



**Minutes Naas Municipal District Meeting  
held at 3:30 pm Tuesday, 14 January 2025  
in the Council Chamber, Áras Chill Dara, Naas**

**Members Present:** Councillor F Brett (Mayor), Councillors A Breen, B Clear, G Dunne, C Kelly, S Moore, E Sammon

**Officials Present:** Mr E Ryan (District Manager), Mr Y Khan (A/District Engineer), Mr M McLoughlin (A/ Senior Executive Officer), Mr M Reid (Senior Executive Librarian), Ms M McCarthy (Administrative Officer) Mr B Leonard (Administrative Officer), Ms Cassandra Brogan (Assistant Staff Officer), Ms Elaine Price (Administrative Officer), Ms M Richardson (Meetings Administrator), Ms A Dykes (Meetings Secretary) and others.

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**NS01/0125**

**Declarations of Interest**

Declarations of (a) Conflicts of Interest or (b) pecuniary or beneficial interests under section 177 of the Local Government Act 2001, as amended.

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

**NS02/0125**

**Minutes and Progress Report**

The members considered the minutes of the monthly Naas Municipal District meeting held on 10 December 2024, along with the progress report.

Arising from Progress Report:

Councillor Sammon requested an update on the contamination at Kilteel.

Councillor Clear requested that the interactive signage on Sallins Road be considered when discussing LPT



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**Resolved** on the proposal of Councillor Moore and seconded by Councillor Sammon that the minutes of the monthly Naas Municipal District meeting held on 10 December 2024 be confirmed and taken as read. The progress report was noted.

### NS03/0125

#### Municipal Districts Works Programme

The members received an update on the municipal district road works programme.

#### Road Resurfacing

The Naas Municipal District Restoration Improvement (RI) works programme for 2025 will be developed in line with the 2025 allocation from the Department of Transport.

2024 projects are complete.

The Naas Municipal District Restoration Maintenance (RM) works programme for 2025 will be developed in line with the 2025 allocation from the Department of Transport.

2024 projects are complete.

#### Footpaths

##### LPT Funded Works

Footpath Works 2024 – Substantially Complete

Works at the following locations are at construction stage and will progress in the coming weeks:

- Elmwood, Naas
- Ashgrove, Naas
- Blessington Road, Naas
- Corbally Court, Naas

The LPT / Paid Parking funded road and footpath works programme for 2025 is to be agreed by the Naas Municipal District Councillors.

#### Drainage



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The Naas Municipal District drainage programme for 2025 will be developed in line with the 2025 allocation from the Department of Transport.

### Low-Cost Safety Improvement Works

The Naas Municipal District Low-Cost Safety Improvement Cost programme for 2025 will be developed in line with the 2025 allocation from the Department of Transport.

The mayor agreed with the members that the report be taken as read.

Councillor Breen informed the members of a recent email from a resident of Mountain View regarding unprecedented flooding that had taken place on the green area at Mountain View estate. This had resulted in a significant increase in her insurance premium renewal quote this year (€1,500). Councillor Breen believed that the recent construction of Stonehaven may have contributed to this and advised that it was her belief that 4-5 attenuation tanks/ponds had been conditioned as part of the development

There was a row of houses at Mountain View shown within the CFRAMs flood risk maps.

The members raised the following:

- It appeared that the area was now designated a flood plain
- For the last 30/40 years people of Mountain View were not told or didn't realise this was a flood plain
- Was a drainage map available and was there underground piping into Stonehaven.
- Could this be dealt with on the works program.
- Funding for three culverts in the area appeared on the Capital Programme
- A draft flood report from ARUP/OPW was received two years ago. When would the final report be available.

Mr Y Khan advised that he would revert with a drainage map but a CCTV investigation would be required. The District Manager advised that he would follow up on this and revert to the members.



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Councillor Moore also queried why works at Rathasker Heights had not been done in 2024 and what the related costs would be to complete this.

Mr Y Khan advised that not enough funding had been allocated to the works and he would revert with costings following a site visit.

Councillor Kelly requested that the proposals for the LIS scheme be circulated to members.

Councillor Clear also noted that he had previously requested the back lane at St Brigid's Terrace be added to the works programme.

The report was noted.

### **NS04/0125**

#### **Naas Municipal District LPT Schedule of Works 2025**

This item was deferred to the next meeting.

