

Variation (No. 1) of the

KILDARE COUNTY DEVELOPMENT PLAN 2017–2023

Planning Department
Kildare County Council
9th June 2020



Kildare County Council resolved to adopt Variation No. 1 of the Kildare County Council Development Plan 2017-2023 at its adjourned special meeting on the 9th June 2020.

Variation No. 1 of the Kildare County Council Development Plan 2017-2023 is effective as of the 9th June 2020.

This document outlines amendments to the Written Statement to the Kildare County Development Plan 2017-2023 and should be read in conjunction with same.

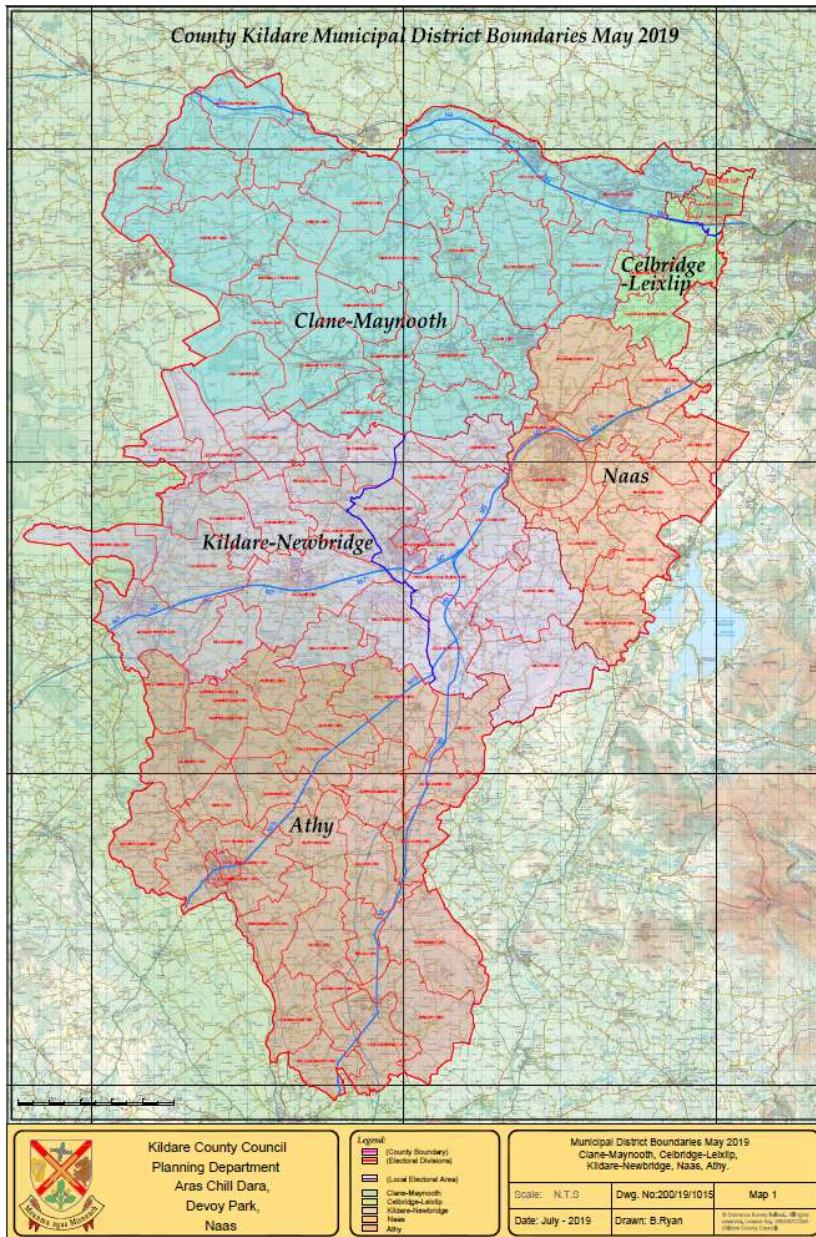
Chapter 1

Amendment No. 1		
Chapter	Section	Page(s)
Chapter 1: Introduction & Strategic Context	Map 1.1 under Section 1.1	17

Amendment

- Replace Map 1.1 with new map to illustrate revised Municipal District Boundaries.

Map 1.1 Municipal District Areas in County Kildare



Amendment No. 2		
Chapter	Section	Page(s)
Chapter 1: Introduction & Strategic Context	Section 1.4.1(i)	21

Amendment:

- Delete Section 1.4.1(i) National Spatial Strategy for Ireland (NSS) 2002-2020 in its entirety and replace with text in relation to the National Planning Framework.
- Insert a new Section 1.4.1(i)(a) in relation to the Implementation Roadmap for the National Planning Framework.
- Insert a new Section 1.4.1(i)(b) Office of the Planning Regulator (OPR) to reference the role of the OPR

1.4.1 National Policies and Strategies

The following paragraphs set out a brief summary of the main provisions of national plans, policies and strategies, which relate to the proper planning and sustainable development of the area covered by this Plan.

(i) Project Ireland 2040: National Planning Framework

The National Planning Framework (NPF) is a Government plan for action and delivery between now and 2040. The document was adopted in February 2018 and replaces the National Spatial Strategy. The NPF, supported by the National Development Plan (NDP), is the Government’s high-level strategic plan for shaping the future growth and development of the country to the year 2040. It is the Government’s overarching long-term policy initiative to make Ireland a better country for all citizens. The NPF sets out 10 National Strategic Outcomes and 75 National Policy Objectives. The purpose of the NPF is to enable all parts of Ireland, whether rural or urban, to successfully accommodate growth and change, by facilitating a shift towards Ireland’s regions and cities other than Dublin, while also recognising Dublin’s ongoing key role.

The NPF will be implemented at a regional level through the Regional Spatial Economic Strategies (RSEs) and at county level through development plans. It is also implemented through other plans and programmes at national and regional level such

as the National Climate Change Strategy, the National Development Plan and the Transport Strategy for the Greater Dublin Area 2016-2035.

(i)(a) Implementation Roadmap for The National Planning Framework (July 2018)

The Roadmap sets out the way forward by addressing a number of implementation matters following the publication of the NPF.

Matters addressed in the Implementation Roadmap include:

- 1) Legal Status and Project Governance;
- 2) Enactment of legislation for the statutory underpinning of the NPF and alignment of County Development Plans;
- 3) Regional Spatial and Economic Strategies (RSESs), including:
 - a. Transitional Population Projections;
 - b. Metropolitan Areas;
 - c. Regional Centres – Plan Preparation;
- 4) Urban and Rural Regeneration and Development Fund;
- 5) The National Regeneration and Development Agency.

The Transitional Regional and County Population Projections to 2031 for the Mid-East counties are as follows:

Regions and Counties	2016	2026	2031
Mid-East			
Kildare	222,500	249,000-254,000	259,000-266,500
Meath	195,000	216,000-221,000	225,500-231,500
Wicklow	142,500	155,000-157,500	160,500-164,000
Louth	129,000	139,000-144,500	144,000-151,500
Subtotal	689,000	759,000-777,000	789,000-813,500

Table 1.1 Transitional Population Projections (Source: NPF Roadmap (July 2018) and RSES (June 2019)).

1.4.1 (i)(b) Office of the Planning Regulator

The Planning and Development (Amendment) Act 2018 provided for the establishment of an independent Office of the Planning Regulator (OPR). Under the provisions of the Act, the OPR has assumed the Minister's evaluation and assessment function of all statutory land use plans including development plans and local area plans. The OPR will provide statutory observations during the drafting of statutory plans to ensure consistency with relevant national and regional policies. Kildare County Council undertakes to take all observations received from the OPR into consideration and commits to working with the office to realise the most optimal planning and development outcomes within each respective plan area.

Amendment No. 3		
Chapter	Section	Page(s)
Chapter 1: Introduction & Strategic Context	Section 1.4.2(i) and 1.4.2(ii)	24-25

Amendment:

- Delete Section 1.4.2 (i) Regional Planning Guidelines in its entirety and replace with text in relation to Regional Spatial and Economic Strategy.
- Delete Section 1.4.2(ii) concerning the Retail Strategy for the GDA in its entirety.
- Amend numbering of subsequent sub-headings.

1.4.2 Regional Policies and Strategies

Regional policies and strategies provide the policy link between national policies and guidance documents and local authority planning policies and decisions. The most relevant are outlined in the following sections.

(i) Eastern & Midland Regional Spatial and Economic Strategy

The Regional Spatial and Economic Strategy (RSES) is a strategic plan and investment framework to shape future development and to better manage regional planning and economic development throughout the Region. The Strategy replaces the Regional Planning Guidelines (RPGs) for the GDA. It identifies the Eastern and Midland Region's key strategic assets, opportunities and challenges and provides policy responses in the form of Regional Policy Objectives, to ensure that people's needs – such as access to housing, jobs, ease of travel and overall well-being – are met.

The principal statutory purpose of the RSES is to support the implementation of Project Ireland 2040 - The National Planning Framework (NPF) and National Development Plan (NDP). Therefore, it provides a development framework for the region through the provision of a Spatial Strategy, Economic Strategy, Metropolitan Area Strategic Plan (MASP), Investment Framework and Climate Action Strategy.

