
Housing Mix Statement

Residential Development

Lands at Capdoo and Abbeylands, Clane, Co. Kildare

Westar Investments Ltd

December 2020



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1.0 Introduction

This report has been prepared by Hughes Planning and Development Consultants, 70 Pearse Street, Dublin 2, on behalf of our client, Westar Investments Ltd. The report has been prepared in response to An Bord Pleanála's notice of Pre-application Consultation Opinion in relation to the proposed Strategic Housing Development on lands at Capdoo and Abbeylands, Clane, Co. Kildare.

Following consultations with Kildare County Council, a request to enter into pre-planning consultations with An Bord Pleanála was submitted and a pre-planning consultation meeting was facilitated on 8th October 2020.

An Bord Pleanála subsequently issued a Notice of Pre-Application Consultation Opinion on 29th October 2020. This opinion requested the provision of 11 no. items of specific information, pursuant to article 285(5)(b) of the Planning and Development Act 2000 (as amended by the Residential Tenancies Act 2016). One of these items of specific information, Item No. 5, was a report that addresses and provides a justification for the proposed housing mix.

2.0 Site Location and Description

The subject site consists of a large irregularly-shaped parcel of land, 10.36Ha in size, and is comprised of four undeveloped agricultural fields situated on the eastern side of Regional Road R403 in the eastern environs of Clane Town, c. 650m from the Town Centre. Vehicular access is provided to the site via the Brooklands Housing Estate and the existing Alexandra Walk/The Avenue roundabout.

The site abuts agricultural landholdings on its northern, eastern (partially) and western (partially) site boundaries, whilst existing residential developments, in the form of The Brooklands, Abbey Park and Alexander Walk Housing Estates, are located to the immediate south and partially abut the subject sites eastern and western boundaries. The site has a significant frontage, extending to c. 225 metre, to the River Liffey on its eastern boundary.

The site is situated within close proximity to a number of existing residential developments including: 'The Brooklands', 'Abbey Park' and 'Alexander Walk' Housing Estates. These developments provide a mix of semi-detached and terraced dwellings. The subject site is located c. 400m from existing supermarket facilities provided by a Tesco Metro and Lidl on Regional Road R403.

The site benefits from an excellent public transport network. The site is located a 4-minute walk (approximately) from the R403/Maxol bus stop which serves Go Ahead bus route no. 120. This service operates 7 no. days a week from 5:53am to 00:14 am, running, on average, 1 no. bus per half hour. A second bus stop is located 11 minutes (approximately) from the site which serves Transport for Ireland route 139. This is a daily service, which runs one bus an hour between 7:20am to 23:30pm. An additional bus stop located at Cloisters nearby, serves route 846 which is provided by JJ Kavanagh & Sons. The bus services provide regular access to Connolly and Heuston Stations, University College Dublin, Dublin City Centre, Liffey Valley, Naas, Celbridge and more. The 139 bus route will provide direct access to the upcoming Maynooth DART line which will run 9 daily return trips.



Figure 1.0 Aerial view of subject site (red outline) in the context of the immediate area.

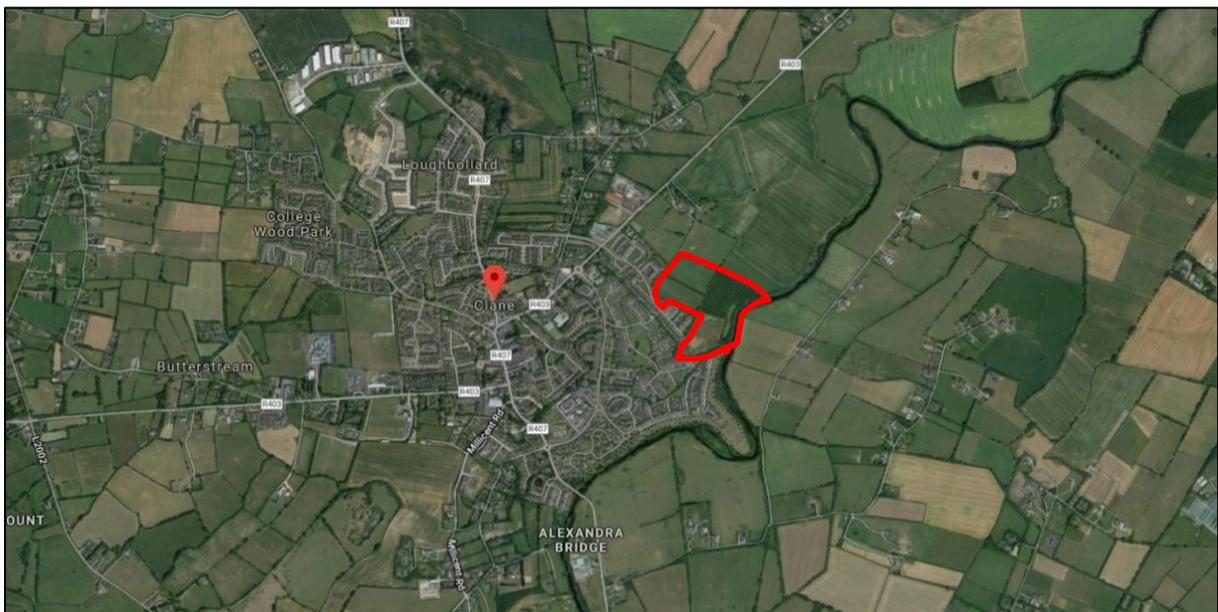


Figure 2.0 Aerial view of subject site (red outline) in the context of Clane Town.