### **NS05/0125**

#### **LPT Allocations**

Councillor Brett proposed that the 40k borrowed from the Famine Graveyard fund for Christmas lights in 2024 now be replaced.

This was seconded by Councillor Sammon and agreed by all members.

**Resolved** on the proposal of Councillor Brett, seconded by Councillor Sammon and agreed by all members present.

## **Iompar, Soghluaisteacht agus Spásanna Oscailte Transport, Mobility and Open Spaces**

### **Transport**

### **NS06/0125**

#### **Murtagh's Corner traffic congestion**

The members considered the following motion in the name of Councillor Clear.



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That the council provide an update to members on the statues of the Murtagh's Corner. Addressing the issue could significantly alleviate traffic congestion by enabling vehicles to travel directly through, bypassing the town centre and improving overall traffic flow.

The motion was proposed by Councillor Clear and seconded by Councillor Kelly.

A report was received from the Transport Department informing the members that Kildare County Council have recently appointed a consulting engineer to progress this project and a kick off meeting was held in December 2024. A design for the traffic lights has already been completed and the next task is to complete some site investigations before finalising the tender documents to allow for the appointment of a contractor to complete the works. A further update can be provided to the members in due course as these works progress.

Councillor Clear advised that he looked forward to works progressing as the façade coming in the Newbridge Road was unsightly.

Mr M McLoughlin advised that further updates would be provided to the members in due course as works progressed and a part 8 would commence in March but he would not promise that construction would commence in 2025.

**Resolved:** on the proposal of Councillor Clear and seconded by Councillor Kelly and agreed by members.

### NS07/0125

#### Damaged Wall Blessington Road

The members considered the motion in the name of Councillor Breen.

That the council repair the damaged wall including the dislodged safety bollard on the footpath on the Blessington Road, located adjacent to Alderwood Park.

The motion was proposed by Councillor Breen and seconded by Councillor Clear.



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A report was received from the Transport Department informing the members that the Naas Municipal District office will review the location and undertake localised repairs where necessary.

**Resolved** on the proposal of Councillor Breen, seconded by Councillor Clear and agreed by all members present that the report be noted.

### NS08/0125

#### Assessment on Volume of traffic using L2010, the L2007

The members considered the motion in the name of Councillor Kelly.

That the council carries out an assessment on the volumes of traffic using the L2010, the L2007 and that general area between Straffan, Sallins and Kill.

The motion was proposed by Councillor Kelly and seconded by Councillor Moore.

A report was received from the Transport Department informing the members that details of the traffic volumes surveys carried out for the R407 Sallins Roundabout / L2010 Sherlockstown Crossroads and L2007 Straffan and the locations of the surveys.

R407-21            Counter 135  
2024 AADT 19346, % HGV 7.6% and Avg Speed 54 kph

R407-22            Counter 109  
2024 AADT 8103, % HGV 1.6% and Avg Speed 62 kph

L2010-2            Counter 104  
2023 AADT 3082, % HGV 1.7% and Avg Speed 65 kph

L2010-3            Counter 106  
2023 AADT 2267, % HGV 0.8% and Avg Speed 65 kph

L2007-7            Counter 77



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2024 AADT 5099, % HGV 1.8% and Avg Speed 80 kph

Councillor Kelly queried when the assessment had been done for what period of time and what remediation, if any was being proposed. The Sallins bypass was causing a huge backlog of traffic into Clane, roads were disintegrating at an alarming rate and bridges were under stress.

The members raised the following:

- Could the abbreviations be explained from the report.
- Secondary Roads were overrun with HGV's
- Sallins bypass was successful but then Clane was backed up to Alexandra Bridge Bodenstown/ Straffan and Kill

Mr M McLoughlin noted a report was to be issued in the last quarter of 2024. He advised AADT was average annual daily traffic.

**Resolved** on the proposal of Councillor Kelly, seconded by Councillor Moore and agreed by all members present that the report be noted.

### **NS09/0125**

#### **Updated on Junction Improvement Program Watchhouse Cross and Perry Street Cross**

The members considered the motion in the name of Councillor Sammon.

That the council provide an update on Junction Improvement Program and when progress will be made on Watchhouse Cross and Perry Street Cross, Ballymore Eustace.

The motion was proposed by Councillor Sammon and seconded by Councillor Moore.