The RSES will be implemented in policy by way of the County Development Plan and Local Economic and Community Plans (LECP). The RSES will be realised by the delivery of European and national funding that will achieve the Regional Strategic Outcomes (and NPF National Strategic Outcomes) expressed in the Strategy. These

funds will focus on the priorities and key aspects of the RSES to sustainably grow the Region to 2031 and beyond.

A Metropolitan Area Strategic Plan (MASP) forms part of the Strategy, which identifies several large scale strategic residential and economic development areas, that will deliver significant development in an integrated and sustainable manner in the metropolitan area, of which the area of Maynooth, Leixlip, Celbridge and Kilcock forms part (northeast of the county).

The Planning and Development Act 2000 (as amended) places an obligation on the planning authority to prepare a 'core strategy' which shows that the development objectives in the plan are consistent, as far as practicable, with national and regional development objectives set out in the National Planning Framework and the Regional Spatial and Economic Strategy. Chapters 2 and 3 set out the Core Strategy and Settlement Strategy for County Kildare.

Amendment No. 4		
Chapter	Section	Page(s)
Chapter 1: Introduction & Strategic Context	Section 1.4.3	26-27

Amendment:

Insert a new Section 1.4.3 (iii) and amend subsequent numbering.

(iii) Climate Resilient Kildare: Kildare County Council Climate Change Adaptation Strategy 2019 – 2024

This Strategy forms part of the National Adaptation Framework (NAF) which was published in response to the provisions of the Climate Action and Low Carbon Development Act 2015.

This Council's Adaptation Strategy is the primary implementation instrument at local level to:

- Ensure a proper comprehension of the key risks and vulnerabilities of climate change is attained.
- Bring forward the implementation of climate resilient adaptation actions in a planned and proactive manner.
- Ensure that climate adaptation considerations are mainstreamed into all plans and policies including the CDP and LAPs and integrated into all operations and functions of the local authority.

(iv) Local Area Plans

In accordance with the Planning and Development Act 2000 (as amended), Local Area Plans (LAPs) are required to be prepared for designated Census towns within the county with a population over 5,000. Towns with a population of 1,500 also require LAPs to be prepared, unless objectives for the area of the town are included within the County Development Plan.

LAPs set out in greater detail the Council's requirements for new development, including such factors as density, layout and design requirements, community facilities,

transportation, open space and recreational facilities. These plans must be consistent with the County Development Plan.

Local Area Plans were adopted for Kilcock, Kilcullen, Kildare, Newbridge, Maynooth, Monasterevin and Sallins during the course of the 2011-2017 County Development Plan.

A number of small towns which previously had LAPs were incorporated into the County Development Plan in 2012, by way of a variation. These are Kill, Prosperous, Rathangan, Athgarvan, Derrinturn and Castledermot.

Kildare County Council will prepare Local Area Plans for Naas and Athy to provide more detailed planning policies for these areas.

The local area plans will be set within the overall framework of the County Development Plan including the Core Strategy and other overarching policies and development management objectives and standards.

(v) Other Plans and Strategies

A number of other plans and strategies have been carried out which inform the preparation of this Plan and include:

- a) The County Heritage Plan 2019–2025 which outlines an action plan for the conservation, preservation and enhancement of Kildare’s heritage including natural heritage.
- b) The County Biodiversity Plan 2009-2014 provides a framework for conserving biodiversity and natural heritage at a local level. It consists of a number of practical actions which serve to raise awareness of and enhance the protection, conservation and management of our natural heritage.
- c) The Kildare Age Friendly Strategy 2016-2018 aims to make Kildare a great place to grow old. The strategy highlights that this can only be achieved through maximum collaboration, cohesion and cooperation across groups and agencies. Age friendly indicators developed by The World Health Organisation relate to the health, care, transport, housing, labour, social protection, information and

communication sectors. The policies and objectives of this plan promote an age friendly county that enables people of all ages to actively participate.

Chapter 2

Amendment No. 5		
Chapter	Section	Page(s)
Chapter 2: Core Strategy	Section 2.1 and 2.2 and 2.3.1.2	32

Amendment:

- Amend Section 2.1 and 2.2;
- Insert new Figure 2.1;
- Amend numbering of Figure 2.1 to Figure 2.1 (a)

2.1 Statutory Context and Background

The Planning and Development (Amendment) Act, 2010 introduced a requirement for an evidence based “Core Strategy” to form part of all Development Plans. The purpose of the Core Strategy is to articulate a medium-to-longer term quantitatively based strategy for the spatial development of the area of the planning authority and in doing so to demonstrate that a development plan and its policies and objectives are consistent with national and regional development objectives set out in the National Planning Framework (2018), the Implementation Roadmap (2018) and the Eastern and Midland Regional Assembly’s Regional Spatial and Economic Strategy (2019).

The Act requires a Core Strategy to include a settlement hierarchy; evidence-based population and housing targets for all towns, villages and the open countryside; to demonstrate how future development supports public transport and services; and to demonstrate regard for the Retail Planning Guidelines for Planning Authorities, DECLG (2012).

While the Act does not expressly require the Core Strategy to contain information concerning other land uses such as employment and commercial zones, the Guidance Note on Core Strategies, DECLG (2010) recommends that planning authorities undertake an appropriate level of analysis to ensure that sufficient lands are zoned at suitable locations, taking account of higher level planning policies and required physical infrastructure.

The Core Strategy should be represented in the written statement, by a diagrammatic map or other such visualisations, and in the Core Strategy tables.

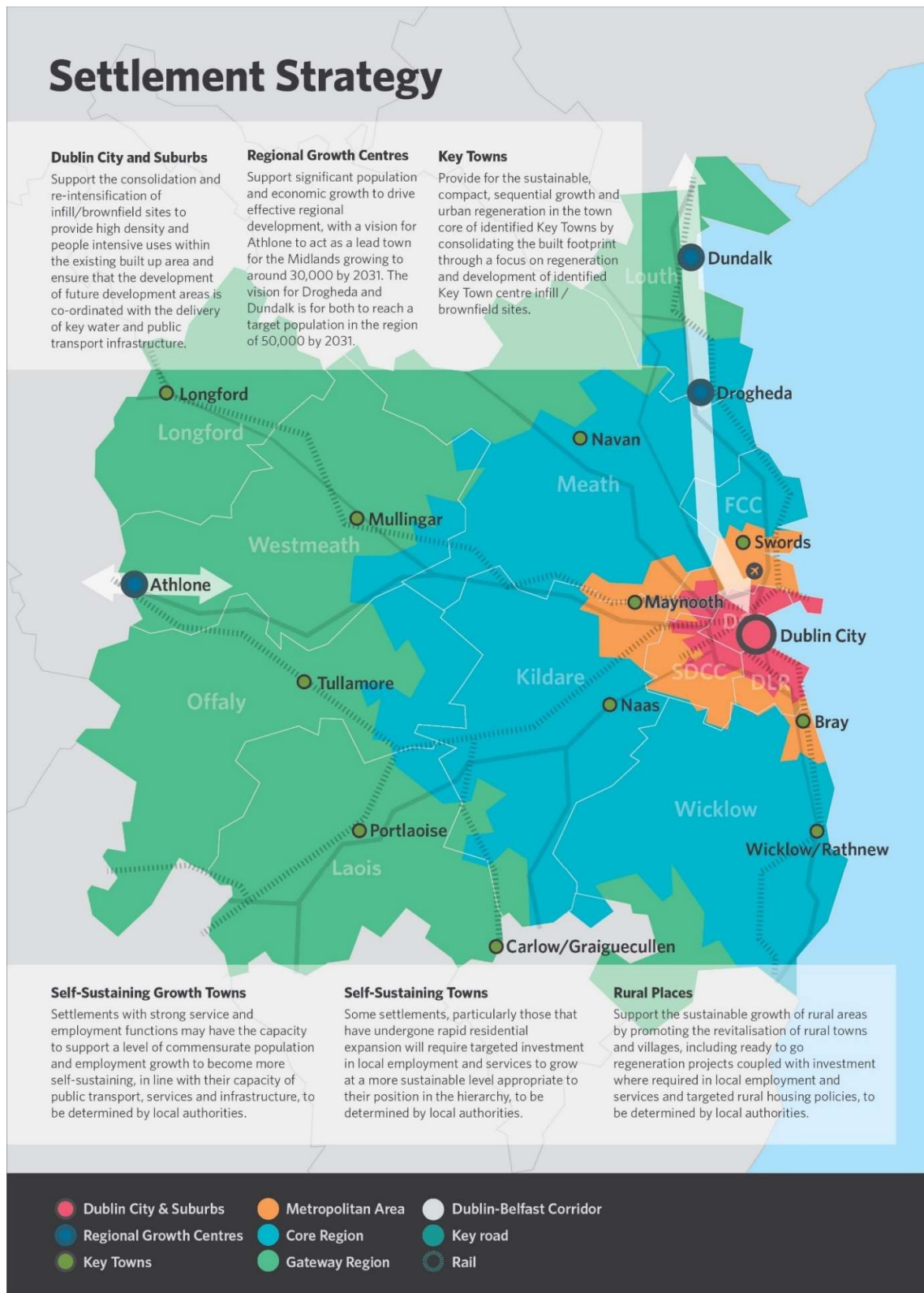
2.2 Strategy

In accordance with the Planning and Development (Amendment) Act, 2010, the first Core Strategy for Kildare was set out in the 2011-2017 County Development Plan. The Core Strategy in this Plan builds on the principles of the previous Strategy.