3.0 Proposed Development

In summary, the Applicant is applying to An Bord Pleanála, under the Strategic Housing Development process, for the following (as per the public notices):

We, Westar Investments Ltd, intend to apply to An Bord Pleanála for permission for a strategic housing development on lands at Capdoo and Abbeylands, Clane, Co. Kildare, located west of the River Liffey, east of the Brooklands Housing Estate and north of the Abbey Park and Alexandra Walk Housing Estates.

The development will consist of the following:

The construction of a residential development of 333 no. residential units (37 no. one beds, 166 no. two beds, 110 no. three beds and 20 no. four bed units) comprising 121 no. dwellings, 20 no. maisonette units, 48 no. duplexes and 144 no. apartments, 1 no. childcare facility and 1 no. communal/community building all of which will be provided as follows:

- *121 no. two, three and four bed detached, semi-detached, and terraced dwellings ranging in height from two to three storey comprising 23 no. 2 bed dwellings, 78 no. three bed dwellings and 20 no. 4 beds dwellings.*
- *20 no. maisonette apartment units comprising 8 no. one bed units and 12 no. 2 bed units in 5 no. two storey blocks with associated private open space.*
- *48 no. duplex units as follows:*
 - *Duplexes/Apartments Type A – 8 no. duplex units (8 no. 3 bed units) across 2 no. three storey blocks at north west corner. All units provided with private balconies/terraces.*
 - *Block C (Duplexes/Apartments Type B) – 40 no. duplex units (28 no. 2 bed units and 12 no. 3 bed units) across 3 no. four storey blocks at eastern boundary). All units provided with private balconies/terraces and shared landscaped courtyard at first floor level.*
- *144 no. apartment units as follows:*
 - *Block A containing a total of 47 no. apartments (12 no. 1 bed units, 31 no. 2 bed units and 4 no. three bed units) being four storeys in height surrounding shared landscaped courtyard at first floor level with all apartments provided with private balconies/terraces.*
 - *Block B containing a total of 47 no. apartments (12 no. 1 bed units, 31 no. 2 bed units and 4 no. three bed units) being four storeys in height surrounding shared landscaped courtyard at first floor level with all apartments provided with private balconies/terraces.*
 - *Block C (Duplexes/Apartments Type B) containing a total of 9 no. apartments (2 no. 1 bed units and 7 no. 2 bed units) being four storeys in height surrounding shared landscaped courtyard at first floor level with all apartments provided with private balconies/terraces.*
 - *Block D - containing a total of 23 no. apartments (3 no. 1 bed units, 16 no. 2 bed units and 4 no. three bed units) being four storeys in height with all apartments provided with private balconies/terraces.*
 - *Block F - containing a total of 10 no. apartments comprising (10 no. 2 bed units) being four storeys in height with all apartments provided with private balconies/terraces.*
 - *Duplexes/Apartments Type A– containing a total of 8 no. apartments at ground floor level (8 no. two bed units) within 2 no. three storey blocks all provided with balconies/terraces.*

The proposed development also provides for the construction of 1 no. childcare facility (part of the ground floor of Apartment Block F) adjacent to the site's westernmost entrance (off the Brooklands Residential Estate - the childcare facility is provided with 18 no. car parking spaces and 11 no. bicycle

parking spaces for drop-off and staff parking); construction of 1 no. two storey communal/community building adjoining proposed apartment Blocks A and B; construction of a 1.8 hectare linear/neighbourhood park adjacent to the River Liffey; provision of 3 no. vehicular/pedestrian accesses (with associated works to footpaths and verges), 2 no. off the Brooklands Housing Estate Road and 1 no. off Alexandra Walk, and provision of 1 no. pedestrian only access (with associated works to footpaths and verges) off the Brooklands Housing Estate Road. The proposed development provides extensive linkages to strategic reserve lands to the north and towards future town park.

A total of 575 no. car parking spaces are proposed including 242 no. spaces serving the proposed dwellings, 256 no. spaces serving the proposed apartments/maisonette units/duplex units (including 60 no. spaces at undercroft level at Blocks A and B and 63 no. spaces at undercroft level at Block C); 59 no. spaces serving visitors to the development; and 18 no. spaces serving the proposed childcare facility.

A total of 311 no. bicycle parking spaces are proposed, including 300 no. spaces serving the proposed apartments/maisonette units/duplex units and 11 no. spaces serving the proposed childcare facility. Planning permission is also sought for all associated site, landscaping and infrastructural works, including foul and surface water drainage, lighting, attenuation areas, bin storage, esb substation, open space areas including play spaces/playgrounds, boundary walls and fences, internal roads and cycle paths/footpaths. The subject application is accompanied by an Environmental Impact Assessment Report.”

