
Statement of Consistency & Planning Report

Residential Development

Lands at Capdoo & Abbeylands, Clane, Co. Kildare

December 2020



Hughes Planning & Development Consultants

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1.0 Introduction

Hughes Planning and Development Consultants, 70 Pearse Street, Dublin 2, have prepared this Statement of Consistency and Planning Report on behalf of our client, Westar Investments Ltd., to accompany a planning application to An Bord Pleanála for a proposed Strategic Housing Development on lands at Capdoo & Abbeylands, Clane, Co. Kildare. The subject proposal has been designed having regard to the reasons and considerations which informed An Bord Pleanála's decision to refuse permission under ABP Ref. ABP-305905-19. The proposed Strategic Housing Development comprises the construction of a residential development, comprising 333 no. dwellings (121 no. houses, 144 no. apartments, 48 no. duplex units and 20 no. maisonettes), a crèche and a public park on 10.36Ha of land. More specifically, the proposed development, as per the description contained within the statutory planning notices, provides for:

"The development will consist of 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 storey 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 storey 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 storey 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 storey 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 storey 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."

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.

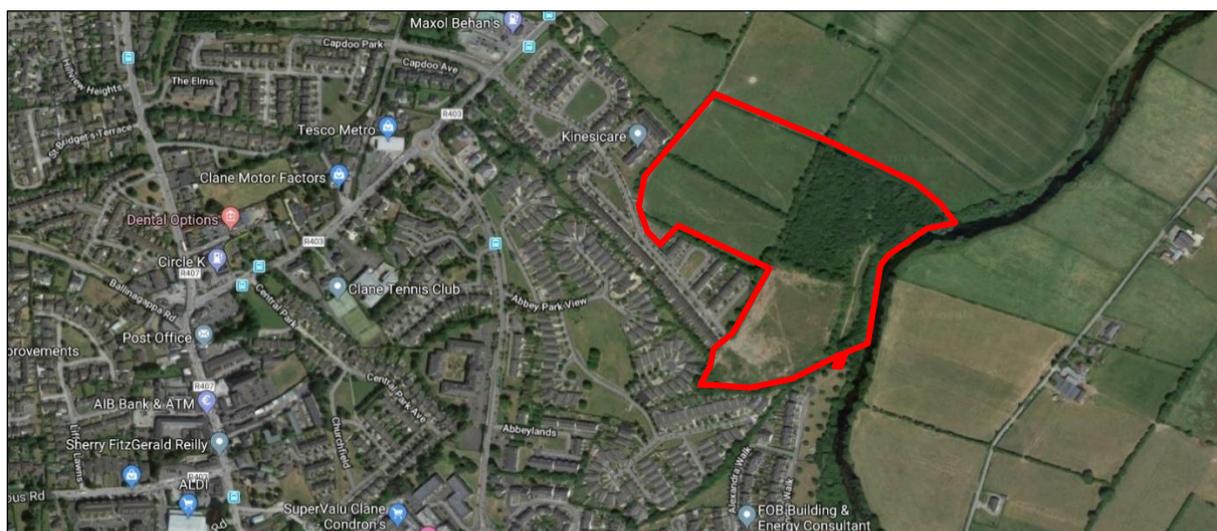


Figure 1.0 Aerial view of subject site (red outline) in the context of the immediate area.



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

The aforementioned residential developments adjoining the site provide a mix of detached, 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. This road also provides the basis for the site's access to 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. Regional Road R403 also provides access to routes 120, a, b, c, d, e, f and x which provide direct access to Dublin City Centre and University College Dublin. In addition, Kenneally's Bus Service provides direct transport to Naas via bus stops situated c. 650m from the site in the centre of Clane.

3.0 Planning History Subject Site

ABP Ref. ABP-305905-19 Planning permission was refused by An Bord Pleanála on 11th March 2020 for a Strategic Housing Development involving: (i) construction of 305 no. residential dwellings, comprising 112 no. houses, 20 no. maisonette units, 139 no. apartments in 4 no. blocks varying from 3 to 4 storeys in height (Block C being 4 storeys, Block D being 3 storeys, Block F being 4 storeys and Block L being 4 storeys) and 34 no. duplex units in 8 no. 3 storey blocks; (ii) construction of a 340sqm childcare facility (part of the ground floor of Apartment Block D) adjacent to the site's westernmost entrance (off the Brooklands Residential Estate) with capacity for up to 50 no. children; (iii) construction of a 1.88 hectare linear park adjacent to the River Liffey; (iv) 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; and (v) all associated site, landscaping and infrastructural works, including foul and surface water drainage, lighting, attenuation areas, bin storage, open space areas, boundary walls and fences, internal roads and cycle paths/footpaths.



