

1st September 2026

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

Re: Proposed Material Alterations to the proposed Variation No. 6 (Sallins Settlement Plan) of the Kildare County Development Plan 2023-2029

A chara,

Thank you for your authority's work in preparing the Material Alterations (material alterations) to the proposed Variation No. 6 (proposed Variation) to the Kildare County Development Plan 2023-2029 (Development Plan).

As Kildare County Council (Planning Authority) is aware, a key function of the Office of the Planning Regulator (Office) is to evaluate and assess statutory plans to ensure consistency with legislative requirements and national and regional planning policy. The Office has evaluation and assessment pursuant to Part 3 of the Planning and Development Act 2024 (Act) and its functions under section 546, and this submission sets out the outcome.

In this context, submissions may include recommendations and observations. Recommendations arise where the Office identifies clear inconsistencies with legislative provisions or policy frameworks and are intended to be addressed to ensure compliance. Observations highlight areas where further clarification, justification, or refinement would strengthen the plan. The submission may also include advice to support the proper planning and sustainable development of the area.

Following adoption of the Variation, the Office will carry out a further assessment under section 63 of the Act.

1. Response to the Office's submission on the proposed Variation

The Office welcomes and commends the response by the Planning Authority, including the material alterations which address the recommendation of the Office in its submission at draft stage.

In particular, the Office notes that the Planning Authority has addressed the issues raised in relation to flood risk management through MA 59. The Office also welcomes the revised legend and mapping at MA 58 which more clearly identify the Eastern Spine bus route at the revised Green and Blue Infrastructure Map.

2. Overview of submission on proposed material alterations

The proposed material alterations also include a range of additional measures which support proper planning and sustainable development in line with national and regional planning policy. In particular, the Office supports the strengthened provisions for the Willows Key Development Area, the introduction of a site-specific objective for lands adjoining Sallins and Naas Railway Station, and the enhanced approach to the regeneration of Sallins town centre through the preparation of a Village Renewal Masterplan.

The Office also welcomes the strengthened Green and Blue Infrastructure measures, including enhanced biodiversity and flood risk provisions, as well as amendments to Community and Education zonings that facilitate revised school site arrangements and new playing fields, consistent with the Department of Education's requirements.

In relation to the proposed addition of further New Residential land areas within the Sallins Settlement Plan, the Office recognises Sallins' unique role within County Kildare due to its proximity to Naas, strong transport connections, including rail access, and valuable blue and green infrastructure assets. As a result, the Office accepts that Sallins can accommodate additional housing growth and supports the provision of a clear pipeline of zoned land at locations capable of supporting sustainable development.

However, to ensure that growth is delivered in a sustainable and coordinated manner, supported by the timely provision of infrastructure, services, strategic open space and social facilities, the Office recommends that the Planning Authority reviews the overall management and pace of release of these residential lands. In relation to MA72 (Osberstown) and MA73 (Bodenstown), particular consideration should be given to the preparation of urban design frameworks and the phasing of development to ensure the coordinated delivery of infrastructure, services and other implementation measures required to support these significant future growth locations within Sallins.

The recommendation set out below is intended to support the Planning Authority in finalising the proposed Variation and ensuring its effective implementation:

Subject	Recommendation	Observation
New Residential lands/Delivering sustainable communities	MA Recommendation 1	-

3. New Residential lands / Delivering sustainable communities

In relation to new residential communities for Sallins, the Office welcomes and supports a number of proposed minor amendments that reconfigure urban design frameworks to provide more formal open spaces, including Multi-Use Games Areas and playing pitches, while facilitating additional residential development at MA 60 (Osberstown C(3)), MA 64 (Osberstown C(1)) and MA 65 (Link Road Key Development Area, C(2)). The Office also welcomes the inclusion of new 0.63 hectare Residential zoning (C6) adjacent to Oldbridge Park, supported by a detailed Design Brief. In addition, the Office supports the provision of a new biodiversity objective which helps to ensure a natural buffer and high-quality interface is provided adjoining the Grand Canal.

Furthermore, the Office notes the inclusion of two significant New Residential zonings at MA 72 (Osberstown), comprising 6.0 hectares, and MA 73 (Bodenstown) comprising 6.5 hectares. Together with the other proposed residential zonings, these additions amount to a further 18.65 hectares of residential land, with the potential to deliver in excess of 800 units at a medium density of 40-45 units per hectare.