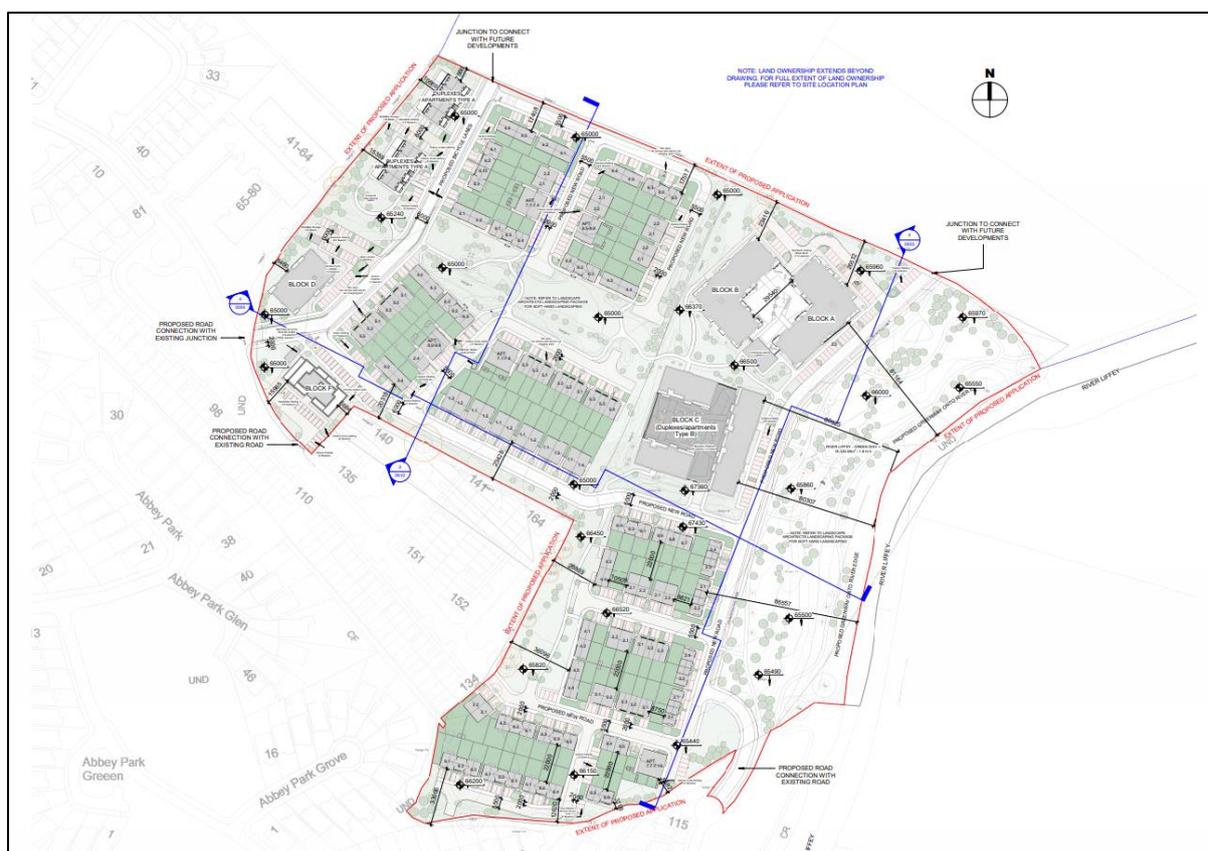


Figure 3.0 Site layout plan of proposed development of 333 no. residential dwellings.

4.0 Clane Demographic Profile

4.1 Population

On the ground, population to the north and east of the site is minimal due to the greenfield nature of the landscape and the quality of agricultural lands in this area. To the west and south of the site, residential development has extended from the centre of the town as a result of Clane's historical growth over time. The subject site at Capdoo is located within the Electoral Division of Clane (Electoral Division No. 06062), which, according to the Census had a population of 8,142 no. persons in 2016. This represents a population percentage change of 7.6% or an actual population increase of 615 no. people from the 2011 Census figures.