A report was received from the Transport Department informing the members that Preliminary options reports have been received for both junctions and these are currently under review. Further discussions will be needed with landowners at both locations as the acquisition of third-party lands will likely be required to facilitate improvements at both junctions. A source of funding to deliver these improvements will also need to be identified



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as the funding in place is to carry out an initial assessment and progress to commence design works only and does not cover construction or land acquisition costs.

Councillor Sammon informed the members that it felt like a long time had passed since an onsite meeting with the Senior Engineer at Watchhouse Cross and no progress had been made since then. The project was still at phase one with no current funding to progress to phases two or three. She queried when funding would be sought and if landowners had been kept updated, had the Board of Punchestown Racecourse been approached. No fatalities had occurred at this junction but this year alone 15 near misses had been reported. A local landowner had rebuilt a wall on numerous occasions (4/5 times in 2024 alone) at significant cost to himself.

Councillor Brett queried if Beggars End could be tied in to any improvement works at this location

Mr M McLoughlin from Transport noted observations and advised that Darragh Conlan would attend the February/ March meeting with an update.

**Resolved:** on the proposal of Councillor Sammon, seconded by Councillor Moore and agreed by all members present that the report be noted.

### NS10/0125

#### **Pedestrian Bridge over the River Liffey in Ballymore Eustace**

The members considered the motion in the name of Councillor Sammon.

Can the council conduct a feasibility study for a pedestrian bridge over the River Liffey in Ballymore Eustace.

The motion was proposed by Councillor Sammon and seconded by Councillor Moore.





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A report was received from the Transport Department informing the members that there is no funding in the capital programme to carry out such a feasibility study at this time nor are there the resources available to manage such a project.

Councillor Sammon informed the members that over 300 houses had been built on the other side of the bridge but with no footpath for children to safely walk to school they had to be driven, even though they were well within walking distance.

She requested that the item be referred to both the Transport and Climate SPCs and to the County Development Plane team and that the item remain on the Progress Report.

**Resolved:** on the proposal of Councillor Sammon, seconded by Councillor Moore and agreed by all members present that the report be noted.

### NS11/0125

#### Cleaning of Gullies at the Footbridge at Johnstown

The members considered the following motion in the name of Councillor Brett.

That the council or the NRDO cleans out the gullies on the footbridge at Johnstown.

A report was received from the National Roads Office informing the members Kildare National Roads Office has forwarded this request to TII's maintenance contractor, for actioning. An update will be provided to the members in due course regarding the proposed actions.

The motion was proposed by Councillor Brett and seconded by Councillor Sammon.

Councillor Brett informed the members than a new anti-slip surface had been added but some granules had gone down the gullies causing a water build-up.

**Resolved:** on the proposal of Councillor Brett, seconded by Councillor Moore and agreed by all members present that the report be noted.



**NS12/0125**

**Relocating the Bus Stop at Naas Hospital**

The members considered the following question in the name of Councillor Clear.

Can the council confirm the process entailed for relocating the bus stop at the hospital to a location closer to Ballycane, with the aim of improving its accessibility and enhancing its facilities, such as the addition of seating?

A report was received from the Transport Department informing the members that the location of bus stops are a matter for Transport for Ireland/National Transport Authority (NTA). A request to relocate the bus stop can be made directly to the NTA and if it is considered appropriate from an operating point of view, then Kildare County Council will be consulted to determine if there are any road safety implications. The relocation can then be placed on the work programme and will be prioritised based on the complexity of works involved.

Councillor Clear noted he was disappointed with the report from the NTA and asked for it to be placed on the works programme. That at the east of the hospital at the green area it would be easier for bus to pull in and out and cars to get around the bus.

Mr M McLoughlin noted it was the NTA who made the decisions.  
The report was noted.

**Tithíocht agus Athnuachan  
Housing and Regeneration**

**NS13/0125**

**Cleaning of Road Signage**

The members considered the following question in the name of Councillor Kelly



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Can the council confirm that it carries out cleaning of road signage in this municipal district?

A report was received from the Naas Municipal District Office informing the members that Naas Municipal District carries out cleaning of road signage on routine basis.

Councillor Kelly requested that routine basis be clarified. On Secondary routes, especially in winter, bollards, signage and chevrons were of paramount importance but were dirty.

