



An  
Bord  
Pleanála

**S. 6(7) of Planning and  
Development (Housing) and  
Residential Tenancies Act 2016**

**Inspector's Report on  
Recommended Opinion  
ABP-310244-21**

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<b>Strategic Housing Development</b>	359 no. units (13 no. houses, 346 no. apartments), creche and associated site works.
<b>Location</b>	Naas West, Finlay Park, Naas, Co. Kildare.
<b>Planning Authority</b>	Kildare County Council
<b>Prospective Applicant</b>	Westar Homes Limited
<b>Date of Consultation Meeting</b>	8 <sup>th</sup> October 2021
<b>Date of Site Inspection</b>	7 <sup>th</sup> October 2021
<b>Inspector</b>	Ronan O'Connor

## 1.0 Introduction

- 1.1. Having regard to the consultation that has taken place in relation to the proposed development and also having regard to the submissions from the planning authority and the documentation received from the prospective applicant, the purpose of this report is to form a recommended opinion as to whether the documentation submitted with the consultation request under section 5(5) of the Planning and Development (Housing) and Residential Tenancies Act 2016 - (i) constitutes a reasonable basis for an application under section 4, or (ii) requires further consideration and amendment in order to constitute a reasonable basis for an application under section 4.

## 2.0 Site Location and Description

- 2.1.1. The site is located to the west of the town centre of Naas, to the north and west of the Royal Canal. Access to the site is via a truncated road (the Old Caragh Road) to the south-west of the site or via Abbey Bridge to the south-east of the site. The site is hoarded off to the western extent, and appears to be utilised for storage of construction materials. The overall site area is 8.05 Ha.
- 2.1.2. Under the current Naas LAP, the majority of the site is currently zoned 'C2 – Residential – 'to provide for new residential development'. The southern portion (adjacent to the canal) is zoned 'F – Open Space and Amenity' with a stated objective 'to protect and provide for open space, amenity facilities and recreational uses' /0.3Ha to the north-west is zoned 'M – Future Park/Green Belt' – to protect the setting, character and environmental quality of areas of high natural greenbelt beauty and safeguard their environmental and ecological amenities.
- 2.1.3. I note that within the Draft Naas LAP 2021-2027, the lands are proposed to be rezoned to a mix of F 'Open Space and Amenity zoning', C(3) Residential zoning and SR 'Strategic Reserve'.

## 3.0 Proposed Strategic Housing Development

- 3.1.1. The proposal will consist of 359 no. dwellings comprising 13 no. houses, 156 duplex apartments, 8 maisonettes, 42 Triplex apartments and 140 no. apartments, a creche, retail unit, open space as well as pedestrian links along Canal Towpath all on a site of c. 8.04 hectares as follows:

- Zone 1 - 70 no. duplex apartments & 78 no. apartments in 3 no. buildings ranging in height from 4 to 6 storeys along with creche (613.7 sq. m) and retail/medical unit (249.2 sq. m), including landscaped podium with parking below.
- Zone 2 – 74 no. duplex apartments and 50 no. apartments in 6 no. buildings ranging in height from 4-5 storeys including landscaped podium with parking below.
- Zone 3 – 12 no. duplex apartments, 12 no. apartments (3 storeys) and 34 no. triplex apartments (3 storeys).
- Zone 4 - 13 no. 2/3 storey terraced houses, 8 no. maisonette apartments (2 storeys), along with 8 no. triplex dwellings in 2 no. blocks (3 storeys).

3.1.2. Access to the site will be from the Old Caragh Road/Finlay Park and the proposal will also include open space, (communal and public) along with 496 no. car parking and 408 no. cycle spaces, ESB Sub-station, reprofiling of site, all site development and landscaping works and boundary treatment, inclusion of future public transport route within design, as well as provision of pedestrian connections along Grand Canal Towpath.