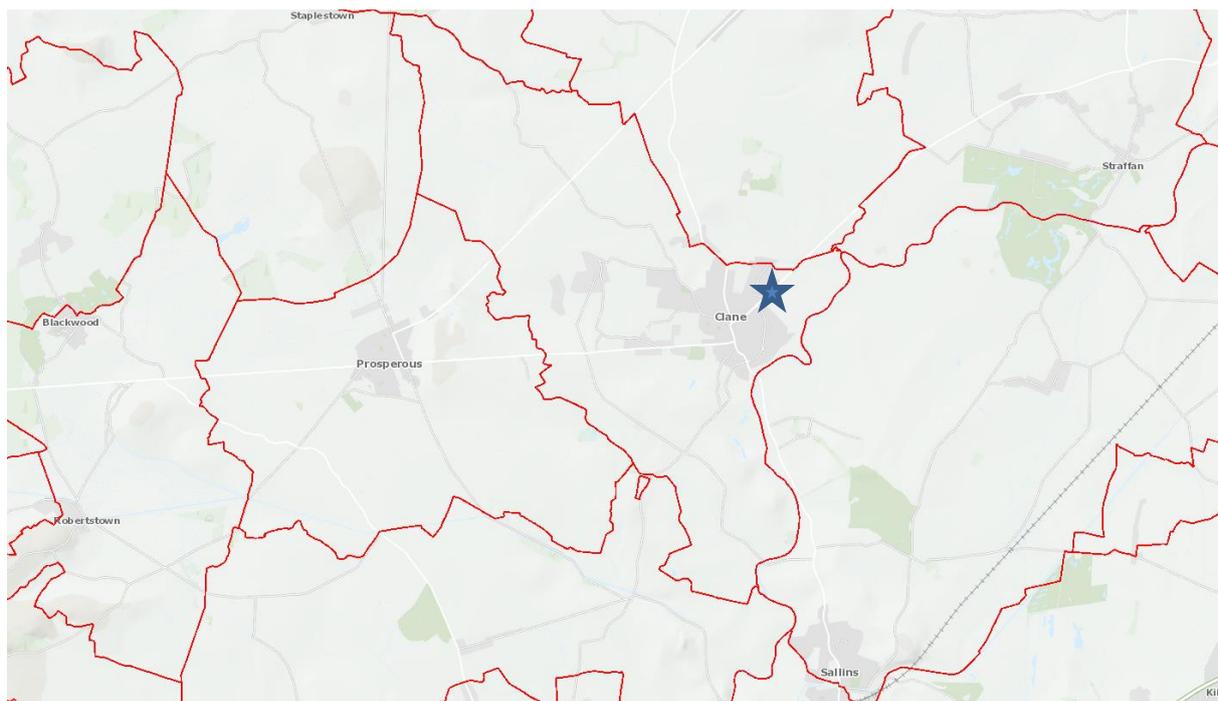


Figure 4.0 Aerial image of the subject site, outlined in green, with the electoral division of Clane.

Population characteristics for the broader Clane area have been obtained from the Central Statistics Office Census of Population (CSO). Table 1.0, below, shows the population growth within Co. Kildare, the settlement of Clane and Ireland as a whole, illustrating that the population in the vicinity of the proposed development has increased over recent inter-censal periods. The subject electoral division (Clane) has experienced considerable growth over the 10 no. years between 2006 and 2016 with the percentage change in this Town 228% greater than that experienced by the State.

Settlement/Province	2006	2011	2016	% Change		
				2006-11	2011-16	2006-16
Ireland - State	4,239,848	4,588,252	4,761,865	7.6	3.65	11.0
Co. Kildare	186,355	210,312	222,504	11.4	5.5	16.3
Clane	6,106	7,527	8,142	18.9	7.6	25.1

Table 1.0 Population Trends 2006-2016 in Clane, Co. Kildare & the State.

The above table identifies the significant population growth that the settlement of Clane has experienced in comparison to Ireland and the wider County of Dublin. The CSO data outlines that whilst Ireland has seen an 11% increase in population from 2006 to 2016, whilst during the same period, Drogheda has experienced a 25.1% growth. The population within the settlement of Clane has increased and is projected to continue to increase due to its proximity to Dublin City Centre and a number of employment centres within Kildare including Naas and Celbridge.

With regards to population profile, the populations of the settlement of Clane appears to contrast with the State average with regards to comparative figures for elderly and young people. Approximately 30.5% of the population within Clane is under 18 years of age, compared to 26.2% of the state population. It is also noted that 7.8% of the Clane population are over the age of 65 years in comparison to over 13.3% of the State population. The Dependency Ratio within Clane (i.e. those not in the workforce – aged 0-18 and over 65) can therefore be said to be approximately 38.3% and is thus lower than that of the State, the figure for which is 39.5%.

Age Cohort	Population/Percentage in each Age Cohort - 2016		
	State	Co. Kildare	Settlement of Clane
All Ages	4,761,865	222,504	8,142
0-4	331,515 /6.9%	17,314 / 7.8%	733 / 9%
5-12	548,693 /11.5%	29,453 / 13.2%	1,060 / 13%
13-18	371,588 /7.8%	19,188 / 8.6%	698 / 8.5%
19-24	331,208 /6.9%	15,562 / 7%	499 / 6.1%
25-44	1,406,291 /29.5%	67,391 / 30.2%	2,694 / 33%
45-64	1,135,003 /23.8%	51,582 / 23.2%	1,823 / 22.4%
65-69	211,236 /4.4%	8,333 / 3.7%	241 / 3%
70+	426,331 /8.9%	13,681 / 6.1%	394 / 4.8%

Table 2.0 Population Profile 2016 in Clane, Co. Kildare & the State.

4.2 Housing

Housing completions across the country plummeted after the recession occurred in 2007/2008 with completions declining from almost 90,000 no. per year in 2007 to approximately 11,000 no. in 2014. In light of this, the Government published the 'Rebuilding Ireland - Action Plan for Housing and Homelessness' policy document which includes the following central objective:

'To double the completion level of additional homes in the next four years to deliver the 25,000 homes or more required annually.'

According to the CSO New Dwelling Completions Report, 18,072 new dwellings were completed in 2018. This is c. 27.5% below the target set in the 'Rebuilding Ireland - Action Plan for Housing and Homelessness' policy document.

'The National Planning Framework - Ireland 2040 requires delivery of a baseline of 25,000 homes annually to 2020, followed by a likely level of 30-35,000 annually up to 2027. Within this output 112,000 households are expected to have their housing needs met in a social housing home over the next decade. To achieve the objective of compact

growth, 40% of future housing delivery is to be delivered within and close to the existing footprint of built-up areas.'

