



The Secretary
An Bord Pleanála,
64 Marlborough Street,
Dublin 1

18th December 2020

Re: Planning Application for a Proposed Strategic Housing Development Application 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, Hughes Planning and Development Consultants wish to submit this 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.

This application falls under the definition of a Strategic Housing Development in Section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016, being a development of 100 or more houses on land zoned for residential use or for a mixture of residential and other uses as set out in the Act.

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, 2 no. hard copies and 3 no. digital copies 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

We enclose herewith the planning application fee of €58,945.82 and copies of the following documentation in accordance with Section 4 and 8 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and Articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017:

1. Strategic Housing Development Planning Application Form;
2. Planning Application Fee (cheque enclosed for the sum of €58,945.82);
3. Copy of Newspaper Notice;
4. Copy of Site Notice;

5. Copy of letter to Kildare County Council;
6. Copy of letters to Prescribed Bodies;
7. Part V Validation Letter from Kildare County Council (with associated indicative costings and plans also enclosed);
8. Irish Water Letters & Confirmation of Consent;
9. Statement of Consistency & Planning Report prepared by Hughes Planning & Development Consultants;
10. Statement of Response to An Bord Pleanála Pre-Application Consultation Opinion prepared by Hughes Planning & Development Consultants;
11. Material Contravention Statement prepared by Hughes Planning & Development Consultants;
12. Housing Mix Statement prepared by Hughes Planning & Development Consultants;
13. Childcare Demand and Concentration Report prepared by Hughes Planning & Development Consultants;
14. School Demand and Concentration Report prepared by Hughes Planning & Development Consultants;
15. Architectural drawings and documentation prepared by C+ W O'Brien Architects;
16. Architectural/Urban Design Statement prepared by C+ W O'Brien Architects;
17. Building Lifecycle Report prepared by BCA Consulting Engineers;
18. Engineering drawings and documentation prepared by BCA Consulting Engineers;
19. Transportation Assessment Report including Mobility Management Plan and Road Safety Audit prepared by Roadplan;
20. Landscape Architectural drawings and documentation prepared by Landmark Designs Ltd.;
21. Arboricultural Report and drawings prepared by The Tree File;
22. Sunlight, Daylight & Shadow Analysis Report prepared by Chris Shackleton Consulting Ltd.;
23. Screening Report for Appropriate Assessment prepared by Openfield Ecological Consultants;
24. Bat Assessment prepared by Brian Keeley;
25. Construction Waste Management Plan prepared by Redkite;
26. Operational Waste Management Plan prepared by Redkite;
27. Public Lighting Scheme (including report) prepared by Kellehers Lighting Ltd.;
28. Photomontages & CGIs prepared by Chris Shackleton;
29. Flood Risk Assessment drawings and documentation prepared by IE Consulting;
30. Preliminary Construction & Environmental Management Plan by BCA Consulting;
31. Copy of EIA Portal Confirmation; and,
32. Environmental Impact Assessment Report prepared by the various consultants.

Please note that the necessary copies of this application have also been issued to the Planning Authority (Kildare County Council) and the relevant prescribed bodies as required by An Bord Pleanála's Pre-Application Consultation Opinion, Ref. ABP-307465-20.

We trust that the enclosed plans and particulars pertaining to this Strategic Housing Development application are in order and look forward to hearing from An Bord Pleanála in relation to this application in due course.

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

Yours sincerely,

A handwritten signature in blue ink that reads "Anne McElligott". The signature is written in a cursive style with a long horizontal stroke at the end.

Anne McElligott MIPI
Associate Director for HPDC Ltd.