Figure 3.0 Site layout plan of proposed development under ABP Ref. ABP-305905-19



Figure 4.0 Phasing plan for residential development refused under ABP Ref. ABP-305905-19, we note the location of the creche facility as indicated.

The following refusal reasons were given by the Board:

The “Urban Design Manual – a Best Practice Guide” issued by the Department of the Environment, Heritage and Local Government in 2009, to accompany the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas includes key criteria such as context, connections, inclusivity, variety and distinctiveness. It is considered that the proposed development is dominated by roads and surface car parking and results in a poor design concept for the site that is substandard in its form and layout, fails to establish a sense of place, would result in a substandard form of development that lacks variety and distinctiveness and includes a poor quality of urban and architectural design, all of which would be seriously injurious to the residential amenities of future occupants and contrary to the provisions of the Urban Design Manual – a Best Practice Guide in particular criteria number 6 Distinctiveness and number 7 Layout and to Policy HD 1 and Objective HDO 2 of the Kildare County Development Plan 2017-2023.

In addition, the development fails to respond satisfactorily to the requirements of the Design Manual for Urban Roads and Streets issued by the Department of Transport, Tourism and Sport, and the Department of the Environment, Community and Local Government in 2013 as it does not promote a high quality street layout that priorities people rather than vehicular movement.

Reg. Ref. 062674 Planning permission granted on 21st October 2008 for a 91 no. bedroom nursing and convalescing centre, 40 no. unit retirement complex and associated site works.

The above development was appealed to An Bord Pleanala by a third party, under An Bord Pleanala Ref.: PL 09.231741, but this appeal was subsequently withdrawn. Whilst extended under Reg. Ref. 13/705, until 19th July 2019, this permission was ultimately never enacted and has since expired.