The Kildare Development Plan 2017-2023 identifies Clane as a 'Small Town' whilst we note the following commentary from the Eastern & Midland Regional Assembly Regional Spatial & Economic Strategy

*'Towns recording the highest growth rates in the country over the last ten years (>32%), and which have lower levels of employment provision include; Ashbourne, Balbriggan, Blessington, **Clane**, Kinsealy-Drinan, Lusk, Laytown-Bettystown, Ratoath, and Sallins. Nevertheless, it should also be noted that such towns are important employment and service centres. In addition, some of these settlements, such as Ashbourne and Ratoath have the potential to strengthen their employment base and develop as important centres of employment due to their strategic location, connectivity with surrounding settlements, and the availability of a skilled workforce.'*

The Regional Spatial and Economic Strategy categorises Clane as a Self Sustaining Town – which is a higher designation more in line with population figures and deserving of higher allocation of resources. It is considered that the location of Clane is attractive for residents and homeowners given its proximate distance to Dublin City Centre. Moreover, we note additional employment hubs within local urban centres at Leixlip, Cellbridge and Naas which can serve the expanding population of this town.

The strategic vision for Clane, as per the Clane LAP 2017-2023 is as follows:

'To promote the sustainable growth of Clane, building on its established character and supporting its role as a small town and a local services centre. In this context, the plan will provide for growth to cater for local need; will support economic development and job creation based on local strengths; will promote sustainable movement and identify opportunities to enhance connectivity within the built environment; will identify opportunities for the delivery of supporting infrastructure, facilities and amenities to support the growing community and will seek to protect and enhance built and natural heritage and the environment.'

In order to address the growing population of Clane and the market demand for residential houses aswell as smaller units such as apartments and duplexes, the proposed development provides for a range of house type, mix and size to cater to individuals, families, the elderly and indeed to down-sizers.

5.0 Proposed Housing Mix

The proposed development provides for 333 residential units ranging from 1 bed to four bed units with the proposed mix set out as follow:

- 37 no. 1 bed units
- 166 no. 2 bed units
- 110 no. 3 bed units
- 20 no. four bed units

Units Type	1 Bed (No. Units)	2 Beds (No. Units)	3 Beds (No. Units)	4 Beds (No. Units)	TOTAL (units)
GRAND TOTAL	37	166	110	20	333
UNIT MIX	11%	51 %	32%	6%	100%

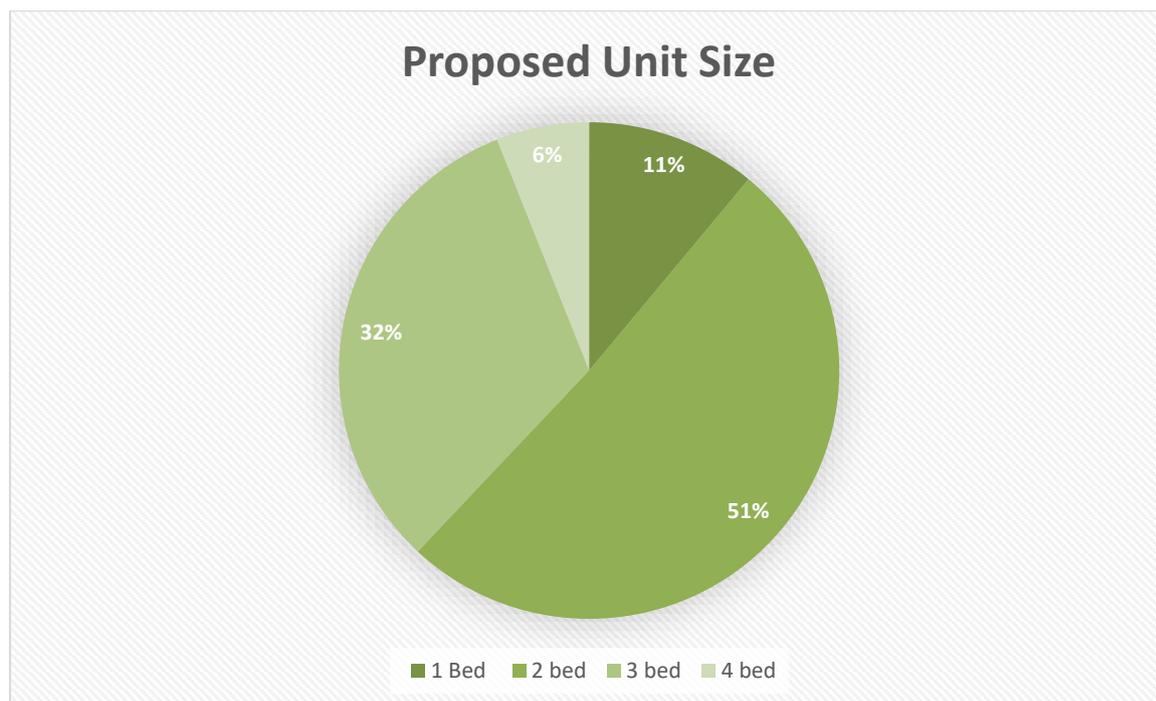


Figure 5: Proposed Unit Sizes

The proposed unit types comprise apartments, duplexes and maisonette units as follows:

Apartment Block	No. of Storeys	Total No. of Units	Position on the Site
Apartment Block A	4	47 no.	North-eastern corner
Apartment Block B	4	47 no.	North-eastern corner
Duplex/Apartment Type A	3	8	North-western corner of site
Block C Duplex/Apartments Type B	4	9 no.	Eastern development boundary
Apartment Block D	4	23 no.	Western development boundary
Apartment Block F	4 (crèche at gf level)	10 no.	Western Development boundary

Table 3.0 Break-down of apartments featuring in the proposed development.