When combined with the residential lands zoned at draft stage, this would provide approximately 47 hectares of New Residential zoned lands, facilitating the delivery of an estimated 1,800-2,100 housing units, providing a clear pipeline of zoned lands at locations that can support sustainable development. In this respect, the Office acknowledges that Sallins is a distinct and sustainable settlement in Kildare with the capacity to absorb further housing growth given its proximity to Naas, established services, direct rail connectivity via Sallins and Naas Railway station, and easy access to strategic walking and cycling routes along green and blue corridors such as the Grand Canal, River Liffey and proximate to local amenities including Kerdiffstown Park.

In addition, although the scale of housing growth proposed is considered broadly consistent with the NPF Implementation: Housing Growth Requirements (2025) and can be accommodated within the context of Sallins' strategic location, the timing, sequencing and rate of land release warrant careful consideration and active management.

In relation to the two substantial residential zonings, MA 72 (Osberstown) and MA 73 (Boderstown), the Office notes that these sites have not been assessed within the Settlement Capacity Audit in respect of short or medium-term water and sewerage capacity and recommends this assessment is undertaken. Given the potential yield of approximately 560 additional dwellings, the Office also recommends that the demand analysis underpinning the Social Infrastructure Audit is updated to reflect the increased population growth arising from these proposals.

The Office further notes that, unlike other strategic development areas in Sallins, no comprehensive urban design framework or Design Brief has been prepared for MA 72 and no Design Brief for MA 73 and recommends that this matter is addressed. In light of the overall increase in residentially zoned lands, the Office also recommends that the Implementation and Infrastructure Delivery Schedule is reviewed and updated to ensure the phased release of all New Residential lands, including MA 72 and MA 73, is appropriately coordinated with the delivery of water and waste infrastructure, walking and cycling connectivity, strategic open space and required social infrastructure.

MA Recommendation 1 – Delivering Sustainable Communities

Having regard to the delivery of housing and having particularly considered the following:

- NPO 9 of the NPF (ensure compact and sequential patterns of growth);
- NPO 103 of the NPF for the co-ordination of housing and infrastructure delivery;
- NPO 43 of the NPF (prioritise the provision of new homes at locations that can support sustainable development);
- the NPF Implementation: Housing Growth Requirements (2025); and
- the policy and objective under section 6.2.3 of the Development Plans, Guidelines for Planning Authorities (2022) to implement a sequential approach to zoning for residential development,

the Office recommends that the Planning Authority:

- (i) updates the Settlement Capacity Audit and Social Infrastructure Audit including New Residential zonings MA 72 and MA 73 to determine serviceability delivery timelines and update demand analysis for any further social infrastructure requirements;
- (ii) includes policy objectives to ensure the preparation of urban design frameworks and design briefs for residential zonings MA 72 and MA 73 are undertaken, in consultation with appropriate prescribed bodies in advance of detailed planning application stages; and
- (iii) reviews and revises section 10.2 of Chapter 10 Implementation and Infrastructure Delivery Schedule to include reference to Bodenstown Residential and Employment Key Development Area (MA 73) and Osberstown Residential Key Development Area (MA 72) to ensure the phased release of all New Residential lands, including MA 72 and MA 73, is appropriately coordinated with the delivery of water and waste infrastructure, walking and cycling connectivity, strategic open space and required social infrastructure.

4. Summary

The Office requests that the Planning Authority addresses the recommendation set out above.

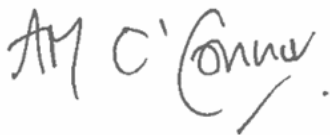
As part of this process, the Chief Executive's report to the elected members, prepared under section 58(15) of the Act should summarise the Office's recommendations and outline how it is proposed to address them.

Following adoption of the Variation, the Planning Authority is required to:

- provide the Office with a copy of the adopted Variation, together with any submissions received from the Minister, regional assemblies, and the National Transport Authority during the plan preparation process, within **one week** of the adoption;
- inform the Office, **as soon as practicable**, where elected members decide not to comply with a recommendation of the Office or the Minister, including the reasons of the elected members for this decision; and
- publish notice of the Variation within **one week** of adoption, confirming that the Development Plan as varied will be available for inspection (online and at a specified location) no later than **five weeks** after adoption.

The Office looks forward to continued constructive engagement with the Planning Authority. If further clarification or discussion would be helpful, the Office would be pleased to assist and can be contacted at plans@opr.ie. plans@opr.ie.

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Anne Marie O'Connor

Deputy Regulator and Director of Planning Policy Implementation

Designated Public Official under the Regulation of Lobbying Act 2015