Chapter 2 Core Strategy and Chapter 3 Settlement Strategy set out an overarching strategy for the development of the county to 2023 and beyond and translate the strategic planning framework of the NPF and RSES to county level. The Core Strategy addresses the period from Census 2011 to 2023 and incorporates population and household figures from Census 2016 (CSO July 2016).

It is recognised that, as Kildare traverses the three designated areas, namely the Core Region, the Metropolitan Area and the Gateway Region as per the Regional Spatial and Economic Strategy it will be influenced by and have influence over future economic, social and environmental trends in the region. The provides a broad planning framework giving an overall strategic context to the development plans of each local authority in the Eastern and Midland Region.

Figure 2.1 Settlement Strategy for the Eastern & Midland Region



Source: Eastern & Midland Regional Assembly Regional Spatial & Economic Strategy

This Development Plan seeks to encourage the focus of new development on:

- (i) Consolidation within the existing urban footprint, by ensuring 30% of all new homes are targeted within the existing built-up areas to achieve compact growth of urban settlements;
- (ii) Supporting the achievement of more sustainable climate resilient communities in towns and villages through residential and employment opportunities with a focus on sustainable urban regeneration and compact growth together with supporting social and community facilities;
- (iii) Supporting national investment in public transport services by focusing new development areas in key locations to achieve the integration of land uses and high-quality public transport provision;
- (iv) Achieving economies of scale for services and infrastructure in identified growth towns;
- (v) Promoting economic development and employment opportunities within defined Strategic Employment Development Areas in the North-West corridor of the Metropolitan Area, in line with the overall Growth Strategy;
- (vi) Facilitating development in the smaller towns and villages in line with the ability of local services to cater for growth that responds to local demand;
- (vii) Recognising the role of the rural countryside in supporting the rural economy and its role as a key resource for agriculture, equine, bloodstock, forestry, energy production, tourism, recreation, mineral extraction and rural based enterprises;
- (viii) Supporting, facilitating and promoting the sustainable development of renewable energy sources in the county;
- (ix) Protecting local assets by preserving the quality of the landscape, open space, recreational resources, natural, architectural, archaeological and cultural heritage and material assets of the county;
- (x) Promoting social inclusion and facilitating the delivery of objectives contained in the Kildare Local Economic and Community Plan (LECP) 2016-2021.

Subsection 2.3.1.2 Population Density 2011

Amend Figure 2.1 to 2.1(a) Population Change per Municipal District 2006-2011 to reflect additional map under Figure 2.1.

Amendment No. 6		
Chapter	Section	Page(s)
Chapter 2: Core Strategy	Section 2.4, 2.5, 2.5.1, Map 2.3 & Table 2.2	38 - 40

Amendment:

- Delete current text under Section, 2.4, 2.5 and 2.5.1 in its entirety and replace with text at Section, 2.4, 2.5 and 2.5.1
- Delete and replace Map 2.3
- Delete and replace Table 2.2

2.4 Growth Strategy – Regional Context

The Regional Spatial and Economic Strategy (RSES) sets out the Settlement Hierarchy for the Region, and identifies key locations for population and employment growth, coupled with investment in infrastructure and services to meet those growth needs. An evidence-led asset-based approach was used to inform the overall Growth Strategy which is underpinned by the Settlement Hierarchy for the region.

The Growth Strategy for the Region:

- Supports the continued growth of Dublin as the national economic engine;
- Delivers sustainable growth of the Metropolitan Area through the Dublin Metropolitan Area Strategic Plan (MASP). This includes Maynooth, Leixlip, Celbridge, and Kilcock and their immediate surrounds;
- Supports rural areas with a network of towns and villages;
- Embeds a network of Key Towns - Naas and Maynooth in County Kildare - through the region to deliver sustainable regional development;
- Supports the transition to a low carbon, climate resilient communities and a healthy environment with high quality air and water.

2.5 Settlement Hierarchy – Regional Context

The Settlement Hierarchy provides for three distinct areas across the Eastern and Midland Region comprising of the Dublin Metropolitan Area, the Core Region and the Gateway Region. Located within the region are the Regional Growth Centres of

Athlone, Drogheda and Dundalk which were identified by the NPF and the Key Towns, Naas and Maynooth, as recognised in the RSES. The other towns and villages in the Settlement Hierarchy will be defined at local level through the Development Plan (Table 2.3 refers).

County Kildare is predominantly located within the Core Region, with the exception of the northeast of the county which is located in the Dublin Metropolitan Area and a portion in the southwest of the county which forms part of the Gateway Region (refer to Map 2.3).

The Dublin Metropolitan Area includes the highly urbanised settlements of Maynooth, Leixlip, Celbridge and Kilcock which have strong connection to Dublin City and County. A Metropolitan Area Strategic Plan is included in the RSES. Strategic Development Areas have been identified at key nodes along high-quality public transport corridors in tandem with the delivery of infrastructure and enabling services. In Maynooth, lands to the south east at Railpark and to the north and west near the University have been identified for strategic residential development in tandem with the new research and technology zoning adjoining Maynooth University for strategic economic development. In Leixlip, the former Hewlett Packard site and Collinstown site have been identified as strategic employment areas. The greenfield lands at Confey have also been identified for residential development and mixed uses close to Confey Railway Station.

The Core Region includes the peri-urban 'hinterlands' in the commuter catchment around Dublin. It contains a strong network of county and market towns that have a good level of local employment, services and amenities, which serve their resident populations and a wider catchment area. It is noted in the RSES that some areas have emerged mainly as commuting towns, experiencing high rates of population growth but with a weak level of services and functions for resident populations. These town's will require 'catch up' investment in local employment and services in order to become more self-sustaining and to improve sustainable mobility, particularly in those places where there are high levels of car dependency.

Athlone Town has been identified as a Gateway Town with the potential to act as an economic growth driver in the Midlands. The Athlone Gateway Region comprises of an extensive network of county and sub county towns and small towns and villages, which support the wider rural and agricultural area where the population is more dispersed. In County Kildare a small section of the county along its south-western border is included in the Gateway Region.

2.5.1 Settlement Hierarchy – Defining Principles

The principles governing the categorisation of each settlement type are summarised in the following paragraphs followed by Table 2.2 which identifies the overall settlement hierarchy for County Kildare.

Key Towns – large economically active service and/or county towns (Naas and Maynooth) that provide employment for their surrounding areas and with high-quality transport links and the capacity to act as growth drivers to complement the Regional Growth Centres.

Self-Sustaining Growth Towns - Self-Sustaining Growth Towns with a moderate level of jobs and services – includes sub-county market towns and commuter towns with good transport links and capacity for continued commensurate growth to become more self-sustaining.

Self-Sustaining Towns - Self-Sustaining Towns with high levels of population growth and a weak employment base which are reliant on other areas for employment and/or services and which require targeted 'catch up' investment to become more self-sustaining.

Towns and Villages - Towns and villages with local service and employment functions.

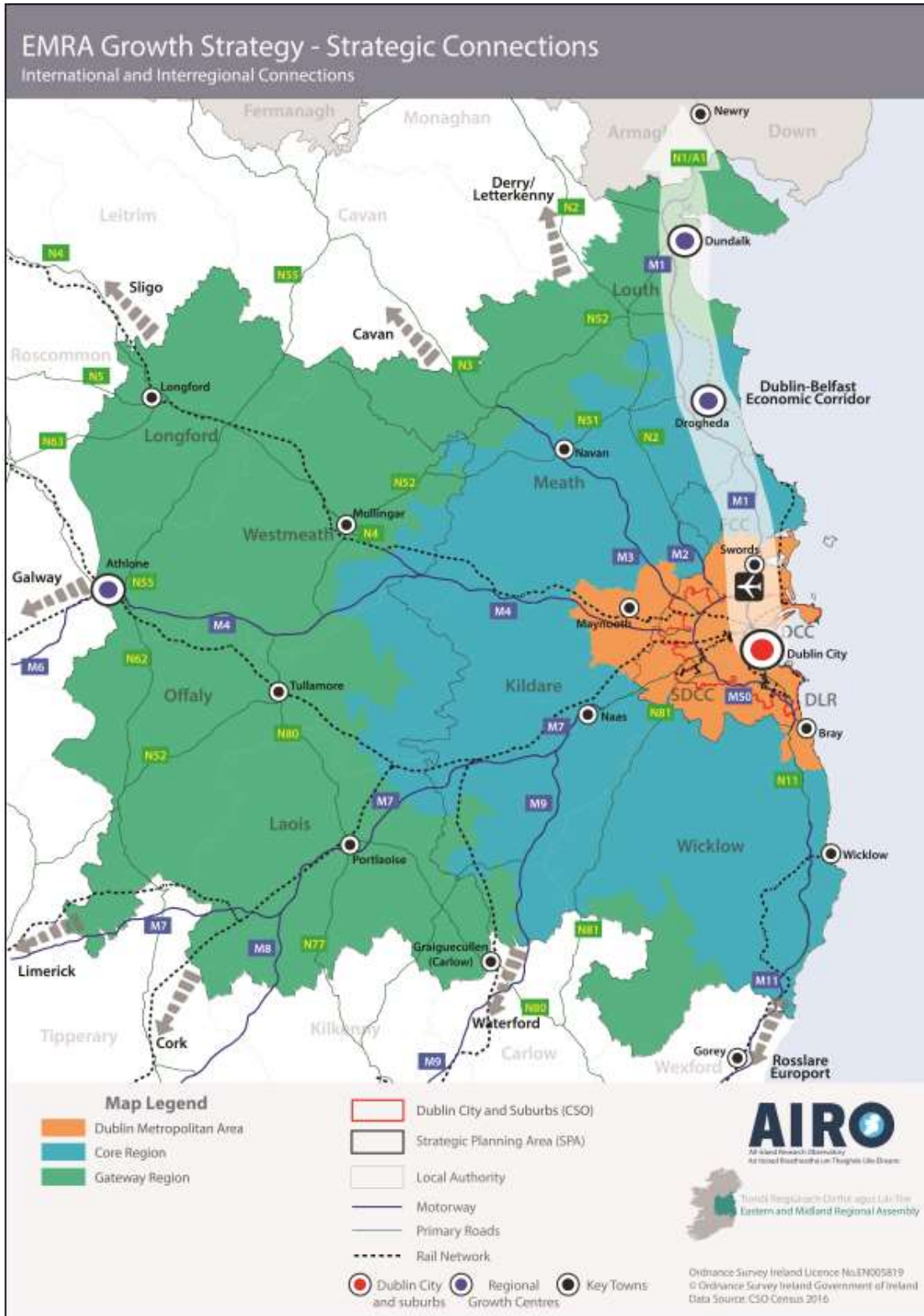
Rural – Smaller villages and the wider rural region.