Duplexes	No. of Storeys	Total No. of Units	Position on the Site
Duplexes Type A	3	8 no.	North-western corner
Duplexes Type B (Block C)	4	40 no.	Eastern development boundary

Table 4.0 Break-down of duplex units featuring in the proposed development.

Maisonette Types	No. of Storeys	Total No. of Units	Position on the Site
8.5/8.6/8.7/8.8	2	8 no.	As shown on site plan
7.1/7.2/7.3/7.4/7.5/7.6	2	12 no.	As shown on site plan

Table 5.0 Break-down of Maisonette units featuring in the proposed development.



Figure 6: Proposed House Types

Table1 . Total Schedule of Accommodation	
Unit Type	TOTAL (units)
Proposed 4 Bed Semi-Detached (Houses Type 1.1-1.2-1.3-1.4)	12
Proposed 3 Bed Semi-Detached (House Type 2.1-2.2)	18
Proposed 3 Bed Detached (House Type 2.4)	1
Proposed 4 Bed Semi-Detached (House Type 3.1-3.2-3.3-3.4)	8
Proposed 3 Bed Semi-Detached (House Type 4.1-4.2-4.3-4.4)	20
Proposed 2 Bed Terrace (House Type 5.2)	7
Proposed 3 Bed Terrace (House Type 5.1-5.3-5.4-5.5)	14
Proposed 2 Bed Terrace (House Type 6.2-6.6-6.7-6.8-6.9-6.10)	16
Proposed 3 Bed Terrace (House Type 6.1-6.3-6.4-6.5)	25
Proposed 2 Bed Maisonette (Apt. 7.1 to 7.10)	12
Proposed 1 Bed Maisonette (Apt. 8.5-8.6-8.7-8.8)	8
Proposed 2 Bed Apartment Type A - (Apt. Type 9.1-9.4)	8
Proposed 3 Bed Duplexes Type A- (Apt. Type 9.4-9.8)	8
Proposed Block C - Duplexes Type B - 2 Bed	28
Proposed Block C - Duplex Type B - 3 Bed	12
Proposed Apartment Block A-B-C-D-F / 1 BED	29
Proposed Apartment Block A-B-C-D-F / 2 BED	95
Proposed Apartment Block A-B-C-D-F / 3 BED	12
GRAND TOTAL	333

Figure 7: Schedule of accommodation

5.1 Proposed Apartments

Apartment Blocks A & B

Apartment Blocks A and B are each 4 storeys in height and together comprise a total of 94 no. apartments (24 no. one-bedroom apartments, 62 no. two-bedroom apartments and 8 no. three-bedroom apartments). Both of these apartment blocks will be developed in Phase D. We would ask that the Board review the documentation prepared by C+W O'Brien Architects with regards to the layouts of individual units within Blocks A and B.



Figure 8 3D Image of Blocks A & B

Apartment Block F

Apartment Block F is 4 storeys in height and includes the creche facility at ground floor level. This apartment block provides a total of 10 no. two-bedroom apartments and will be developed in Phase A.



Figure 9 3D Image of Block F

Apartment Block D

Apartment Block D is 4 storeys in height and provides a total of 23 no. apartments (3 no. one-bedroom apartments, 16 no. two-bedroom apartments and 4 no. three-bedroom apartments). Apartment Block D will be developed in Phase B. We would ask that the Board review the documentation prepared by C+W O'Brien Architects with regards to the layouts of individual units within Block D.



Figure 10 3D Image of Block C (Duplexes/Apartments Type B)

5.2 Proposed Duplexes/Apartments

Block C (Duplexes/Apartments Type B)

Block C comprises 3 no. buildings all of which are 4 storeys in height and provides a total of 9 no. apartments and 40 no. duplex apartments (2 no. one-bedroom units, 35 no. two-bedroom units and 12 no. three-bedroom apartments). This apartment block is comprised of 3 no. separate buildings and whilst building Nos. 1 & 3 rise to first floor level, Building No. 2 rises to third floor level. Apartment Block C will be developed in Phase D. We would ask that the Board review the documentation prepared by C+W O'Brien Architects with regards to the layouts of individual units within Block D.



Figure 11 3D Image of Block C (Duplexes/Apartments Type B)

Apartments & Duplex Apartment Type A

Further to the duplex apartments accommodated within Apartment Block C, it is noted that an additional 8 no. apartments and 8 no. duplex apartment units (Duplex/Apartments Type A) are accommodated across 2 no. three storey blocks in the north-western corner of the site. The apartment units are provided at ground floor level whilst the duplex units are provided at first and second floor level.



Figure 12 3D Image of Duplexes Type A

5.3 Proposed Maisonettes

Maisonette Types 7.1-7.4

Maisonette-Types 7.1-7.4 comprise 6 no. single storey (2 no. two-bedroom 3 person and 2 no. two-bedroom 4 person) units accommodated within a two-storey building. This maisonette type has maximum gross floor areas of 72.1sq.m (two-bedroom 3 person unit) and 77.89sq.m (two-bedroom 4 person unit). Each unit accommodates a shared kitchen/living/dining room, 2 no. bedrooms, store room and bathroom.