Mr Y Khan advised that the Municipal District Office had a huge amount of other responsibilities and limited staff. Bollards on the cycle lanes in Sallins and at Dublin Road to Naas ball roundabout had all been cleaned last year. If particular requests from members were received, they would be acted on.

Councillor Kelly advised that she would email a list.

The report was noted.

## **Pleanáil, Fiontraíocht, Forbairt Eacnamaíoch agus Seirbhísí Éigeandála Planning, Enterprise, Economic Development and Emergency Services**

**NS14/0125**

### **Public Lighting Bulb Repairs**

The members considered the following question in the name of Councillor Brett.

Can the council provide an update on public lighting bulb repairs in this municipal district, specifically on the average length of time from report to repair/replacement?

A report was received from the Transport Department informing the members that the average length of time from report to repair/replacement is 4 weeks. However, where ESB attendance is required, the length of time from report to repair/replacement may be longer.



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Councillor Brett noted that he had reported lighting outage in Kill and after it was repaired was out again 1 week later. He noted similar issues in other Municipal Districts.

The report was noted.

### **Aeráid, Comhphobal, Timpeallacht agus Uisce Climate, Community, Environment and Water**

#### **NS15/0125**

#### **Cluain Aoibhinn Removal of Trees**

The members considered the motion in the name of Councillor Breen.

That the council removes the dead/dying trees that were replanted from the roadside verge over the fence into Cluain Aobhinn during the upgrade of the Ballycane/ Craddockstown Cross Road junction and ensure that the new saplings planted be staked.

A report was received from the Parks Department informing the members that works would be carried out before the end of the month.

The motion was proposed by Councillor Breen and seconded by Councillor Clear.

Councillor Breen appreciated the report and that if these new saplings were staked, they would grow.

**Resolved:** on the proposal of Councillor Breen, seconded by Councillor Clear and agreed by all members present that the report be noted.

#### **NS16/0125**

#### **Kerdiffstown Park Litter Bins**

The members considered the motion in the name of Councillor Brett.



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That the council installs some litter bins at strategic locations in Kerdiffstown Park to facilitate dog waste bags.

A report was received from the Parks Department informing the members that there are no plans to install litter bins in Kerdiffstown Park. A leave no trace policy will be operated and promoted in the park and users will be required to bring their waste home and dispose of it appropriately themselves.

The motion was proposed by Councillor Brett and seconded by Councillor Kelly.

The members raised the following:

- Could 'leave no trace' signage be installed.
- Could the two bins be replaced by larger or big belly bins.
- It was unfair to expect people to bring dog waste home in their cars.

Mr M McLoughlin advised he would revert regarding 'leave no trace' signage.

**Resolved:** on the proposal of Councillor Brett, seconded by Councillor Kelly and agreed by all members present that the report be noted.

### NS17/0125

#### Kildare Open Strategy for Children's Playgrounds

The members considered the following question in the name of Councillor Moore.

Can the council confirm the up-to-date details in needs for the present Naas Town population of 30,000 and to future incremental increases in respect of the Kildare Open Strategy for Children's Playgrounds?

A report was received from the Parks Department informing the members that the social infrastructure audit carried out in preparation for the Naas Local Area Plan 2021-2027 identifies that the town needs 6.1ha of additional play facilities to meet a population of 27k over the lifetime of the Local Area Plan. In table 4.3 in the plan it is outlined that this can be met by the provision of Kerdiffstown Park.



Councillor Moore noted the reply but does not accept the answer. The report states 6.1 hectares to Kerdifstown park for Naas was not 6.1 hectares of playground. Naas Town Council installed the playgrounds 20 years ago so they have only been upgraded or maintained. Nothing new had been installed.

Mr M McLoughlin responded that it was in the Local Area Plan. Naas had a reasonable number of playgrounds.

The report was noted.

#### **NS18/0125**

#### **Naas Football Clubs using Public/ Community Lands**

The members considered the following question in the name of Councillor Moore.

Can the council confirm what is preventing it from issuing long term land leases to Naas Football Clubs using Public/Community Lands to enable them draw down Government Development Grants or in reverse why is Kildare County Council not providing or giving permission for basic changing room or toilet facilities on such grounds?

A report was received from the Parks Department informing the members that there are no plans to issue a long term lease to Naas football clubs. Any development of changing facilities will be subject to identifying appropriate locations, design and resources to deliver them. Additionally any changing or toilet facilities would be on a shared basis between clubs or organisations that require them.