The following development parameters are noted:

Parameter	Site Proposal		
Application Site	8.05 Ha (6.66 ha residential zoned land)		
No. of Dwelling Units	359	Other uses	Creche (613.7 sq. m.) Retail/medical (249.2 sq. m)
Density	67 unit/ha (net)		
Height	Up to 6 Storeys		
Car Parking	496 spaces (1.38 per unit)		
Cycle Parking	408 spaces		
Access	From Extended Old Caragh Road		
Overall Mix	1 bed – 15.6%; 2 bed -49.3%; 3-bed		

	34%; 4 bed 1.1%
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#### 4.0 National and Local Planning Policy

#### 4.1 National and Regional Policy

##### National Planning Framework 2018-2040

National Strategic Outcome 1, Compact Growth, recognises the need to deliver a greater proportion of residential development within existing built-up areas. Activating these strategic areas and achieving effective density and consolidation, rather than sprawl of urban development, is a top priority.

Objective 2A identifies a target of half of future population growth occurring in the cities or their suburbs. Objective 3A directs delivery of at least 40% of all new housing to existing built-up areas on infill and/or brownfield sites.

Objective 13 is that, in urban areas, planning and related standards including in particular building height and car parking will be based on performance criteria that seek to achieve well-designed high-quality outcomes in order to achieve targeted growth.

##### Regional Spatial and Economic Strategy for the Eastern and Midland Region

The primary statutory objective of the Strategy is to support implementation of Project Ireland 2040 - which links planning and investment through the National Planning Framework (NPF) and ten year National Development Plan (NDP) - and the economic and climate policies of the Government by providing a long-term strategic planning and economic framework for the Region.

- RPO 3.2 - Promote compact urban growth - targets of at least 50% of all new homes to be built, to be within or contiguous to the existing built up area of Dublin city and suburbs and a target of at least 30% for other urban areas.
- RPO – 4.1 – Settlement Hierarchy – Local Authorities to determine the hierarchy of settlements in accordance with the hierarchy, guiding principles and typology of settlements in the RSES.

- RPO 4.2 – Infrastructure – Infrastructure investment and priorities shall be aligned with the spatial planning strategy of the RSES.

## 4.2 Section 28 Ministerial Guidelines

4.1.1. Having considered the nature of the proposal, the receiving environment, the documentation on file, including the submissions from the planning authority, I am of the opinion that the directly relevant section 28 Ministerial Guidelines are:

- Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (Updated December 2020);
- Urban Development and Building Heights, Guidelines for Planning Authorities (2018);
- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009), and the accompanying Urban Design Manual;
- Design Manual for Urban Roads and Streets (2013); / DMURS Interim Advice Note – Covid 19 (2020);
- Guidelines for Planning Authorities on Childcare Facilities (2001);
- Regulation of Commercial Institutional Investment in Housing – Guidelines for Planning Authorities – May 2021
- The Planning System and Flood Risk Management (2009).

## 4.3 Local Planning Policy

### **Kildare County Development Plan 2017-2023 including Variation No. 1**

#### Variation (Variation No. 1) of the Kildare County Development Plan 2017-2023

Kildare County Council adopted a Variation (Variation No. 1) of the Kildare County Development Plan 2017-2023 on 9<sup>th</sup> June 2020. The adopted variation responds to the recent changes in national and regional policy, namely the publication of Project Ireland 2040: National Planning Framework (NPF), The Implementation Roadmap for the National Planning Framework and the Eastern and Midland Regional Assembly (EMRA), and the Regional Spatial and Economic Strategy (RSES-EMRA).

Table 3.3 sets out the Settlement Strategy Population and Housing Unit Allocation 2016-2023. Naas is allocated a dwelling target of 898 dwellings to 2023. Section 2.7

sets out the Preferred Development Strategy and the focus is on achieving *inter alia* a critical mass in the Metropolitan Area Strategic Plan (MASP) area (Maynooth, Leixlip, Celbridge, Kilcock) and in the Key Towns of Naas and Maynooth;

Section 2.8 sets out Population and Housing Growth. It is noted that, 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. Accounting for an additional 25% headroom, this equates to a dwellings target of 6,023 units to 2023 and 14,060 units to 2026.

