Having considered the Proposed Material Alterations to the draft Kildare Local Area Plan 2023-2029 and the Chief Executive's report on submissions and observations dated 21<sup>st</sup> of September 2023 in relation to the draft Kildare Local Area Plan 2023 – 2029 and pursuant to section 20 of the Planning and Development Act 2020 (as amended) incorporating the amendments proposed and agreed by the Members that the Kildare Local Area Plan 2023-2029 be made.

Proposed by Cllr. Noel Connolly    Seconded by Cllr. Kevin Duffy

In favour

Cllr. A. Connolly, Cllr. N. Connolly, Cllr Curran, Cllr. Duffy, Cllr Heavey, Cllr. O' Dwyer Cllr. Pender,

Against.

Cllr. Doyle

**This concluded the business of the meeting.**