Councillor Moore noted the reply and recommended looking at this undertaking masterplan for Monread Park going forward. He advised that teams of both men and woman were changing at the sides of pitches as they had no facilities SDCC had steel containers to accommodate their teams on most football pitches. The issue of graffiti was not a reason to not install changing or toilet facilities.

Mr M McLoughlin advised that the preference would be shared facilities.



The report was noted.

**NS19/0125**

**Allotment and Community Garden Strategy 2024 to 2030**

The members considered the following question in the name Councillor Dunne.

Can the council provide information on the anticipated number, location, size and cost of sites in the Naas Municipal District in the recently announced allotment and community garden strategy 2024 to 2030 and how the allotments may be allocated to applicants?

A report was received from the Parks Department informing the members that the allotment strategy identifies potential pilot sites for allotments in the Naas Municipal District in Mill Lane, Jigginstown Manor, St Gabriels Park, Sallins Amenity Land and Oldbridge Manor. The potential development of these sites is subject to a number of considerations which are outlined in the strategy. Indicative costs have also been given for the development of allotments. Details regarding mechanisms to manage allotments have also been outlined and will only be determined when and if the sites are developed.

Councillor Dunne accepted the report and thanked the Parks department.

The report was noted.

**NS20/0125**

**Master Plan for Monread Park**

The members considered the following question in the name of Councillor Sammon.

Can the council confirm what the current update is regarding the redesign/Master Plan for Monread Park considering that:

1. Sallins Amenity Lands has received funding and is at the next stage of design
2. Oldtown/De Burgh's is open through a booking system
3. Kerdiffstown Park is open



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A report was received from the Parks Department informing the members that works are still required to complete the detail design and implement works on site for Sallins Amenity Land. Similarly in DeBurghs Woodland Garden more works are required to open the remainder of the garden. Regarding Kerdiffstown Park works are still ongoing in relation to implementing maintenance schedules to maintain and manage the park. Additionally a Sports Capital Grant has been awarded for additional facilities within the park including a basketball facility. This will have to be progressed also. There have been requests also for works at The Lakes and for a playground in Ballymore Eustace. These projects will require progression before Monread Park can be considered. It is likely to be the later part of this year at the earliest before work on it can be considered.

Councillor Sammon noted the reply, but it was a disappointing report. Monread playground pushed out again and was constantly being stalled. Amenities at Kerdiffstown were complete and the aim should be to make other areas as good as Kerdiffstown Park.

Mr M McLoughlin noted this and also noted that there were 4 other Municipal Districts to consider. He would take the comments back to the Parks Department.

The report was noted.

### **NS21/0125**

#### **Purchase of Market House**

The members considered the motion in the name of Councillor Clear.

That Kildare County Council commences the process of compulsory purchase of the Market House for the benefit of the community. This landmark and historically significant site has been derelict for 15 years, creating an eyesore and detracting from the appeal of the harbour area. Compulsory Purchase Order of the property would allow the restoration of this property, would enhance the local environment, preserve its historical value and allow it be used for community development.

A report was received from the Housing Department informing the members that In order to commence a compulsory acquisition, the Council must advertise the details of any





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proposed compulsory purchase in the local newspaper. They must also send a notice to the owner of the property, giving them information about how and where to object to the proposed acquisition. There is a constitutional right to own and enjoy private property, so any CPO must have a clear basis in law. Where an objection is received to a compulsory acquisition the process can become long and arduous and can result in legal challenge.

Where a CPO is confirmed, compensation must be paid to the registered owner so a funding mechanism for this must be identified in the first instance. In order to bring this property back into use for community development the costs would also need to include substantial construction/refurbishment works, along with resources identified to manage such a property once brought back into use and these costs are not included in the current capital programme.

The third round of the Urban Regeneration Development Fund was announced last year and specifically targeted at addressing long term vacancy and dereliction in towns. Market House was identified by the Council as a property that may be appropriate for this funding. The fund is available to Kildare County Council to buy properties, such as Market House, by agreement or compulsorily but acquired properties must then be offered for sale to the private market and this fund can only be used to bring properties back into residential use.

This property is on the Derelict Sites Register and the Council continues to monitor the situation. Engagement is ongoing with the property owner.