Section 2.9 considers the distribution of Growth and Housing Land Capacity Distribution of Growth. It is stated that 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.

In relation to Key Towns, such towns are described as large economically active and/or county towns that provide employment for their surrounding areas with high-quality transport links and the capacity to act as growth drivers to complement the Regional Growth Centres.

Policy CS 1 - Provide new housing provision in accordance with the County Settlement Hierarchy.

Policy CS 2 - Direct appropriate levels of growth into the designated growth towns as designated in the Settlement Strategy.

Policy 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.

Section 3.3 sets out the Settlement Hierarchy – This is designed to underpin decisions regarding the location and scale of new developments such as housing, employment creation and social and physical infrastructure provision.

Table 3.3 Sets out the ‘Settlement Hierarchy – Population and Housing Unit Allocation 2016-2023’. Naas is given a dwellings target of 898 no. units to 2023.

Section 3.6 Development Capacity states that 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 shortfall will be reviewed through the relevant land use plans.

#### Volume 1 of the Kildare County Development Plan 2017-2023

Chapter 4 – Housing – including Table 4.1 Guidance on appropriate locations for new residential development/Table 4.2 Indicative Density Levels.

Chapter 6 relates to Transport/Chapter 7 Infrastructure/Chapter 11 Social, Community & Cultural Development/Chapter 13 Natural Heritage & Green Infrastructure/Chapter 14 Landscape, Recreation & Amenity/Chapter 15 Urban Design/Chapter 17 Development Management Standards.

Table 17.9 sets out car parking standards.

#### **Naas Town Development Plan 2011-2017**

The current Naas Town Development Plan 2011- 2017 will continue to have effect until the Draft Naas Local Area Plan 2019-2023 is adopted.

The Majority of the site is zoned 'C2 –Residential –to provide for new residential development'. The Southern portion (adjacent to the canal) is zoned 'F –Open Space and Amenity' with a stated objective 'to protect and provide for open space, amenity facilities and recreational uses'. 0.3Ha to the north-west is zoned 'M –Future Park/Green Belt' –to protect the setting, character and environmental quality of areas of high natural greenbelt beauty and safeguard their environmental and ecological amenities'

Other objectives include:

- HP5: To encourage appropriate densities of new housing development in accordance with Government advice set out in the 'Sustainable Residential Development in Urban Areas'
- HP6: To encourage higher residential densities in the town centre, on 'brownfield' and infill sites close to existing and potential connections to public transport.
- HP7: To ensure all new urban development especially in and around the town centre is of high design and layout quality and supports the achievement of successful urban spaces and sustainable communities.

## 5.0 **Planning History**

5.1. There is no planning history on the site.

## 6.0 **Section 247 Consultation(s) with Planning Authority**

6.1. A section 247 pre-application consultation took place with Kildare County Council on 17/09/19 and details of same are set out in Appendix A of the Planning Authority's submission on this pre-application.

## 7.0 **Irish Water Submission**

7.1. Irish Water: Irish Water has issued the applicant a Confirmation of Feasibility for connections to the Irish Water network, subject to a number of contingencies, including, but not limited to, possible diversion of Irish Water infrastructure and extension of the water main network. The applicant is required to obtain a confirmation of Feasibility in respect of any diversion(s) which may be required and provide evidence that Irish Waters standard separation distances can be achieved as part of the design/layouts in order adequately protect and provide access to Irish Water infrastructure. The applicant is also required to provide additional details in relation to the proposals to Irish Water prior to advancing to SHD application.

## 8.0 **Forming of the Opinion**

8.1. Pursuant to section 6(7) of the Act of 2016, regard is had in the forming of the opinion to the documentation submitted by the prospective applicant; the planning authority submissions and the discussions which took place during the tripartite consultation meeting. I shall provide brief detail on each of these elements below.