There is continued considerable pressure for development of single homes in the rural area across County Kildare. The National Planning Framework acknowledges that this is a national issue and further acknowledges that in rural Ireland, many people seek the opportunity to build their own homes but find it difficult to do so in smaller settlements because of a lack of available sites and services. The NPF also states that in order to assist this, local authorities will be supported in undertaking, the necessary land acquisition, site preparation and local infrastructure provision to deliver self-build development options in smaller towns/villages.

National Policy Objective (NPO) 18b of the NPF specifically makes provision to develop a programme for 'new homes in small towns and villages' with local authorities, public infrastructure agencies such as Irish Water and local communities to provide serviced sites with appropriate infrastructure to attract people to build their own homes and live in small towns and villages.

It is envisaged that the provision of serviced sites to create 'build your own home' opportunities within the existing footprint of rural settlements will provide an alternative to one-off housing in the countryside. The development capacity of individual proposals shall be controlled to 10-15% of the existing housing stock over the lifetime of the Plan (VRS 6). Larger Schemes will only be considered where they relate to important strategic sites (e.g. infill within the core of a village/settlement, or the redevelopment of backlands) and will be contingent on the agreement of a masterplan and the agreement of a phasing arrangement as per Policy VRS 6 contained in Volume 2, Section 2.4. The following Map 2.3 illustrates the overall Growth Strategy for the region and identifies the three distinct regions that County Kildare forms part including the location of the Key Towns of Naas and Maynooth within the wider regional context.

Map 2.3: EMRA Growth Strategy 2019 - 2031



Source: Eastern & Midland Regional Assembly Regional Spatial & Economic Strategy

Table 2.2 Settlement Hierarchy & Typology County Kildare

Hierarchy	Description	Locations
Key Towns	Large towns which are economically active that provide employment for their surrounding areas. High quality transport links and the capacity to act as regional drivers to complement the Regional Growth Centres.	Naas Maynooth
Self-Sustaining Growth Towns	Moderate level of jobs and services.	Newbridge Leixlip Kildare Town Athy
Self-Sustaining Towns	High levels of population growth and a weak employment base.	Celbridge Kilcock Monasterevin
Towns	Local service and employment functions in close proximity to higher order urban areas.	Sallins Kilcullen Kill Clane Prosperous Rathangan Athgarvan Castledermot Derrinturn

Amendment No. 7		
Chapter	Section	Page(s)
Chapter 2: Core Strategy	Section 2.7	42

Amendment:

Amend text under Section 2.7.

2.7 Preferred Development Strategy

The preferred development strategy has been informed by RSES and the environmental sensitivities of the county. It is based on building strong urban centres while protecting the rural hinterlands. The focus is on achieving:

- Critical mass in the Metropolitan Area Strategic Plan (MASP) area (Maynooth, Leixlip, Celbridge, Kilcock) and in the Key Towns of Naas and Maynooth;
- Measured growth with emphasis on economic growth in the towns identified as Self-Sustaining Growth Towns and Self-Sustaining Towns as per Table 2.2;
- Establishing a hierarchy of smaller rural settlements to develop rural centres capable of providing a range of services and employment to their local populations;
- Managing development in rural areas with a focus on agricultural diversification, appropriate rural enterprise (e.g. renewable energy production) and the strengthening of existing towns and villages;
- Protecting the environment by implementing an environmental protection policy which recognises the various environmentally sensitive zones within the county but not to mutually exclude appropriate and otherwise acceptable uses and development.

Amendment No. 8		
Chapter	Section	Page(s)
Chapter 2: Core Strategy	Section 2.8, 2.9, Table 2.3, 2.4, Figure 2.3, 2.4	43 - 45

Amendment:

- Delete text under Section 2.8 in its entirety
- Delete current Table 2.3 and Table 2.4 in their entirety
- Insert new text under Section 2.8;
- Insert new Table 2.3; *Population Projections to 2031*
- Insert new Table 2.4; *Population and Housing Targets*
- Delete text under Section 2.9 in its entirety
- Delete Figure 2.3 and Figure 2.4 in their entirety
- Amend Section 2.9 to remove & replace with new text

2.8 Population and Housing Growth

The Implementation Roadmap for the National Planning Framework provides for transitional regional and county population projections to 2031 as illustrated in Table 2.3.

Table 2.3 Population Projections to 2031

Regions and Counties	2016	2026	2031
Mid-East			
Kildare	222,500	249,000-254,000	259,000-266,500
Meath	195,000	216,000-221,000	225,500-231,500
Wicklow	142,500	155,000-157,500	160,500-164,000
Louth	129,000	139,000-144,500	144,000-151,500
Subtotal	689,000	759,000-777,000	789,000-813,500

Source: NPF Roadmap (July 2018) & RSES {EMRA} (June 2019)

The above figures for Kildare provide for a population range for the period 2026 and 2031. Taking the higher range for each year the county population is projected to increase by 31,500 persons to 2026 with an additional 12,500 to the year 2031.

The NPF Roadmap population projections already incorporate headroom figures for all parts of the country. However, in certain counties of which Kildare is one, the Council may provide for an additional 25% headroom with regards to the figures, where projected population growth is projected to be at or above the national average baseline.

Table 2.4 illustrates the population figures represented as housing targets for the period 2016 to 2023.

Table 2.4 Population and Housing Targets – County Kildare

Census 2016 Pop	Census 2016 Dwellings	NPF 2026 Pop Growth (with 25% increase)	NPF 2026 growth target in units	Population growth 2020 to 2023¹	Dwellings Target 2020 to 2023
222,504 ²	80,746	39,370	14,060 ³	16,863	6,023

2.9 Distribution of Growth and Housing Land Capacity Distribution of Growth

Growth targets have been allocated to towns, villages and settlements based on the NPF Implementation Roadmap and the RSES. Chapter 3 sets out the allocation of housing in more detail. Section 3.5, Table 3.3 sets out growth targets for towns, villages, rural settlements, rural nodes and the open countryside during the Plan period, based on a requirement for 6,023 housing units.

Housing Land Capacity

The capacity of settlements in Kildare to accommodate the level of growth envisaged by the NPF and to deliver sustainable communities that are well served by social and physical infrastructure will need to be carefully considered as part of the Local Area Plan process for the relevant towns. For villages and rural settlements, the Plan states in Volume 2 that population growth of Villages should not grow beyond 25% of the

¹ See also footnote associated with Table 3.3 regarding methodology

² NPF implementation Roadmap rounded the population figure down.

³ Occupancy Rate of 2.8 applied as per 2016 Census.

Census 2016 population with a growth of 20% for Rural Settlements over the period of the plan.

Amendment No. 9		
Chapter	Section	Page(s)
Chapter 2: Core Strategy	Section 2.11, 2.11.1-2.11.6	46

Amendment:

- Amendments to Section 2.11;
- Text amendments to Section 2.11.1 – 2.11.6 with additional sub-section to increase to 2.11.8

2.11 Overall Economic Strategy

The strategy for the future economic development of the county is set out in Chapter 5 and is informed by the NPF, RSES, and the Local Economic and Community Plan (LECP) prepared by the Kildare Local Community and Development Committee in 2015. The focus will be on developing the Key Towns to act as economic drivers and provide for strategic employment locations supported by the regionally important self-sustaining growth towns and self-sustaining towns. The development of the part of Kildare in the MASP area will support the future growth of the Metropolitan Area through the strategic development of the North-West corridor which has been identified through MASP along the Maynooth/Dunboyne commuter line/DART.

2.11.1 Key Towns

Naas and Maynooth are identified as Key Towns. They have the potential to accommodate commensurate levels of population and employment growth, facilitated by their location on public transport corridors and aligned with requisite investment in services, amenities and sustainable transport. The growth of the Key Towns will require sustainable, compact and sequential development and urban regeneration in the town core.