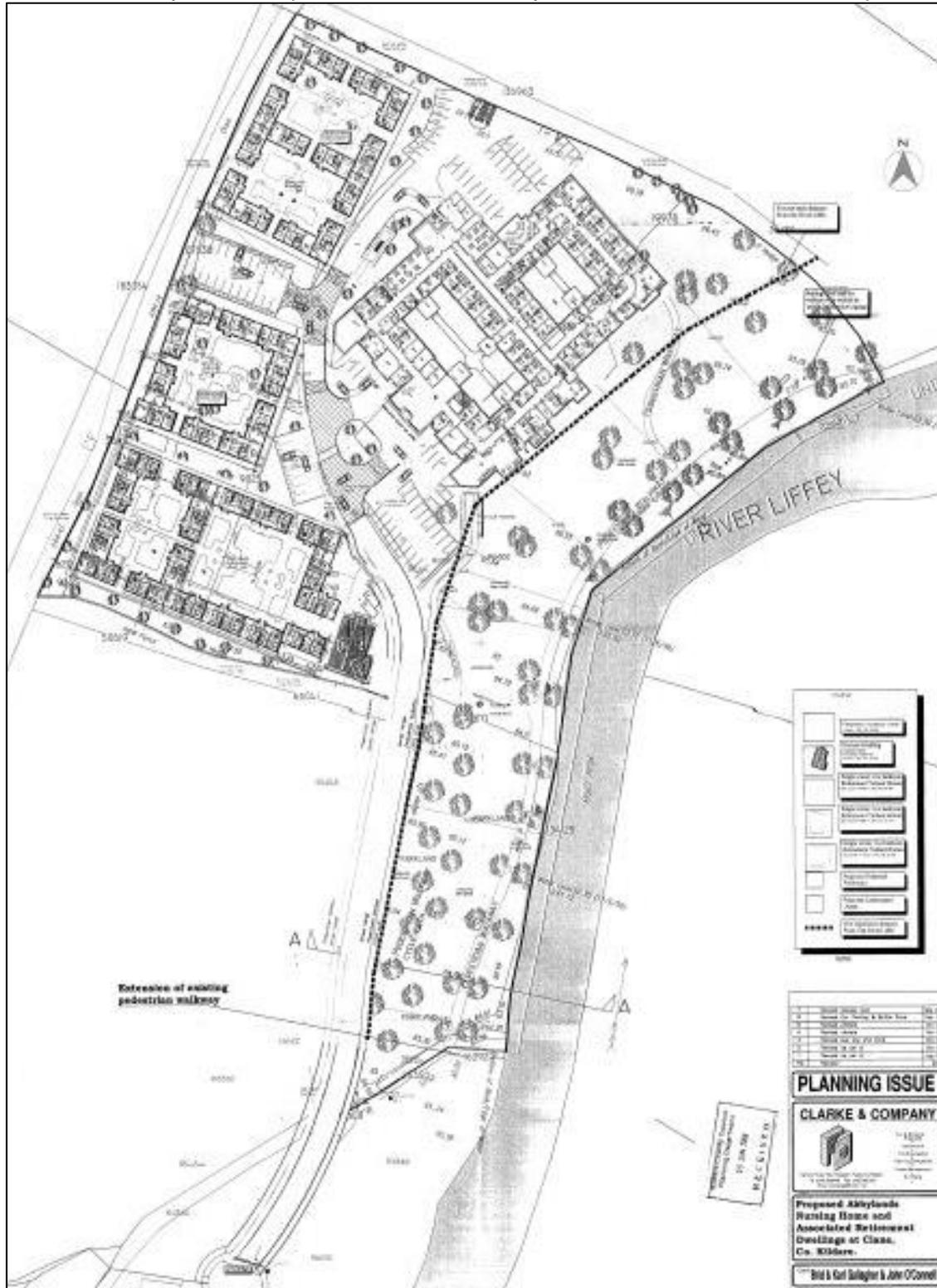


Figure 6.0 Site Layout Plan approved under Reg. Ref. 062674

3.1 Planning History of the Adjoining Land

A review of the Kildare County Council planning register revealed a number of applications on the land surrounding the subject site. They are as follows:

Capdoo Commons, Clane, Co. Kildare (immediately west/south of the subject site)

Reg. Ref. 032064 Planning permission granted by An Bord Pleanála on 9th March 2005 for construction of 160 no. dwellings; a new road access from the Clane Road and all other ancillary site development works. The 160 no. dwellings proposed consisted of: 1 no. 2 storey 5 bedroom detached house; 19 no. 2 storey 4 bedroom detached houses with garage; 16 no. 2 storey 4 bedroom dormer bungalows; 8 no. 2 storey 4 bedroom semi-detached houses; 68 no. 3-bedroom 2-storey terraced houses; 8 no. 2-bedroom 2-storey terraced houses; 2 blocks of apartments each being 2-storey to eaves with third floor in roof space featuring a total of 10 no. 1-bed apartments; 15 no. 2-bed apartments and 15 no. 3-bed apartments.



Figure 7.0 Aerial image illustrating location and extent of residential development approved under Reg. Ref. 032064 / ABP Ref. No. PL09.207390 (yellow outline) within close proximity to the site of the subject SHD application (red outline).

The above application was lodged on 15th October 2003. It is noted that further information and clarification of further information were requested on 5th December 2003 and 2nd March 2004, respectively. Following a review of the associated Planner's Reports, it is understood that the principle of development was not contested but, rather, the Planning Authority sought to guide the design of the development, ensure appropriate protocols were in place to manage the development post-construction and to ensure that associated drainage/transport infrastructure would be capable of accommodating the extent of residential units proposed. The responses to the requests for further information and clarification of further information were submitted to the Planning Authority on 4th February 2004 and 8th April 2004, respectively, with a decision to grant issuing on 5th May 2004. It is noted that this decision was subsequently subject to a 3rd party appeal to An Bord Pleanála on 31st May 2004 (ABP Ref. No. PL09.207390) with the Board granting permission for the development by Order dated 9th March 2005. We note the Board's reasoning for approving the development as per the following commentary from the aforementioned Order:

'Having regard to the residential zoning of the site as set out in the current Clane Development Plan, the existing pattern of development in the area, the nature scale of the proposed development, including the availability land to provide a pedestrian linkage to the adjoining estate

and the availability of infrastructure to serve the development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area. In deciding not to accept the Inspector's recommendation to refuse permission, the Board had particular regard to the residential zoning of the site, the pattern of development in the area and the availability of a pedestrian linkage to the adjoining estate and considered that in these circumstances notwithstanding the Regional Planning Guidelines for the Greater Dublin Area 2004-2016 that the proposed development would be in accordance with the proper planning and sustainable development of the area. Furthermore, the Board considered that any indication of local flooding is due to inadequate local drainage and overgrown ditches which will be improved as part of the development proposals.'

Abbeylands, Clane, Co. Kildare (immediately south of the subject site)

Reg. Ref. 04141 Planning permission granted on 22nd June 2005 for 148 units as follows: 23 no. 3 bed 2 1/2 storey dwellings; 29 no. 4 bed 2 1/2 storey dwellings; 12 no. 2 bed 1 1/2 storey dwellings; 28 no. 4 bed 2 1/2 storey semi detached dwellings etc

The above application was lodged on 26th January 2004. It is noted that a further information and 2 no. subsequent clarification of further information requests were requested on 19th March 2004, 28th July 2004 and 3rd December 2004, respectively. Following a review of the associated Planner's Reports, it is understood that the principle of development was not contested but, rather, the Planning Authority sought to protect the residential amenity of existing residential units, ensure appropriate protocols were in place to manage the development post-construction, consider the impact of the development on the adjoining Natura 2000 site and to reconsider the site layout in the context of both the applicable zoning objectives, housing mix proposed and accessibility.

The responses to the requests for further information and clarification of further information were submitted to the Planning Authority on 4th June 2004, 18th October 2004 and 29th March 2005, respectively, with a decision to grant issuing on 22nd June 2005. We note the location of the lands approved for residential development under Reg. Ref. 04141 in respect of the subject application site as per the aerial image presented in Figure 8.0, below.



Figure 8.0 Aerial image illustrating location and extent of residential development approved under Reg. Ref. 04141 (yellow outline) within close proximity to the site of the subject SHD application (red outline).

3.2 Planning History of Clane

A review of the Kildare County Council and An Bord Pleanála planning registers revealed a number of applications for development within the wider Clane area. They included:

Capdoo, Clane, Co. Kildare (c. 600m north-west of application site)

ABP Ref. ABP-304632

Strategic Housing Development application approved by An Bord Pleanála on 26th September 2019.

Development:

Demolition of all existing structures on site, including 1 no. habitable house, agricultural structures and domestic sheds; development of 366 no. new residential units; a childcare facility (316sqm GFA approx.); a new Link Road connecting the R407 (College Road/Kilcock Road) to Capdoo Park and the R403 (Celbridge Road) beyond, incorporating cycle tracks and footpaths on both sides of the carriageway, together with a new roundabout on the R407 and all necessary upgrades to existing junctions and road realignments at both the R407 and Capdoo Park; associated internal access roads, pedestrian and cycle paths and linkages; open space; and, all associated site and development works. The 366 no. residential units comprised of: 6 no. one-bedroom apartments; 118 no. two-bedroom apartments; 12 no. one-bedroom duplex apartments; 36 no. three-bedroom duplex apartments; 19 no. two-bedroom houses; 75 no. three-bedroom houses; 77 no. four-bedroom houses; and 12 no. five-bedroom houses.



Figure 9.0 Site layout of development approved under ABP Case No. ABP-304632

The following commentary is noted from the Inspectors Report, dated 10th September 2019, prepared in respect of the above application:

'The development is acceptable in principle with regard to the zoning of the site in the Clane Local Area Plan 2017 - 2023. The housing density and mix are acceptable with regard to the zoning objective and to the location of the site c. 500m north of Clane town centre. The proposed residential design and layout are generally in accordance with relevant national and local policies on residential development and will provide a satisfactory standard of residential accommodation, while achieving residential density that reflects the strategic nature of the site and the importance of consolidation on zoned and serviced lands within established urban areas. I am satisfied that the development would not have any significant adverse impacts on visual or residential amenities. It is considered that the development will enhance pedestrian and cycle connectivity in the area and would not result in undue adverse traffic impacts. I am also satisfied that the development does not result in a significant flood risk at the development site or upstream or downstream.'