### 8.2. **Documentation Submitted**

8.2.1. The prospective applicant has submitted information pursuant to section 5(5)(a) of the Planning & Development (Housing) and Residential Tenancies Act 2016 and Article 285 of the Planning and Development (Strategic Housing Development) Regulations 2017 and I have had regard to same.

### 8.3. **Planning Authority Submission**



- 8.3.1. In compliance with section 6(4)(b) of the 2016 Act the planning authority for the area in which the proposed development is located, Kildare County Council have submitted a copy of the record of their section 247 consultations with the prospective applicant and their opinion in relation to the proposal.
- 8.3.2. Kildare County Council has also submitted a report on this pre-application submission which raises the following matters:

Principle/Core Strategy

- Would comply with Variation No. 1 of the CPD
- PA consider that the Naas Development Plan 2011-2017 is extant and objectives therein are relevant
- Principle for residential acceptable having regard to the current Naas Plan 2011-2017 However; Draft Naas Plan 2021-2027 – Zoned New Residential, Open Space and Strategic Reserve - to enable the deliver of a Bus Priority Route to Sallins Railway Station)
- No developments shall be permitted on lands zoned either New Residential or Strategic Reserve until the masterplan is prepared (informed by the Naas Flood Relief Scheme currently being progressed) and integrated into the local area plan.
- Development could be viewed as premature pending the adoption of a Local Area Plan for Naas and the preparation of the masterplan for the overall area.
- Conflicting view between the visions of the Council as set out in the Draft Naas LAP and the applicant's plans for the lands
- No CGIs of the Maisonettes have been provided

Design/Layout/Density

- Stronger architectural treatment required for corner buildings/facades along key access routes/may need to set buildings further back from the watercourse
- Layout is acceptable and includes future road and bus route connections
- Density – net density of 67 units/ha is generally acceptable for this inner suburban site
- Heights are generally in accordance with the provisions of the Height Guidelines

- Open space acceptable /larger park is required in the vicinity of the site/potential masterplan plans to allow for a more meaningful quality public open space

#### Other

- The extent of tree and hedgerow removal should be reconsidered /compensation should be considered
- Clarity required in relation to the provision of private open space for the 8 no. maisonette units
- Mix is in line with SPPR1 – however an increase in houses should be considered in order to create a sense of community/more long term population /Part V units not spread out within the scheme
- Location of the crèche is not clearly shown in some of the documents /dedicated play space is required

#### Roads

- Masterplan layout required that takes account of the Naas/Sallins Transport Strategy
- Parking shortfalls/risk of unauthorised parking/496 car parking spaces provided – this is a an underprovision of 136 spaces/underprovision of cycle parking
- Wardrobe Space – 17.4.5 of the CPD

#### Site Services

- Excessive amount of permeable paving for attenuation storage has been provided/should be replaced with other SUDs/maintenance problems
- Riparian setback of 10m from the watercourse is recommended, where appropriate, in line with IFI's best practice guidelines
- Water Services/Irish Water – water supply upgrades are necessary/funded by the applicant/diversion of wastewater infrastructure may be required
- Capacity of the Oldtown Stream to cater for run-off from the proposed development shall be addressed/need to identify catchment of the stream accurately

- Flood Risk – site is located in Flood Zones A & B/Applicants have developed a more accurate ground level survey than CFRAMS – this is acceptable although validation of this approach must be to high standards/no site-specific hydraulic modelling report has been submitted with the pre-app/Other elements of the SFRA need to be addressed/amended
- Naas Flood Relief Scheme (currently ongoing – may have implications for the proposed development)

### **Reports Received by Kildare County Council/Internal Reports**

#### Parks

- Tree Protection Plan required/Arboricultural Assessment Required/Recommendations set out in relation to arboricultural works/additional landscaping/play area details required

#### Environment Section

- No objections in principle/likely planning conditions set out.

#### Housing

Revised Part V proposals required.