2.11.2 Economic Clusters

Economic clusters are also promoted as part of the overall economic strategy. Naas is clustered with Newbridge and Kilcullen while Maynooth is clustered with Leixlip, Celbridge and Kilcock. Clusters are to develop in a mutually dependent way, so that the

amenities and economies of the whole cluster are greater than the sum of the individual parts.

2.11.3 Self-Sustaining Growth Towns

Newbridge, Leixlip, Kildare and Athy have been designated as Self-Sustaining Growth Towns. The RSES define these towns as those with a moderate level of jobs and services, which adequately cater for the people of its service catchment with good transport links and capacity for continued commensurate growth.

2.11.4 Self-Sustaining Towns

Celbridge, Kilcock and Monasterevin are identified as Self-sustaining Towns. The RSES describe these settlements as those with high levels of employment growth and a weak employment base which are reliant on other areas for employment and/or services and which require targeted 'catch-up' investment to become more self-sustaining. Accordingly, these towns require contained growth, focusing on driving investment in services, employment growth and infrastructure while balancing housing delivery. Growth shall be focused on consolidation and inclusion of polices in relation to improvements in services and employment provision.

2.11.5 Towns

Sallins, Kilcullen, Kill, Clane, Prosperous, Rathangan, Athgarvan, Castledermot and Derrinturn are designated as towns. They contain local service and employment functions such as convenience retail and are proximate to larger urban centres. The Council will seek to support new local employment opportunities in these towns.

2.11.6 Villages

The villages of Johnstown, Straffan, Ballymore Eustace, Allenwood, Johnstownbridge, Coill Dubh/Coolearagh, Kilmeague, Caragh, Kildangan, Suncroft, Robertstown, Ballitore, Crookstown, Moone, and Timolin located in rural settings will seek to supply new local employment opportunities, while also addressing decline, with a special focus on activating the potential for their renewal and development.

2.11.7 Rural Areas

Within the rural areas there are clear locational requirements for employment generating uses including, but not limited to, green energy projects such as renewable energies and resource recovery, but also food production, agri-business, quarrying, forestry, bloodstock, horticulture and rural based tourism.

Amendment No. 10		
Chapter	Section	Page(s)
Chapter 2: Core Strategy	Section 2.15, 2.16.1, 2.16.2 and 2.14.5	47 and 48

Amendment:

- Amend text under Section 2.15 to 2.14.5⁴;
- Correct clerical error in numbering relating to Section 2.14.5.

2.15 Climate Change

The National Climate Change Adaptation Framework ‘Building Resilience to Climate Change’ was published by the Department of the Environment, Community and Local Government in 2012. Kildare County Council co-hosts the Climate Action Regional Office (CARO) leading 17 local authorities in the region. Kildare County Council has published a Climate Change Adaptation Strategy 2019 – 2024. This will inform policy making at a county and local level in the future.

The purpose of the Adaptation Strategy is to:

- Ensure that a proper understanding of the key risks and vulnerabilities of climate change is attained.
- Bring forward the implementation of climate resilient adaptation actions in a planned and proactive manner.
- Ensure that climate adaptation considerations are mainstreamed into all plans and policies and integrated into all operations and functions of the local authority.

The Strategy comprises of six high levels goals which will be embedded in all the functions and services of Kildare County Council as follows:

⁴ Please note numbering sequencing error in the adopted Kildare County Development Plan 2017 - 2023



Source: Climate Resilient Kildare: Climate Change Adaptation Strategy 2019-2024

The County Development Plan seeks to promote a series of policies and objectives throughout that will ameliorate the effects of climate change and introduce resilience to its effects to support the implementation of the National Climate Change Strategy 2007-2012, DEHLG (2007) and the National Climate Change Adaptation Framework Building Resilience to Climate Change, DECLG (2012).

2.16 Delivering the Core Strategy

2.16.1 Policies: Settlement Strategy

It is the policy of the Council to:

- CS 1** Provide new housing in accordance with the County Settlement Hierarchy.
- CS 2** Direct appropriate levels of growth into the designated growth towns as designated in the Settlement Strategy.
- CS 3** Support rural communities through the identification of lower order centres including towns, villages and settlements to provide more sustainable development centres in the rural areas.

- CS 4** Deliver sustainable compact urban areas through the regeneration of towns and villages through a plan-led approach which requires delivery of a least 30% of all new homes that are targeted in these settlements to be within their existing built up footprint.
- CS 4(a)** Develop in accordance with the National Planning Framework (NPO 18b) a programme for new homes in small towns and villages in association with public infrastructure agencies, local communities, housing bodies and landowners to identify lands for the provision of low density serviced sites with appropriate infrastructure throughout settlements identified as Rural Towns, Villages and Rural Settlements (as identified in Table 3.3).

2.16.2 Policies: Economic Development

It is the policy of the Council to:

- CS 5** Support the development of the identified Key Towns of Naas and Maynooth and the Self-sustaining Growth Towns of Leixlip and Newbridge as focal points for regional critical massing and employment growth
- CS 6** Encourage and facilitate new employment opportunities which improve the cluster-specific business environment.
- CS 7** Promote targeted 'catch up' investment to support self-sustaining local employment, and in services, sustainable transport and amenities in places that have experienced rapid commuter driven population growth
- CS 8** Address commuting patterns by building up the local economy to a more sustainable level by promoting self-sustaining employment-based development opportunities in settlements to provide for employment growth for the existing population in order to reverse commuting patterns.

2.16.5 Policies: National Climate Change Strategy

It is the policy of the Council to:

- CS 16** Support the implementation of the National Climate Change Strategy and the National Climate Change Adaption Framework Building Resilience to Climate Change 2012 through the County Development Plan and through the implementation of the Climate Resilient Kildare: Climate Change Adaptation

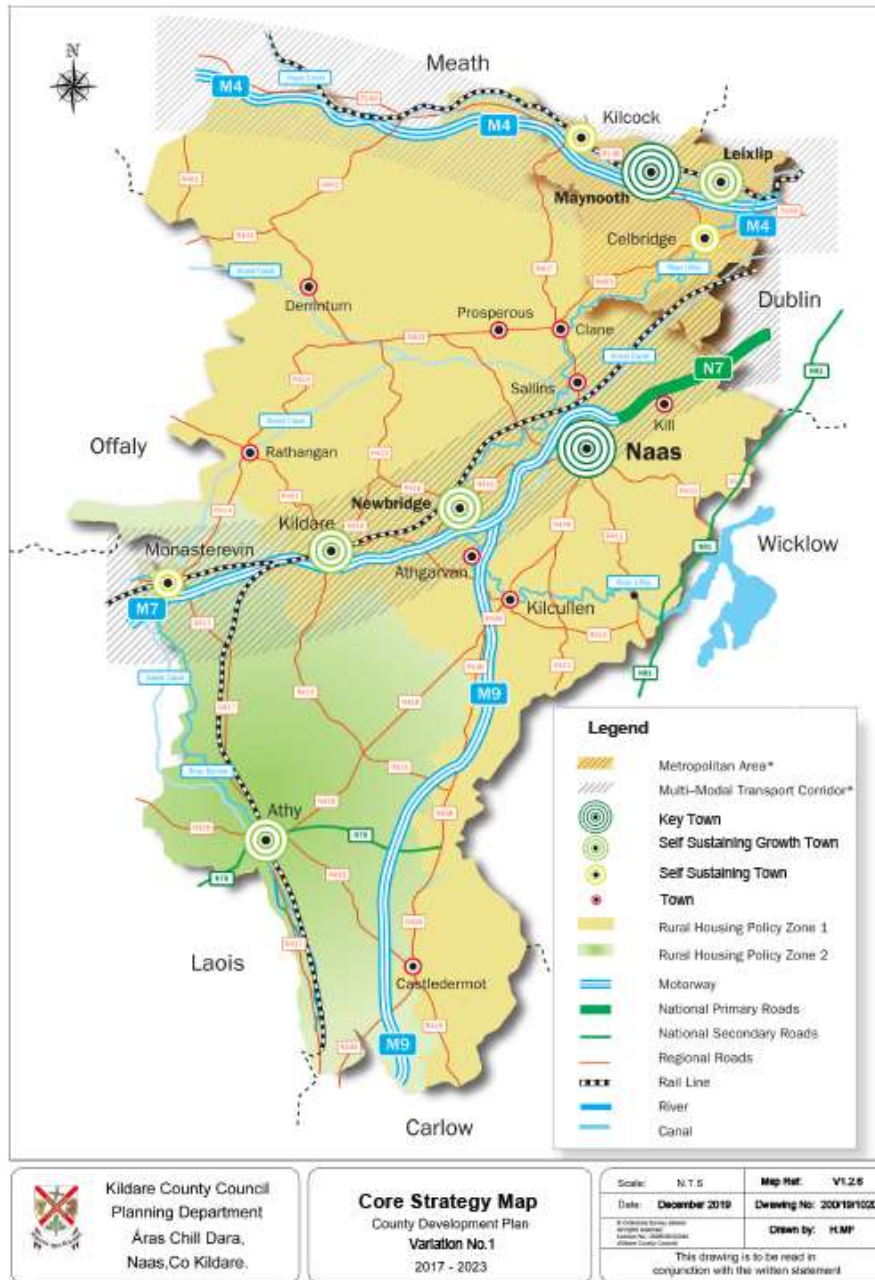
Strategy 2019 – 2024 in conjunction with all relevant stakeholders. Ensure that climate action considerations are integrated into land use planning and aid the transition to a climate resilient low carbon society, promoting and maximising the most efficient and sustainable use of land.