The motion was proposed by Councillor Clear and seconded by Councillor Kelly.

Councillor Clear informed the members that Market House had been derelict for 15 years. Naas Tidy Towns group had previously done a lot of work painting, fencing, trimming trees and cutting grass to improve the area. It had appeared on the IBAL report three times and Tidy Towns report twice and Naas would continue to lose points in these competitions until something was done. If the council would proceed with a CPO the building could be used for many things from a water-hub to a hostel and possibly scout groups could use it. He advised that were the council to CPO the property the tidy towns group would assist with regeneration. He queried could the council contact the owner again regarding his plans.



The members raised the following points:

- Following a motion last year it had been agreed that a CPO should proceed to acquire Market House for a water-based hub.
- Members should be careful not to offer what was not in KCC ownership to any group as it raised expectations.
- Had any fines or levies been imposed as a result of being on the derelict sites register.
- Same members believed that the house should be acquired for residential use, similar to McCauley Place.

Ms E Price advised that she would take the members comments back to the team.

The District Manager informed the members that Market House was in a bad state of repair and would be very costly to upgrade. It would require a cost benefit analysis. An annual levy of in excess of 75K had accrued but not been paid. If a CPO were to proceed an arbitrator would be appointed to value the building same where between the price wanted and its worth and would be a big risk. He advised that the local area plan was quite clear regarding activating a water hub.

Councillor Clear requested that the item be added to the progress report to seek legal advice on the issue.

**Resolved:** on the proposal of Councillor Clear, seconded by Councillor Kelly and agreed by all members present that the report be noted.

### **NS22/0125**

#### **ESB replace Electrical Box Cover between Paddocks and Mountain View**

The members considered the following question in the name of Councillor Breen.

Can the council update the members on progress with regard to a motion submitted in Jan 2024 requesting that the ESB replace the Electrical Box Cover along the pedestrian walkway on the western boundary between the Paddocks and Mountain View?



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A report was received from the Corporate Services informing the members that a letter issued to ESB Networks in January 2024 in relation to this box and a second box at Hillview Sallins. No reply was received. A follow up email was sent to which ESB Networks replied that neither of the boxes were belonging to them.

Councillor Breen noted the reply but was not happy with the report. If the estates were taken in charge could Kildare County Council not now fix the issues.

The meetings administrator advised that ESB had confirmed by email that neither box belonged to them.

The report was noted.

### **NS23/0125**

#### **Inscription to Commemorate John Eacret**

The members considered the following question in the name of Councillor Breen.

Can the council provide an update on the plan to represent the inscription to commemorate the 1904 John Eacret reconstruction of the Town Hall once works on the building were completed as agreed in January 2024.

A report was received from the Library Services informing the members that the Library Service had been recommended a suitably experienced stone mason from County Clare who had the necessary heritage skills to complete the letter cutting by hand.

Unfortunately, following many months waiting for him to confirm his availability just before Christmas he contacted us to say that he is no longer available to carry out the work.

We have since contacted several alternative stone masons, but we will need to assess their experience in letter cutting and check their availability.

I can assure Cllr Breen and the Naas Municipal District members that the inscription will be reinstated as soon as the Library Service can procure a suitably experienced stone mason. I will inform the Municipal District members as soon as the work is completed

Councillor Breen noted the reply from Gillian Allen and was happy with the report.



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Mr M Reid from Library Services reported that a stonemason had now been acquired and were just waiting on his availability.

The report was noted.

### **NS24/0125**

#### **Borrowing of €10 Million for Naas Municipal District**

The members considered the following motion in the name of Councillor Moore.

That members of Naas Municipal District request the Executive of Kildare County Council to undertake a 20 year borrowing of €10 million for Naas Municipal District to underpin the self-funding elements of 1) Urban Regeneration Projects, 2) Sports Land Acquisition 3) Social Infrastructure Development and 4) Public Realm Improvements, in conjunction with major Government Investment Grants opportunities and that the repayments of the loan be spread across an increase in a) Naas Municipal District Development Charges b) An increase in Naas Municipal District Local County Charges and c) An annual financial commitment from the members Local Property Tax income.

A report was received from the Director of Finance informing the members that Section 106 of the Local Government Act 2001 sets out the legislative requirements in relation to local authority borrowing. Namely, resolution of full council, sanction of the minister and proof of ability to repay the borrowings.