#### Kildare Fire Service

No objections subject to conditions

#### Water Services:

- Will require statement of design acceptance from Irish Water/Need to comply with requirements of Irish Water
- Surface water drainage strategy shall have regard to the drainage masterplan for the Naas Northwest Quadrant/additional details required in relation to SUDs/ Additional details required in the SFRA.

#### Roads, Transportation & Public Safety

- Require additional car parking/cycle parking spaces/revised layout plans for parking, bin storage, ev point, taking in charge, DMURs/Require Masterplan which has full consideration of relevant objectives of the Naas/Sallins Transport Strategy/MMP/ Stage 1 and 2 Road Safety Audit/Assessment is required/Revised public lighting plan required/Construction Management Plan

8.3.3. I have reviewed and considered all of the documentation submitted by the planning authority relating to this case.

#### **8.4. Consultation Meeting**

8.4.1. A Section 5 Consultation meeting took place via Microsoft Teams on the 8<sup>th</sup> October 2021. Representatives of the prospective applicant, the planning authority and An Bord Pleanála were in attendance. The main topics raised for discussion at the tripartite meeting were based on the agenda that issued in advance and contained the following issues:

1. Principle/Core Strategy/Compliance with current and draft Plans
2. Design and Layout (incl density/heights/open space etc)
3. Transport (extent of infrastructure provision/compliance with current and draft plans/masterplan/parking provision/ DMURS etc)
4. Residential Standards (incl daylight/sunlight, mix of units, open space provision)
5. Existing Residential Amenity
6. Ecology/Trees/Environmental Screening
7. Site Services/Flood Risk
8. Any Other Business

8.4.2. Both the prospective applicant and the planning authority were given an opportunity to comment and respond to the issues raised by the representatives of ABP. Those comments and responses are recorded in the 'Record of Meeting 310244-21' which is on file.

8.4.3. I have fully considered the responses and comments of the prospective applicant and planning authority in preparing the Recommended Opinion hereunder.

#### **8.5. Conclusion**

8.5.1. Based on the entirety of the information before me, it would appear that the proposed development falls within the definition of Strategic Housing Development, as set out in section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

8.5.2. I have examined all of the submissions before me including the documentation submitted by the prospective applicants, the submissions of the planning authority

and the discussions which took place at the tripartite meeting. I have had regard to both national policy, including section 28 Ministerial Guidelines and local policy via the statutory plans for the area.

8.5.3. Having regard to the above, I recommend that the Board serve a notice on the prospective applicant, pursuant to Section 6(7)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, stating that it is of the opinion that the documentation submitted with the consultation request under section 5(5) of the Act constitutes a reasonable basis for an application under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

8.5.4. I would also recommend that the prospective information applicant be notified, pursuant to article 285(5)(b) of the 2017 Regulations, that specified information (as outlined hereunder) be submitted with any application for permission that may follow. I believe the specified information will assist the Board at application stage in its decision-making process. I am also recommending that a number of prescribed bodies (as listed hereunder) be notified by the prospective applicant of the making of the application.

## 9.0 **Recommended Opinion**

The Board refers to your request pursuant to section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016. Section 6(7)(a) of the Act provides that the Board shall form an opinion as to whether the documents submitted with the consultation request

- (i) constitute a reasonable basis for an application under section 4 of the Act, or
- (ii) Require further consideration and amendment in order to constitute a reasonable basis for an application under section 4.

Following consideration of the issues raised during the consultation process, and having regard to the opinion of the planning authority, **An Bord Pleanála is of the opinion that the documentation submitted would constitute a reasonable basis for an application for strategic housing development to An Bord Pleanála.**

Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that in addition to the requirements as specified in articles 297 and 298 of the Planning and

Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission arising from this notification:

1. In accordance with section 5(5)(b) of the Act of 2016, as amended, any application made on foot of this opinion should be accompanied by a statement that in the prospective applicant's opinion the proposal is consistent with the relevant objectives of the development plan for the area. Such statement should have regard to the development plan or local area plan in place or, likely to be in place, at the date of the decision of the Board in respect of any application for permission under section 4 of the Act. In this regard the implications of the likely adoption of the Draft Naas LAP 2021-2027 on the acceptability, or otherwise, of all aspects of the proposed development should be clearly set out in the submitted documentation.
2. A Housing Quality Assessment (HQA) and Design Statement which provides the specific information regarding the proposed apartments/duplex units as required by the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (December, 2020). In particular the documentation should set out further details in relation to the proposed triplex blocks, in terms of their functionality and access to the private amenity spaces. The documentation should also demonstrate how the proposed apartments comply with the various requirements of those guidelines, including its specific planning policy requirements.
3. A report that specifically addresses the proposed materials and finishes to the scheme including specific detailing of external finishes, the treatment of balconies and boundary treatments. Particular regard should be had to the requirement to provide high quality and durable finishes and materials which have regard to the surrounding context of the site.
4. A Sunlight/Daylight/Overshadowing analysis showing an acceptable level of residential amenity for future occupiers and existing residents, which includes details on the standards achieved within the proposed residential units, in private and shared open space, and in public areas within the development and in adjacent properties. This report should address the full extent of requirements of BRE209/BS2011, as applicable.

5. Justification, and where appropriate amendment, to demonstrate that the proposed car parking quantity is appropriate, having regard to local, regional and national policy on same. In addition, it should be demonstrated road and pedestrian layouts, including footpath provision, permeability, design and materiality of the different street types within the street hierarchy complies with DMURS, and have had sufficient regard to the relevant infrastructure objectives of the relevant statutory plans, and the Naas/Sallins Transport Strategy. To this end, matters raised in at the Tri-Partite Meeting and as set out in the Planning Authority's submission on this proposal, including that as set out within the report of the Roads, Transportation and Public Safety Department (dated 04/06/2021) should be addressed in any report/justification relating to the outlined transport issues. In addition, in so far as is applicable for the making of a planning application, the following is required – A Stage 1 and 2 Road Safety Audit/Assessment; a public lighting plan and a Construction Management Plan.
6. A revised Site Specific Flood Risk Assessment that comprehensively addresses the issues raised in the submission from Kildare County Council (dated 14/06/2021) including the issues raised in the associated internal report from the Water Services Division (dated 04/06/2021) including, but not limited to, the need for a site-specific hydraulic modelling report. Regard should be had also to the currently ongoing Naas Flood Relief Scheme which may have implications for the proposed development.
7. Drainage details, including layouts, relevant consents and reports, such as would clearly address and respond to comments within the internal report from Water Services (dated 04/06/2021), and having regard to the submission from Irish Water (dated 21/06/2021).
8. Landscaping Proposals, including a report that provides appropriate rationale and details, and addresses the comments contained within the Planning Authority's submission on this pre-application (dated 14/06/2021), including those comments within the internal report from the Parks Section of Kildare County Council.
9. Additional CGIs/visualisations/3D modelling.
10. All supporting technical/environmental reports to be updated as required.
11. A plan of the proposed open spaces within the site clearly delineating public, communal and private spaces.

12. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.
13. Where the applicant considers that the proposed strategic housing development would materially contravene the relevant development plan or local area plan, other than in relation to the zoning of the land, a statement indicating the plan objective(s) concerned and why permission should, nonetheless, be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000. Notices published pursuant to Section 8(1)(a) of the Act of 2016 and Article 292 (1) of the Regulations of 2017, shall refer to any such statement in the prescribed format. The notice and statement should clearly indicate which Planning Authority statutory plan it is proposed to materially contravene.
14. The information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018, unless it is proposed to submit an EIAR at application stage.

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

1. Irish Water
2. IFI
3. Transport Infrastructure Ireland
4. Fáilte Ireland
5. An Chomhairle Ealaíon
6. An Taisce
7. The Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs,
8. Waterways Ireland
9. The Heritage Council
10. Kildare County Childcare Committee

**PLEASE NOTE:**

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the



forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

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Rónán O'Connor  
Senior Planning Inspector

Date: 24<sup>th</sup> November 2021