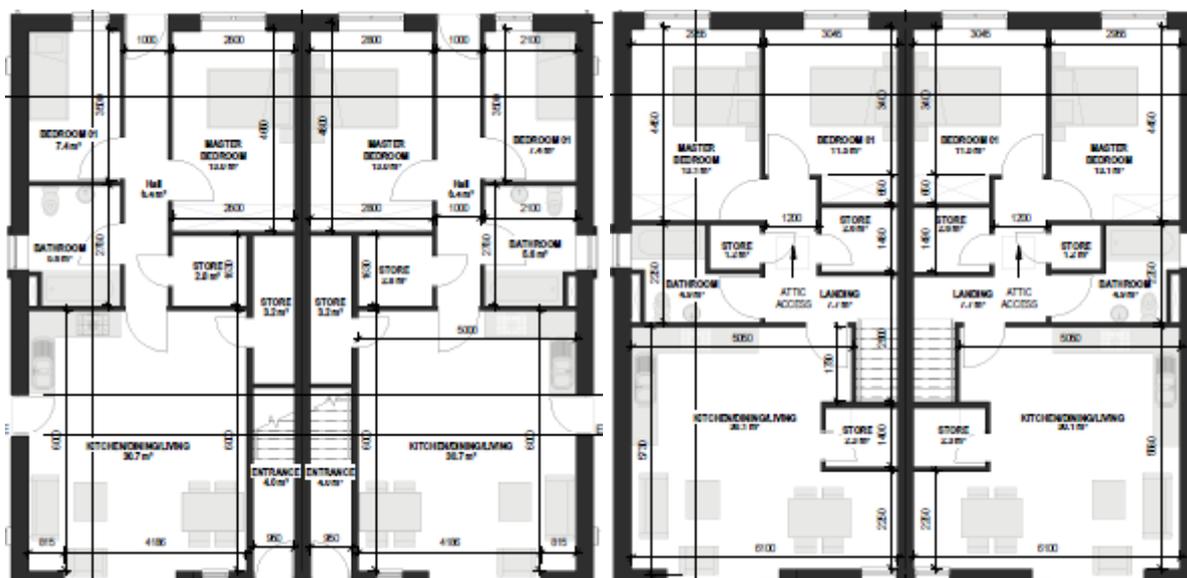


Figure 13 Ground floor level (left) and first floor level (right) of Maisonette buildings accommodating Maisonette Types 7.1-7.4.



Figure 14 Front elevation (left) and rear elevation (right) of Maisonette building

Maisonette Types 7.5-7.6

Maisonette-Types 7.5-7.6 comprise 2 no. single storey (1 no. two-bedroom 3 person and 1 no. two-bedroom 4 person) units accommodated within a two-storey building shared with Maisonette-Types 7.1 and 7.3. This maisonette type has maximum gross floor areas of 73.15sq.m (two-bedroom 3 person unit) and 76.84sq.m (two-bedroom 4 person unit). Each unit accommodates a shared kitchen/living/dining room, 2 no. bedrooms, store room and bathroom.



Figure 15 Floor plan of Maisonette Type 7.5 (left) and floor plan of Maisonette Type 7.6 (right).



Figure 16 3D Image of proposed Maisonette Unit

5.4 Proposed Dwellings

The development proposal will include the construction of 121 no. houses on the application site. The scheme caters for growing families and those trading up from apartment living, offering 2-bedroom, 3-bedroom and 4-bedroom dwellings in various configurations.

The scale of the proposed dwellings is consistent with and complimentary to that of other recent residential developments in the vicinity of the application site and in Clane.

House Type	Dwelling Type	No. of Storeys	Total No. of Units
1.1/1.2/1.3/1.4	4-bed semi-detached	2	12 no.
3.1/3.2/3.3/3.4	4-bed semi-detached	3	8 no.
2.1/2.2	3-bed semi-detached	2	18 no.
2.4	3-bed detached	2	1 no.
4.1/4.2/4.3/4.4	3-bed semi-detached	2	20 no.
5.1/5.3/5.4/5.5	3-bed terrace	2	14 no.
6.1/6.3/6.4/6.5	3-bed terrace	3	25 no.
5.2	2-bed terrace	2	7 no.
6.2/6.6/6.7/6.8/6.9/6.10	2-bed terrace	2	16 no.
5.1	2-bed terrace	2	21 no.

Table 6 Break-down of houses featuring in the proposed development.

All houses will have direct access to a generous rear garden directly accessible from the main living area.

House Types 1.1-1.4

House-Types 1.1-1.4 comprise 12 no. two-storey, 4-bedroom, semi-detached dwellings within the development. This house type has a maximum gross floor area of 137.16sq.m and accommodates an entrance hall, living room, shared kitchen/dining room, utility/store areas and WC at ground floor and double bedroom with ensuite bathroom, two twin rooms, single bedroom, storage room and family bathroom at first floor level.



Figure 17 3D Image of 4 Bed Semi-detached House Type 1.1 – 1.4

House Types 3.1-3.2

House-Type 3.1/3.2/3.3/3.4 comprises 8 no. three-storey, 4-bedroom, semi-detached dwellings within the development. This house type has a maximum gross floor area of 156.7sq.m and accommodates an entrance hall, living room, shared kitchen/dining room, utility/store areas and WC at ground floor level, double bedroom, master bedroom with ensuite bathroom and walk-in wardrobe, office room and family bathroom at first floor level and single bedroom, double bedroom with ensuite bathroom and walk-in wardrobe at second floor level.