Loughbollard Commons, Clane, Co. Kildare (c. 1.25km west of application site)

Reg. Ref. 05/576 Approved following third party appeal to An Bord Pleanála (Ref. No. 217279) on 19th June 2007

Development: Construction of 200 no. residential units, 20 no. industrial units, an amenity area (c. 2Ha) and site works, including a distributor road from the Kilcock Road to the site. The 200 no. residential units comprised of: 7 no. one-bedroom apartments; 7 no. two-bedroom apartments; 6 no. two-bedroom maisonettes; 20 no. three-bedroom maisonettes; 16 no. four-bedroom dormer bungalows; 18 no. four-bedroom houses; 33 no. three-bedroom houses; 74 no. three-bedroom houses; and 11 no. two-bedroom houses.

It is noted that the above application was subject to 2 no. extension of duration applications (Reg. Ref. 05/576 & Reg. Ref. 12/113) and is currently under construction.



Figure 10.0 Site layout of development approved under Reg. Ref. 05/576

It is noted that, as per the provisions of the Clane Local Area Plan 2017 – 2023, the 2 no. application sites at Capdoo and Loughbollard Commons discussed above are identified as Key Development Area (KDA No. 2 & 3 respectively). It is considered, that the development of the subject site, which is located within KDA No. 1, is appropriate in the context of consolidating the growth of Clane Town in a sufficient and sustainable manner.

If approved, the proposed residential development will further contribute to the growth of Clane Town for the benefit of existing community facilities, the efficiency of public transport systems and the protection of rural lands within the wider environs of Clane against uncontrolled sprawl and will improve the vitality of this urban centre. The design team have duly considered the planning history and development context of the area and have designed the subject development in accordance with principles of integration and connectivity with existing and proposed surrounding land uses.

4.0 Assessment against Refusal under ABP Ref. ABP-305905-19

As previously discussed in Section 3.1, An Bord Pleanála refused permission for a Strategic Housing Development (under ABP Ref. ABP-305905-19) on the subject site on 11th March 2020. The Reasons and Considerations for refusing the application, as set out in the Board Order dated 11th March 2020, were as follows:

The “Urban Design Manual – a Best Practice Guide” issued by the Department of the Environment, Heritage and Local Government in 2009, to accompany the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas includes key criteria such as context, connections, inclusivity, variety and distinctiveness. It is considered that the proposed development is dominated by roads and surface car parking and results in a poor design concept for the site that is substandard in its form and layout, fails to establish a sense of place, would result in a substandard form of development that lacks variety and distinctiveness and includes a poor quality of urban and architectural design, all of which would be seriously injurious to the residential amenities of future occupants and contrary to the provisions of the Urban Design Manual – a Best Practice Guide in particular criteria number 6 Distinctiveness and number 7 Layout and to Policy HD 1 and Objective HDO 2 of the Kildare County Development Plan 2017-2023.

In addition, the development fails to respond satisfactorily to the requirements of the Design Manual for Urban Roads and Streets issued by the Department of Transport, Tourism and Sport, and the Department of the Environment, Community and Local Government in 2013 as it does not promote a high quality street layout that priorities people rather than vehicular movement.

It is also considered that the development fails to integrate existing hedgerows satisfactorily into the layout of the development and, as such, would be contrary to objective GIO1.4 of the Clane Local Area Plan 2017-2023 which seeks to integrate hedgerows and trees into the design of new development.

The proposed development would, therefore, seriously injure the residential amenities of future occupants, would be contrary to these Ministerial Guidelines and would be contrary to the proper planning and sustainable development of the area.

