



**Minutes of the Kildare Newbridge Municipal District Special Meeting
held at 4:00 p.m. on Wednesday, 08 June 2022
on Microsoft Teams**

Members Present: Councillor R Power (Mayor), Councillors A Connolly, N Connolly, K Duffy, S Doyle, N Heavey, F McLoughlin Healy, P O'Dwyer, C Pender and M Stafford.

Apologies: Councillor T O'Dwyer

Officials Present: Mr CP Galvin (Deputy District Manager), Ms B Cuddy (District Engineer), Ms S O'Mahony (Assistant Planner), Mr E Lynch (Senior Executive Planner), Mr M McLoughlin (Administrative Officer), Mr J Hannigan (Meetings Administrator), Ms M Richardson (Meetings Secretary) and other officials.

KNS01/0622

Declaration of Pecuniary Interests

Declaration of pecuniary or beneficial interests under Section 177 of the Local Government Act 2001, as amended. There were no declarations of interest.

The Mayor welcomed everyone to the meeting and suggested that the Roads items be taken first followed by the SHD item. The members agreed.

KNS02/0622

Item 4

Section 38 to Consider Removing 5 Car Park Spaces on Cutlery Road

The Mayor stated that local businesses had advised him of the extensive delays to traffic being caused by the five car parking spaces on Cutlery Road at Insomnia. If the spaces were



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removed a second filter lane could be added. The purpose of this item was to approve a public consultation. Once feedback was received a further meeting would decide on any further progress.

The members raised the following points:

- One of the five spaces under consideration was a disabled parking bay which would cause a lack of accessibility by its removal.
- Following a recent motion regarding removal of parking spaces Councillor P O'Dwyer stated that she had been advised that the issue would be investigated under a pay parking byelaw review and queried if the matter could be expedited by using Section 38.

Ms B Cuddy informed the members that recent works on Cutlery Road would facilitate either design. An extra disabled parking bay had recently been added which would allow for the removal of the disabled bay under consideration. A section 38 had been raised by the council in this instance and would go through due process. A set of drawings would be prepared by the Roads Design team followed by a public consultation. The pay parking byelaw review was ongoing but taking time so a section 38 was considered to be more efficient.

Resolved on the proposal of Councillor Power, seconded by Councillor Doyle and agreed by the members that the council commence a Section 38 of the Road Traffic Act 1994 process to consider removing five parking spaces on Cutlery Road.

KNS03/0622

To Restrict Traffic at Market Square, Kildare

Councillor Doyle informed the members that the licence being applied for was similar to the one used last summer and would be a blanket licence to be used for markets or events, The road could be closed for an event during off peak hours and at the weekend. This would also give good feedback toward the possibility of pedestrianising the Square.

Ms B Cuddy stated that the minimum timeline for a road closure licence was six weeks. The hours being applied were 7.00am to 11.00pm Monday to Thursday and over a weekend to



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reopen at 7.00am on Monday or in the case of a bank holiday weekend 7.00am Tuesday.

The proposed start date was 10 July and would be for a duration of six months.

The members raised the following points:

- Who would physically reopen the road at 7.00am on Monday morning following a weekend closure.
- There had also been discussions around closure of another road and would the two roads be closed alternately.
- What would the process be regarding notification of closures.

Ms B Cuddy stated that this road closure only involved the R413. Whoever was holding the event of market would be responsible for notifying the public of the road closure in the form of leaflet drops, media etc but the Municipal District would be available to help out in this regard. The host would also be responsible for reopening of the road.

Councillor Doyle advised that planters on wheels were available to assist with blocking off the road. Discussions had been ongoing with An Garda Síochána regarding protocols and signage.

Resolved on the proposal of Councillor Doyle, seconded by Councillor Stafford and agreed by the members that traffic be restricted on Market Square, Kildare for periods at off peak times and at weekends.

KN04/0622

Item 2

SHD Application at Great Connell, Newbridge (An Bord Pleanála 22/313306)

A presentation was delivered to the members by Ms S O'Mahoney. Ms O'Mahoney advised the members that the second bridge was not part of this application but that the developers intended to follow up with a separate planning application for the construction of a second bridge.

The members thanked Ms O'Mahoney for her presentation and raised the following points:
The members were aware of the need for Housing and were in favour of sustainable development with the proper supports in place.

- The second bridge should be conditional from Phase 1. There was a significant risk that permission could be granted for this SHD and the second bridge not materialise.



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- A key priority of the County Development Plan was for Sustainable Communities and to have schools, parks and resources in place prior to development.
- The increase in population would affect all services which were already at capacity.
- The data used by the developer was based on the 2016 census and was out of date
- There was provision for a medical centre in the plans but where would they source the Doctors to run this.
- The seven year planning permission being requested by the developer was too long and could effectively lead to a tie up of lands for the duration with no guarantee of any houses being built.
- The density of the development was too high and the housing mix was not suited to the location as the ratio of apartments was too high at 45% and would contravene the County Development Plan.
- Although the playground was a welcome addition there needed to be a firmer committment on solar panels and other eco friendly alternatives. There was also no provision for electric vehicle charging points.
- There was concern regarding the landscaping as there needed to be committment to the planting of native species. The planting of non-native trees along the river with a mix of wild flowers could allow for an invasive species to spread rapidly.
- Why were An Bord Pleanala allowing SHDs in areas where schools were already oversubscribed. Using schools in Kilcullen and the Curragh was not logical as it would force parent to use cars to get children to school in the midst of a climate emergency.
- Allowing a development of this size would skew the population profile of Newbridge.
- There were employment opportunities in the landbank behind this proposed SHD which could be negatively impacted.
- Could levies be imposed if the second bridge was not built.
- While a convenience shop would be welcome in the neighbourhood centre what would the other units be used for. There was no provision for a community centre and no youth facilities.
- Sections of the development were very dense with limited green space.



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- While benches were being provided the housing mix was not age friendly and the units themselves were not age friendly.
- Pedestrianised links and greater permeability within the site warranted consideration. The Newbridge Southern Orbital Ring Road itself could lead to excess traffic speeds which should be tackled at the design stage.
- Under the current County Development Plan there was provision for the development of 1028 houses. The net effect of this SHD could be no further building capacity for the duration of the plan.
- Was any notice taken by An Bord Pleanála of the opinions of the Councillors or the contents of the Chief Executive's Report.
- There was no faith in the capacity to solve issues after the grant of any permission and a clear message needed to be sent out that no further development could take place in Newbridge until firm commitment was given for provision of a second bridge and a new school.

Ms S O'Mahoney and Mr E Lynch advised the members of the following:

- All opinions and comments of members would be taken on board. Members and members of the public were free to make their own individual submissions before the deadline of 20 June.
- A special levy could be requested but must be prepared in advance so this was not now feasible.
- The Chief Executive's report would include comments and reports from other department.
- There were no specific age friendly units.
- This application would span the lifetime of more than one Local Area Plan but a material contravention could be used if appropriate.
- No further information had been provided to An Bord Pleanála by the applicant. Amendments had been made to the application itself. There could be no sight of any reports in advance of the submission date. As part of the process it would then be on public record.



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Councillor McLoughlin Healy proposed that it be put on record that a firm commitment to a second bridge and new school should be received before any further SHD development was granted permission. All members were in agreement.

The meeting concluded