House Types 2.1/2.2

House-Types 2.1-2.2 comprises 18 no. two-storey, 3-bedroom, semi-detached dwellings within the development. This house type has a maximum gross floor area of 117.45sq.m and accommodates an entrance hall, living room, shared kitchen/dining room, utility/store areas and WC at ground floor and three double bedrooms, including an en-suite master bedroom, storage room and family bathroom at first floor level.

House Types 2.4

House-Type 2.4 comprises 1 no. two-storey, 3-bedroom, detached dwelling within the development. This house type has a maximum gross floor area of 117.45sq.m and accommodates an entrance hall, living room, shared kitchen/dining room, utility/store areas and WC at ground floor and three double bedrooms, including an en-suite master bedroom, storage room and family bathroom at first floor level.



Figure 18 3D Image of 3 Bed Detached House Type 2.4 and 1 bed Maisonette (8.5-8.8)

House Types 4.1/4.2/4.3/4.4

House-Types 4.1-4.4 comprise 20 no. two-storey, 3-bedroom, semi-detached dwellings within the development. This house type has a maximum gross floor area of 121.82sq.m and accommodates an entrance hall, living room, shared kitchen/dining room, utility/store areas and WC at ground floor and two double bedrooms, including an en-suite master bedroom, single bedroom, storage room and family bathroom at first floor level.



Figure 19 3D Image of 3 Bed Semi-detached House Type 4.1-4-2

House Types 5.1/5.3/5.4/5.5

House-Types 5.1 & 5.3-5.5 comprise 14 no. two-storey, 3-bedroom, terraced dwellings within the development. This house type has a maximum gross floor area of 135.8sq.m and accommodates an entrance hall, living room, shared kitchen/dining room, utility/store areas and WC at ground floor and two double bedrooms, including an en-suite master bedroom, single bedroom, storage room and family bathroom at first floor level.



Figure 20 3D Image of 2 & 3 Bed Terrace House Type 5.1 – 5.2 – 5.3

House Types 6.1 & 6.3-6.5

House-Type 6.1 & 6.3-6.5 comprise 25 no. three-storey, 3-bedroom, terraced dwellings within the development. This house type has a maximum gross floor area of 144.52sq.m and accommodates an entrance hall, living room, shared kitchen/dining room, utility/store areas and WC at ground floor level, two double bedrooms and family bathroom at first floor level and office room and en-suite master bedroom with walk in wardrobe at second floor level.



Figure 21 3D Image of 2 & 3 Bed Terrace House Type 6.5-6.5

House Type 5.2

House-Types 5.2 comprise 7 no. two-storey, 2-bedroom, terraced dwellings within the development. This house type has a maximum gross floor area of 100.31sq.m and accommodates an entrance hall, living room, shared kitchen/dining room, utility/store areas and WC at ground floor and two double bedrooms, including an en-suite master bedroom, storage room and family bathroom at first floor level.

House Types 6.2 & 6.6-6.10

House-Types 6.2 comprise 11 no. two-storey, 2-bedroom, terraced dwellings within the development. This house type has a maximum gross floor area of 86.55sq.m and accommodates an entrance hall, living room, shared kitchen/dining room, utility/store areas and WC at ground floor and two double bedrooms, including an en-suite master bedroom, storage room and family bathroom at first floor level.

House-Types 6.6 comprises 1 no. two-storey, 2-bedroom, terraced dwelling within the development. This house type has a maximum gross floor area of 86.55sq.m and accommodates an entrance hall, living room, shared kitchen, utility/store areas and WC at ground floor and two double bedrooms, storage room and family bathroom at first floor level.

House-Types 6.7-6.9 comprise 3 no. two-storey, 2-bedroom, terraced dwellings within the development. This house type has a maximum gross floor area of 86.55sq.m and accommodates an entrance hall, living room, shared kitchen/dining room, utility/store areas and WC at ground floor and two double bedrooms, including an en-suite master bedroom, storage room and family bathroom at first floor level.

House-Type 6.10 comprises 1 no. two-storey, 2-bedroom, terraced dwelling within the development. This house type has a maximum gross floor area of 86.55sq.m and accommodates an entrance hall, living room, shared kitchen, utility/store areas and WC at ground floor and two double bedrooms, storage room and family bathroom at first floor level.

House Type 5.1

House-Type 5.1 comprises 21 no. two-storey, 2-bedroom, terraced dwellings within the development. This house type has a maximum gross floor area of 107.94sq.m and accommodates an entrance hall, living room, shared kitchen/dining room, utility/store areas and WC at ground floor and two double bedrooms, including an en-suite master bedroom, single bedroom, storage room and family bathroom at first floor level.

Summary:

The proposed development provides for a range of house size, mix and type catering for the young, families and for the elderly with own door ground floor units proposed for ease of access. The proposed development proposes 10% of units for Part V and in line with population and market demands provides for a mix of dwellings, apartment, duplexes and maisonettes ranging in height and sizes. For further details on the size of each unit, please refer to the Housing Quality Assessment prepared by C+W O'Brien Architects for further details.

6.0 Conclusion

Having regard to the foregoing, it is considered that the proposed development provides for an appropriate housing mix in accordance with objective MD03 of the Kildare County Development Plan 2017 -2023.

It is submitted, that the proposed development accords with the housing unit mix for the area and for Clane and is in accordance with the proper planning and sustainable development of the area.



Anne McElligott MPI
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