Amendment No. 11		
Chapter	Section	Page(s)
Chapter 2: Core Strategy	Section 2.16	49

Amendment:

Delete Map 2.6 Core Strategy Map and replace with a revised map.

Map 2.6 Core Strategy Map



Kildare County Council
 Planning Department
 Áras Chill Dara,
 Naas, Co Kildare.

Core Strategy Map
 County Development Plan
 Variation No.1
 2017 - 2023

Chapter 3

Amendment No. 12		
Chapter	Section	Page(s)
Chapter 3: Settlement Strategy	Section 3.1, 3.2, 3.3, 3.4, Table 3.1, Map 3.1.	52 -55

Amendment:

- Amend text under Section 3.1, Section 3.2 and Section 3.3
- Replace Table 3.1 County Kildare Settlement Hierarchy 2011 -2017
- Delete and replace Map 3.1 Settlement Hierarchy map
- Replace text under Section 3.4
- Deletion of Section 3.4.1 – 3.4.4 & renumber subsections accordingly

3.1 Background

A settlement strategy is a spatial expression of population distribution, settlement size, settlement role and settlement hierarchy. The settlement strategy in this Plan provides a strategic direction to the management of growth, investment and resources in accordance with the core strategy outlined in Chapter 2.

This chapter accords with the over-arching strategic policies of the National Planning Framework (NPF) and the Eastern Midland Regional Spatial and Economic Strategy 2019-2031 (RSES) whilst having regard to key planning considerations including infrastructure provision and environmental protection. This Plan proposes a structured approach to spatial planning and a settlement strategy founded on a well-developed urban structure supporting diverse rural areas.

The strategy is based on the consideration of environmental sensitivities, survey work and the level of existing and proposed physical and social infrastructure. It seeks to strengthen the urban fabric of the county, with an emphasis on building critical mass in Key Towns. Rural populations will continue to be supported through the settlement centres and through a sustainable approach to maintaining rural economy and population balanced against responsible environmental protection.

3.2 Setting the Context

The diversity of County Kildare requires a settlement strategy designed to sustain a healthy network of settlements across the Dublin Metropolitan Area, the Core Region and the Gateway Region areas of the county.

An examination of the dynamics and distribution of population and settlement within the county for the period 2011-2016 indicates the following key trends:

- The period showed continued increase in population albeit at a slower rate than previously with 5.8% growth in the five-year period since 2011 (an additional 12,192 people). This was the third highest rate of growth in the State and was well in excess of the State average of +3.8% and marginally higher than the rate of growth in EMRA (+5.4%) and the Eastern regional average (+5.3%).
- Continued pressure for development at the edges of the County's main urban centres and in the adjoining rural hinterlands.
- A limited number of areas experienced population stagnation including north of Rathangan, Newbridge town centre, Pollardstown, Ballysax, south of Maganey and Tipperkevin.
- Between 2011 and 2016, a total of 13 of the 89 Electoral Divisions (EDs) in Kildare witnessed population decline. Highest increases in population were recorded in Naas Rural (+16.3%), Maynooth (+16.8%), Straffan (+19.2%) and Oldconnell (+22.7%).
- The draw of Dublin as an employment hub, with 39.1% of the workforce leaving Kildare for employment, is reflected in the County's settlement pattern. Higher population densities are located in the Metropolitan northeast and within and around the towns of Naas, Newbridge, Athy, Kildare, Monasterevin and Kilcullen.
- Between 2009 and 2013 rural one-off dwellings accounted for 40% of all builds in Kildare. This high figure reflected the relatively low level of construction within the urban areas of Kildare due to the economic downturn and capacity /infrastructural issues within the Osberstown wastewater treatment catchment. An average of 264 rural dwellings were built per annum in Kildare between 2009-2015. This has consolidated a pattern of dispersed rural development.

3.3 Settlement Hierarchy

A settlement hierarchy is set out to underpin decisions regarding the location and scale of new developments such as housing, employment creation and social and physical infrastructure provision. Investment in infrastructure should be focused on locations that are the most environmentally robust and provide the best economic return.

National and regional planning policy documents referenced in Section 1.4.1 of this Plan and the environmental sensitivities referred to in Section 2.6 have informed the Preferred Development Strategy for the county, as detailed in Section 2.7. The Preferred Development Strategy forms the basis for the settlement hierarchy.

An analysis of the capacity of towns and villages throughout the county to accommodate future growth has been undertaken. The key issues examined in determining the capacity of each settlement for development include the following:

- Strategic Environmental Assessment of this Plan;
- EMRA Regional Spatial and Economic Strategy 2019-2031;
- Existing population base;
- Level of social infrastructure;
- Level of physical infrastructure;
- Environmental constraints;
- Settlement form; and
- The Sustainable Residential Development in Urban Areas and accompanying Urban Design Manual, DECLG (2009).

Arising from the foregoing considerations, the Settlement Hierarchy for County Kildare is outlined in Table 3.1. A total of 74 settlements are identified ranging from Key Towns to Rural Nodes. Map 3.1 illustrates the Settlement Hierarchy. The key principles governing the role of each settlement category are set out in Section 3.4.

(Replace Table 3.1 with as follows:)

Table 3.1 County Kildare Settlement Hierarchy 2020-2023

Settlement Category	Designated Settlement
Key Towns	Naas, Maynooth
Self-Sustaining Growth Towns	Newbridge, Leixlip, Kildare Town, Athy
Self-Sustaining Towns	Celbridge, Kilcock, Monasterevin
Towns	Sallins, Kilcullen, Kill, Clane, Prosperous, Rathangan, Athgarvan, Castledermot, Derrinturn
Villages	Johnstown, Straffan, Ballymore-Eustace, Allenwood, Johnstownbridge, Coill Dubh/Coolearagh, Kilmeague, Caragh, Kildangan, Suncroft, Robertstown, Ballitore/Timolin/Moone/Crookstown
Rural Settlements	Broadford, Milltown, Kilteel, Staplestown, Ardclough, Allen, Brannockstown, Twomilehouse, Brownstown, Cutbush, Maddenstown, Nurney, Calverstown, Rathcoffey, Narraghmore, Maganey/Levitstown, Kilmead, Kilberry
Rural Nodes	Clogherinka, Cadamstown, Kilshancoe, Newtown, Tirmoghan, Carbury, Timahoe, Lackagh/Mountrice, Ballyshannon, Ballyroe, Kilkea, Ellistown, Moyvalley, Rathmore/Eadestown, Newtownmoneenaluggagh, Kildoon, Booleigh, Castlemitchell, Williamstown, Clongorey/Blacktrench, Ballyteague, Lullymore, Ticknevin, Tipperkevin, Killina

Map 3.1 Settlement Hierarchy Map




Kildare County Council
 Planning Department
 Áras Chill Dara,
 Naas, Co Kildare.

Settlement Hierarchy Map
 County Development Plan
 Variation No.1
 2017-2023

Scale: N.T.S	Map Ref: V1.3.1
Date: December 2015	Drawing No: 200/19/1019
<small>© Kildare County Council All Rights Reserved Contact No: 0184470004 www.kildare.ie</small>	Drawn by: H.M.F
<small>THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE WRITTEN STATEMENT</small>	

3.4 Designated Role of Settlement Category

Within the Settlement Hierarchy each settlement category has a designated role which is underpinned by its position in the overall growth strategy for the county. Maynooth and Naas have been designated as Key Towns in the RSES. Decisions were made for the remaining designations in the hierarchy by undertaking an economic analysis of all towns to assess their performance, thereby providing an evidence-based assessment on their position within the hierarchy.

The Settlement Hierarchy contained within the Plan aligns with the Regional Growth Strategy and the role of each town within the hierarchy is detailed in Section 2.11 Overall Economic Strategy of this Plan, which outlines the designations for Self-sustaining Growth Towns, Self-sustaining Towns along with town and villages.

3.4.1 Role of Rural Settlements and Rural Nodes

Rural Settlements and Rural Nodes are located throughout the county. It is proposed that settlements will develop as local centres for rural catchments with growth appropriate to cater for local demand. Lower densities will be encouraged in appropriate locations. Expansion will be controlled to minimise pressure on services, the environment and unsustainable commuting patterns. Rural Settlements have a higher order function than Rural Nodes. Rural Nodes comprise largely unserved areas with limited social and community infrastructure and will accommodate limited development at a sustainable scale for local demands by way of small-scale cluster developments.

The planning framework for future development of the rural settlements is detailed in Volume 2, Section 2. Planning policy for future development in Rural Nodes is detailed in Chapter 4.

3.4.2 Sequential Approach

All towns, villages, settlements, rural nodes (as appropriate) should be developed in a sequential manner, with suitable undeveloped lands closest to the core and public transport routes being given preference for development in the first instance. Zoning shall extend outwards from the centre of an urban area with strong emphasis placed on

encouraging infill opportunities. Areas to be zoned should generally be contiguous to existing zoned development lands.

