



Planning Department,
Kildare County Council,
Áras Chill Dara,
Devoy Park,
Naas,
Co. Kildare

18th December 2020

Re: Strategic Housing Development Application made to An Bord Pleanála in respect of proposed development at 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.

Dear Sir / Madam,

On behalf of our applicant, Westar Investments Ltd, please see enclosed planning application for a Strategic Housing Development at 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 proposed development is described in the public notice as follows:

"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."

Pursuant to the requirements of the Planning and Development (Strategic Housing Development) Regulations 2017 and the Planning and Development (Housing) and Residential Tenancies Act 2016, 6 no. hard copies and 1 no. digital copy of the planning application are enclosed for your information.

The application may also be inspected online at the following website set up by the applicant: www.kda1clane.com

Should you have any queries please do not hesitate to contact us.

Yours sincerely,



Anne McElligott MIPI
Associate Director for HPDC Ltd.