The members of Kildare County Council approved the raising of a loan of €15m to finance housing, recreation and amenity land purchase at its meeting in September 2024. This funding is considered sufficient should an investment opportunity arise.

Borrowing of €10million over 20 years would require an annual repayment of €700,000 per annum.

It is not necessary at this time to seek approval for additional borrowings. The executive will keep the situation under review.



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It would be prudent of the Members, if possible to build a fund from its LPT allocation to fund/co-fund capital projects for the Municipal District.

The motion was proposed by Councillor Moore and seconded by Councillor Kelly.

Councillor Moore informed the members that he agreed with the final sentence of the report as Naas would come under huge pressure for funds in the future. Lack of facilities would lead to anti-social behaviour.

The members raised the following:

- We need review on this.
- There was a need to plan for the future.
- New housing estates lacked green spaces.
- The issue warranted further discussions.

**Resolved:** on the proposal of Councillor Moore, seconded by Councillor Kelly and agreed by all members present that the report be noted.

### NS25/0125

#### National Development Framework

The members considered the following motion in the name of Councillor Moore.

That members of Naas Municipal District request the Kildare Strategic Planning Section to include a new direct alignment policy between future Population Targets for Naas Municipal District Local Area Plans and the need for locally focussed and identifiable parallel social infrastructure and community development, with any proposals from the National Development Framework to cater for future national population growth and the need to construct 50,000 new houses per year in Ireland.

A report was received from the Planning Department informing the members that the Elected Members will be aware that all Local Authorities are awaiting the finalised National Planning Framework (NPF) Review which will include revised population targets for County Kildare. In this regard, it is considered premature to consider future population targets for Naas



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Municipal District Local Area Plans (or any successor to same). The publication, by Government, of the finalised NPF review will require a variation to the Kildare County Development Plan during which infrastructure (social and physical) to cater for future population growth will be considered. The Elected Members will be kept updated on the publication of the National Planning Framework Review.

The motion was proposed by Councillor Moore and seconded by Councillor Kelly.

Councillor Moore informed the members that a balanced approach was required and a parallel created between population growth and social infrastructure and community development as big demands would be made of Naas Municipal District.

Ms M McCarthy advised that the National Planning Framework Review would note the deficits and she would revert with a timeline.

**Resolved:** on the proposal of Councillor Moore, seconded by Councillor Kelly and agreed by all members present that the report be noted.

### NS26/0125

#### Naas Shopping Centre

The members considered the following question in the name Councillor Clear.

Can the council confirm if the owners of Naas Shopping Centre have engaged with Kildare County Council regarding the future of the site, specifically, has the council requested that the owners either reopen or demolish the property? This site has remained derelict for 15 years, with minimal progress observed, and it continues to impact the area negatively.

A report was received from the District Manager informing the members that while the shopping centre has remained incomplete for 15 years, the current owner has had possession for less than 5 years. The council periodically engages with the new owners to see how the project is progressing. It would not make sense to demolish the structures without clear plans for a redevelopment proposal and a clear cost-benefit analysis. The council notes the incremental improvements to the structure, namely with the completion of



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the plaza at the main entrance; the Forge Pub is expected to be completed in Quarter 1, 2025 and the focus will then be on the multi-storey car park. It is the council's understanding that the owners have engaged with two property agents with a view to securing retail anchor tenants.

Councillor Clear thanked the District Manager for the report. He noted that the plaza looked lovely, but the car park needed to be opened, the back entrance looked derelict. Units were ready but no tenants.

The District Manager advised that it had been and remained a challenging project for the owner who was taking a cautious approach with incremental improvements. The Forge pub was due to open in March and would create footfall. There had been active engagement to attract an anchor tenant. He advised that he would be happy to meet with the Mayor and owner.

The report was noted.

### **NS27/0125**

#### **Applications for the Built Heritage Investment Scheme 2025**

The members considered the following question in the name of Councillor Sammon.

Can the council confirm the number of applications for the Built Heritage Investment Scheme 2025 within the Naas Municipal District?

A report was received from the Planning Department informing the members that they can confirm that five applications were received.

Councillor Sammon was happy with the report. She queried if all applications had gone to the Department.

Ms M McCarthy advised that she would revert with that information.

The report was noted.

The meeting concluded.