Amendment No. 13		
Chapter	Section	Page(s)
Chapter 3: Settlement Strategy	Section 3.5, Table 3.2 & 3.3	56 - 60

Amendment:

- Amend Section 3.5;
- Delete Table 3.2 Housing Allocation 2016-2023;
- Delete and replace Table 3.3 Population and Housing Allocation;

3.5 Housing and Population Allocation

Chapter 2 outlines the NPF Implementation Roadmap and RSES population projections for the County for the periods 2020-2026 and 2026-2031. The projections have been adjusted to the end of the first quarter of 2023, to coincide with the life of this Plan.

The population projection for Kildare to the end of the Plan period is 238,993, giving rise to the need for 6,023⁵ additional residential units by 2023.

Table 3.3 lists the percentage allocation of growth in the various towns, villages and settlements in Kildare. It is acknowledged that Maynooth is designated as a Key Town in the Regional Spatial and Economic Strategy for the Eastern and Midlands Region, and also forms part of the north-west corridor area under the Metropolitan Area Strategic Plan (MASP) and provides significant levels of employment through Maynooth University, the M4 Business Park and other businesses. It is also recognised that the town is served by high capacity public transport which will continue to improve with the electrification of the railway line over the next 6-8 years. The population of the town in 2016 was 14,585 with a housing stock of 5,171 units.

The town has experienced significant levels of new residential development both in private housing and student accommodation over the past 5 years and with extant permissions and pipeline developments, will see these levels continue for the next 3 years. New housing development on the Dunboyne, Celbridge and Dublin Roads

⁵ Giving an occupancy rate of 2.8

provide for an additional 1,400 units and the proposed new neighbourhood at Railpark which will be facilitated by the LIHAF (Local Infrastructure Housing Activation Fund) funded Maynooth Eastern Relief Road will deliver between 800 and 900 units. There is further potential for the consolidation of the town through the redevelopment of a number of town centre sites. The delivery of these additional 2000+ units will result in a 38.6% increase in housing stock over a relatively short period of time. In order to allow these developments to be realised and for the town to continue to develop at a sustainable rate it is proposed that Maynooth will retain its current county allocation of 10.9%. Such a provision over the short-term (for the duration of this CDP up to 2023) will provide an opportunity for the town to absorb recent and pipeline developments. In allowing this 'absorption period', the Council will also be in a position to identify other social and physical infrastructure needs (through the preparation of an infrastructural assessment in accordance with Appendix 3 of the NPF) which will inform the sustainable development of the town into the future.

This Plan also acknowledges Regional Policy Objective 4.35 of the RSES which requires Kildare County Council to prepare a Joint LAP for Maynooth with Meath County Council in order to deliver a coordinated planning framework for the town.

Table 3.3 Settlement Hierarchy – Population and Housing Unit Allocation 2020-2023

Settlement Type	Towns / Villages	2016 Census Pop	2016 Dwellings	Allocated Growth (%) 2020-2023	NPF 2026 Pop Growth in persons	NPF 2026 Pop Growth in housing units	Population Growth 2020 to 2023 (annualised from 2026 NPF Figures) ⁶	Dwellings Target 2020 to 2023	
Key Town	Maynooth (MASP ⁷)	14,585	5,171	10.9%	4,291	1,533	1,839	657	
	Naas	21,393	7,726	14.9%	5,866	2,095	2,514	898	
Self-Sustaining Growth Town	Newbridge	22,742	8,260	11.6%	4,567	1,631	1,957	699	
	Leixlip	15,504	5,524	10.2%	4,016	1,434	1,721	615	
	Kildare	8,634	3,158	4.7%	1,850	661	793	283	
	Athy	9,677	4,281	4.8%	1,890	675	810	289	
Self-Sustaining Town	Celbridge	20,288	6,969	10.0%	3,937	1,406	1,687	603	
	Kilcock	6,093	2,212	4.0%	1,575	562	675	241	
	Monasterevin	4,246	1,706	2.6%	1,024	366	439	157	
Town	Sallins	5,849	2,071	1.9%	748	267	321	114	
	Kilcullen	3,710	1,401	2.5%	984	352	422	151	
	Kill	3,348	1,227	1.3%	512	183	219	78	
	Clane	7,280	2,741	2.4%	945	337	405	145	
	Prosperous	2,333	813	1.0%	394	141	169	60	
	Rathangan	2,611	1,009	0.9%	354	127	152	54	
	Athgarvan	1,176	373	0.7%	276	98	118	42	
	Castledermot	1,475	622	0.5%	197	70	84	30	
Town	Derrinturn	1,602	558	0.6%	214	76	92	33	
	Villages	Johnstown (1,004), Straffan (635), Ballymore Eustace (872), Allenwood (845), Johnstownbridge (650), Coill Dubh (687), Coolearagh (384), Kilmeague (997), Caragh (882), Kildangan (470), Suncroft (735), Roberstown (669), Ballitore (556), Crookstown (129), Moone (144), Timolin (96)	10,327	3,105	3.7%	1,457	520	624	223
	Rural Settlements	Broadford (45), Milltown (177), Kilteel (163), Staplestown (98), Ardclough (153), Allen (62), Brannockstown (186), Twomilehouse (263), Brownstown (456), Cutbush (246), Maddenstown (141), Nurney (342), Calverstown (459), Rathcoffey (170), Narraghmore (229), Maganey/Levitstown (69), Kilmead (258), Kilberry (163)	3,126	1,999	1.3%	512	183	219	78
	Rural Nodes	Clogherinka, Cadamstown, Kilshancoe, Newtown, Tirmogham, Carbury, Timahoe, Lackagh/Mountrice, Ballyshannon, Ballyroe, Kilkea, Ellistown, Newtownmoneenaluggagh, Kildoon, Booleigh, Castlemitchell, Williamstown, Clongorey/Blacktrench, Ballyteague, Lullymore, Ticknevin, Tipperkevin & Killna, Moyvalley, Rathmore/Eadestown	56,385	19,068	0.5%	197	70	84	30
	Rural Dwellers				8.0%	3,150	1,125	1,350	482
	Blessington Environs		453	164	1.0%		141	169	60
	County Total		222,504	80,158			14,060	16,863	6,023

⁶ Growth projections based on 7-year period between 2020 & 2026. 7-year methodology provides for ca. 16,863 persons (6,023 housing units) over the remainder of the plan (2020, 2021 and 2022 as the plan expires in early 2023) with ca. 22,507 persons (8,038 housing units) over the remaining 4 years to the end of 2026 which anticipates ca. 2,000 units per year over the 7 years period which is considered to be a sustainable rate of growth and reasonable rate of housing delivery. The upcoming review of the CDP will also benefit from the data from the Census in 2021 which will provide up to date figures in terms of population growth, housing stock and occupancy rates.

⁷ Section 5.7 of the RSES states that ‘There is a further allowance of transition population targets in NPO 68 by way of up to 20% of the targeted growth in the city being transferred to other settlements in the MASP. This shall apply only to the three metropolitan Key Towns in the MASP namely Bray, Maynooth, and Swords and only if they can demonstrate compact growth on high capacity planned or existing public transport corridors. Any further allocation will be considered by Kildare County Council on direction from the Eastern Midlands Regional Assembly following agreement of its members. Subsequently, there will be a redistribution of the Maynooth population to 2031 in the Settlement Hierarchy (table 3.3) across Key Towns, Self-sustaining Growth Towns and Self-sustaining Towns along the Dublin – Cork and Dublin – Waterford Rail Corridors to support the sustainable, balanced and economic growth of the County.

Amendment No. 14		
Chapter	Section	Page(s)
Chapter 3: Settlement Strategy	3.6 and Table 3.4	63 - 64

Amendment:

- Amend text under section 3.6 Development Capacity;
- Delete Table 3.4 Development Capacity in Kildare.

3.6 Development Capacity

In order to implement the settlement strategy of this Plan, an understanding of the existing development capacity within each of the designated towns and villages is required. It should also be noted that the relevant requirements of the Habitats Directive and the River Basin Management Plans and Flood Risk Assessment may also impact on the development potential of particular areas.

Sufficient land is zoned to cater for the housing demands of the county up to 2023 and beyond, some Towns, Villages and Settlements have surplus capacity relative to the Core Strategy allocation and some have a shortfall. The zoning surpluses and shortfalls will be reviewed through the relevant land use plans. In this regard, there shall be no presumption in law that any land zoned in a particular development plan (including a development plan that has been varied) shall remain so zoned in any subsequent development plan (Section 10(8) of the Planning and Development Acts 2000-(as amended) refers). Alternative land use zonings will be considered in the first instance to address surplus residential zoning. In the event that surplus zonings are retained the development of lands will be subject to a sequential phasing approach, with phases extending outwards from the town or village core to more peripheral lands.

The zoning of land in any forthcoming land use plan shall comply with the requirements as detailed in Appendix 3 of the NPF relating to a methodology for a tiered approach to land zoning. This methodology requires that land should not be zoned for development unless there is existing service capacity available (Tier 1) or

the lands have the potential to become fully serviceable (Tier 2) during the life of the plan. Land use plans shall therefore contain a detailed Infrastructural Assessment for residential land that provides for an evidence-based approach to the servicing of potential sites to establish their suitability for zoning. However, infrastructural availability is not the sole determining factor in decisions on land zoning. There are other planning considerations such as the overall planned levels of growth, location, suitability for the type of development envisaged, availability of and proximity to amenities, schools, shops or employment, accessibility to transport services etc. The NPF states weighing up all of these factors, together with the availability of infrastructure, will assist planning authorities in determining an order of priority to deliver planned growth and development (NPF, 2018). The NPF also requires that land use plans (in respect of County Kildare) deliver 30% of all new housing within the existing built-up footprints of urban settlements. The built-up footprints have been defined by the CSO in the Census of Population and relate to a minimum of 50 occupied dwellings with a maximum distance between any dwelling and the building closest to it of 100 metres, where there is evidence of an urban centre.

Volume 2 of this plan sets out a planning framework for the future development of each of the Small Towns, Environs, Villages and Rural Settlements. Section 1 sets out the planning framework towns with a population of under 5,000 people (Kill, Prosperous, Rathangan, Athgarvan, Derrinturn and Castledermot). The other towns above 5,000 people require a mandatory local area plan. The Settlement Strategy as detailed in Table 3.3 contains the allocated growth for each of these settlements and supersedes that which is produced in Volume 2. Section 2 sets out the land use strategy for the Villages and Rural Settlements.

The Development Capacity of the Villages and Rural Settlements are detailed in Section 2.4 of Appendix 2, Volume 2 of the Plan. The population growth of Villages should not grow beyond 25% of the Census 2016 population with a growth of 20% for Rural Settlements. It is envisaged that the provision of serviced sites to create 'build your own home' opportunities within the existing footprint of rural settlements. The development capacity of individual proposals shall be controlled to 10-15% of the existing housing stock over the lifetime of the Plan. Larger Schemes will only be considered where they relate to important strategic sites (e.g. infill within the core of

a village/settlement, or the redevelopment of backlands) and will be contingent on the agreement of a masterplan and the agreement of a phasing arrangement as per Policy VRS 6 contained in Volume 2, Section 2.4.

The RSES also requires that much closer attention is paid to actual delivery, taking the steps that may be necessary to implement strategic planning aims, housing delivery in the immediate term and above all, avoid the hoarding of land and/or planning permissions. The zoning of lands will, therefore, through site specific infrastructural assessments, take account of the likelihood of the lands being developed and their capacity to deliver population growth targets within the lifetime of the development plan.

Amendment No. 15		
Chapter	Section	Page(s)
Chapter 3: Settlement Strategy	Section 3.8, 3.9	65 – 67

Amendment:

- Amend text under Section 3.8 and Section 3.9.

3.8 Policies: Settlement Strategy

It is the policy of the Council to:

SS 1 Manage the county’s settlement pattern in accordance with the population and housing unit allocations set out in the RSES, the Settlement Strategy and hierarchy of settlements set out in Table 3.1.

SS 2 Direct growth into the Key Towns, followed by the Self-Sustaining Growth Towns and the Self-Sustaining Towns, whilst also recognising the settlement requirements of rural communities.

SS 3 Ensure that the zoning of lands is in accordance with the Core Strategy and Settlement Strategy.

SS 4 Review the zoning of lands in instances where there is an oversupply of land for housing and to consider alternative land use zoning objectives to reduce the quantum of housing lands in the first instance. The phased development of housing lands will be considered as a secondary solution only.

SS 5 Implement through appropriate policies the principles and guidance set out in:

- (i) The National Planning Framework (2018) and the Eastern & Midland Regional Spatial & Economic Strategy 2019-2031 (2019).
- (ii) The Sustainable Residential Development in Urban Areas, DEHLG (2009) and accompanying Urban Design Manual-A Best Practice Guide (2009), and:
- (iii) The Design Manual for Urban Roads and Streets, DTTS and DECLG (2013) and the Urban Development and Building Heights: Guidelines for

Planning Authorities (2018), in the preparation and review of town, village and settlement plans.

3.9 Objectives: Settlement Strategy

It is an objective of the Council to:

- SO 1** Support the sustainable long-term growth of the Key Towns (Naas and Maynooth) and the area to the north-east of the county located within the MASP and zone additional lands, where appropriate, to meet the requirements of the Core Strategy and Settlement Hierarchy of this Plan.
- SO 2** Carry out a strategic Land Use, Employment and Transportation Study of north east Kildare including the Dublin Metropolitan area towns of Leixlip, Maynooth, Celbridge and Kilcock. The preparation of the study will have regard to existing and emerging local area plans. It is envisaged that the study will involve the participation of all strategic stakeholders, including the National Transportation Authority, adjoining local authorities (i.e. Meath, Fingal and South Dublin County Councils), the Regional Assembly, transportation providers, Waterways Ireland, Government Departments and Environmental Agencies.
- SO 3** Facilitate the implementation of the settlement strategy through the prioritisation of key strategic infrastructure in accordance with the Council's Capital Works Programme and subject to the availability of financial resources.
- SO 4** Ensure that the scale and form of developments envisaged within towns and villages is appropriate to their position within the overall Settlement Hierarchy set out in Table 3.1. Due regard will be given to the *Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, DEHLG* (2009), the accompanying *Urban Design Manual – A Best Practice Guide* (2009), *Urban Development and Building Height Guidelines* (2018) and the Urban Design Guidelines contained within Chapter 15 of this Plan.
- SO 5** Implement Section 10(8) of the Planning and Development Acts 2000 (as amended) as appropriate which states “there shall be no presumption in law that any land zoned in a particular development plan (including a development plan that has been varied) shall remain so zoned in any subsequent development plan”.
- SO 6** Identify and retain green belt separation areas between the development boundaries of the County's towns and villages in the interest of avoiding

coalescence of settlements and to retain their distinctive character and identity.

- SO 7** Provide a greater degree of co-ordination between large population centres and corresponding growth in employment, public infrastructure, strategic and local amenities, community facilities, schools, public transport etc. through a plan-led approach.
- SO 8** Support the development of rural settlements and rural areas in a balanced, sustainable manner, having regard to the overall settlement hierarchy, social, economic and environmental characteristics of their area and their residents and in accordance with the policies and objectives set out in Chapters 4, 10 and Section 1 Volume 2 as may be appropriate.
- SO 9** Sequentially develop lands within towns and villages in accordance with the Development Plan Guidelines, DEHLG (2007) including any updated guidelines and deliver at least 30% of all new homes that are targeted in settlements within their existing built-up footprint (defined by the CSO).
- SO 10** Prepare a preliminary monitoring evaluation report on the likely significant environmental effects of implementing the County Development Plan, to coincide with the Manager's report to the Elected Members on the progress achieved in securing plan objectives within two years of the making of the Plan. (This review is required under Section 15 of the Planning and Development Act 2000 (as amended)).
- SO 11** Prepare an Infrastructural Assessment for local area plans to inform the zoning of land based on their potential to be serviced.

Chapter 5

Amendment No. 16		
Chapter	Section	Page(s)
Chapter 5: Economic Development, Enterprise & Tourism	Table 5.2	106

Amendment:

- Delete and Replace Table 5.2.

Replace Table 5.2 with the following:

Table 5.2 – Economic Development Hierarchy

Hierarchy	Description	Locations	Sectoral Opportunities
Key Towns	<p>Large towns which are economically active that provide employment for their surrounding areas and have a wide catchment.</p> <p>Key Towns have varying economies and sectors.</p> <p>High Quality transport links and the capacity to act as regional drivers to complement the Regional Growth Centres.</p>	Naas	<p>Naas – High quality high-density indigenous and Foreign Direct Investment within Millennium Park and the northwest quadrant of Naas town.</p> <p>Technology, IT and digital/tech sector including incubator units and shared space. Strengthen employment base through Tech Hub – MERITS Co-working space providing supports for technology entrepreneurs.</p> <p>High-tech manufacturing and research; Food processing and research including, the development of food incubation units.</p> <p>Re-intensification of industrial lands in the north east of the town. Exploit historic and amenity assets, regeneration of town centre to provide</p>

		Maynooth	<p>significant retail and commercial functions.</p> <p>Maynooth - knowledge-based employment focusing on ICT and manufacturing through the development of a research and technology campus.</p> <p>Further development of Maynooth University as a leading third level research and educational facility - potential synergies to large new and established employers.</p> <p>Development of St Patrick's College Campus for a mix of uses.</p>
Strategic Development Areas in the MASP ⁸	<p>Leixlip - Former Hewlett Packard site and Collinstown site to strengthen employment base for North Kildare.</p> <p>Maynooth - New Research & Technology Park adjoining Maynooth University.</p>	North-West Corridor – (Maynooth/ Dunboyne commuter line /DART)	<p>Business Parks comprising knowledge-based economy focusing on high tech/biotechnology, research and development, ICT and manufacturing.</p> <p>Research and Technology</p>
Self-Sustaining Growth Towns	Moderate level of jobs and services.	<p>Newbridge Leixlip</p> <p>Kildare Town Athy</p>	<p>Biotechnology, ICT, professional services, High-tech manufacturing and research.</p> <p>Bloodstock, tourism, manufacturing, logistics, food and beverage products.</p>
Self-Sustaining Towns	High levels of population growth and a weak employment base.	Celbridge Kilcock	Biotechnology, knowledge based digital enterprise, tourism, food and beverage products.
Towns	Local service and employment functions near higher order urban areas.	Sallins Monasterevin Kilcullen Kill	Small scale industry, diversification of the rural economy, new economic opportunities arising from

⁸ Metropolitan Area Strategic Plan (MASP)

		Clane Prosperous Rathangan Athgarvan Castledermot Derrinturn	digital connectivity and indigenous innovation and enterprise as well as more traditional natural and resource assets (e.g. food, energy, tourism)
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