The subject proposal adopts the following design elements in response to the refusal reasons listed in An Bord Pleanála’s decision to refuse permission under ABP Ref. ABP-305905-19:

- The subject proposal retains an increased amount of existing hedgerows and trees and incorporates them into the design of the new development achieving compliance with Objective GIO1.4 of the Clane Local Area Plan 2017-2023. The subject proposal features strong network of interlocking open space areas formed around the existing hedgerows/trees being retained on site.
- The dominance of roads has been reduced as a result of the dwellings and roads being formed around the strong network of interlocking open space areas formed around the existing hedgerows/trees being retained on site. These open space areas feature a network of pedestrian and cycle paths through the scheme and adjacent to the River Liffey. The road network featuring in the subject proposal is formed around the green infrastructure network and pedestrian/cycle network with the dominance of the road network links through the site far reduced when compared with the scheme proposed under ABP Ref. ABP-305905-19. The road network has also been simplified from that featuring in the proposal under ABP Ref. ABP-305905-19 and a clearer hierarchy of roads has also been provided, with main through routes and home zones more clearly discernible in the current proposal.

- The car parking areas serving the proposed Apartment Blocks and Duplex Units have been simplified and the buildings around them positioned to shield views of these areas positioned around them in such a way as to reduce views of these areas. Undercroft car parking is proposed at blocks A, B and Duplex/Apartment Block C thus reducing views of car parking and allowing for landscaped podiums. In addition, more landscaping is proposed throughout the development including in the proposed car parking areas and at their entrances. The culmination of these changes reduces the dominance of surface car parking within the proposed development.

The combination of the above design elements results in a scheme which prioritises people rather than vehicular movement and provides a high level of residential amenity to residents of the development as well as residents of the surrounding area. The abovementioned changes are considered to have appropriately responded to refusal reasons under ABP Ref. ABP-305905-19.

5.0 Pre-planning Consultations with Kildare County Council

5.1 Consultation with Kildare County Council

We note that 1 no. informal pre-planning consultations and 3 no. formal pre-planning consultation meeting took place with the Planning Authority in relation to the subject site (3 no. in advance of this SHD pre-planning application being lodged and 2 no. in advance of the previous SHD pre-planning application (ABP Ref. ABP-305905-19) being lodged.

Meeting No. 1 Formal Section 247 Meeting)

Date: 7th February 2019

Attendees:	Liam Currie	Executive Planner	Kildare County Council
	David Hall	Senior Executive Engineer	Kildare County Council
	George Willoughby	Senior Executive Engineer	Kildare County Council
	Dermot Donoghue	Executive Engineer	Kildare County Council
	Patrick G. Fadden	Applicant Representative	Westar Investments Limited
	Patrick J. Fadden	Applicant Representative	Westar Investments Limited
	Brian Connolly	Project Engineer	Brian Connolly Associates
	Conor Moriarty	Project Engineer	Brian Connolly Associates

At this meeting a proposal for 300 no. dwellings (comprising 130 no. apartments and 170 no. houses) and a crèche was tabled. The following main meeting notes/points of discussion from this meeting are presented below, for ease of reference we note the separation of the main points under the headings of the various departments within Kildare County Council which were present in the meeting:

Planning Department

- Noted overall satisfaction with layout as proposed.
- Requested review of landscaping fronting duplex units, to create lively elevation to address the street.
- Commented on units 118-121, 19-20 and 130 and requested that these areas be tidied.
- Requested additional colouring of proposed walkway and green belt along the Liffey in design drawings.
- Advised Statement of Compliance re Design Standards required as part of Pre-Application Submission. Noted typical wish for unit layout to maximise sunlight (north south) but given particular site location agreed with design layout as proposed with units orientated east west, facing toward the River Liffey. KCC submission to An Bord Pleanála to reference same.

Parks Department

- KCC queried hedgerows to be left in place as part of proposed site layout. Requested that any hedgerows dividing 2 units / at rear of both proposed units be removed so as to avoid future maintenance issues. Noted ongoing maintenance issues at other existing developments and policy to seek removal for new builds.

- Requested updated landscape design and arborist report re 300 units. WIL noted preparation of updated report underway.
- KCC noted re tree planting; 1) margins are less than 1.5m, no trees should be planted, 2) no trees should be planted within 3/5m of any light poles, 3) root barriers to be considered for trees planted near underground services. Requested that native, pollinator friendly plant species be chosen.
- KCC requested a bound surface be laid for walkway along the Liffey to provide universal access.
- For any play or amenity items proposed along river walkway, KCC requested that they have 'no moving parts' so as to avoid future maintenance issues.
- Requested emphasis be placed on proposed landscape detail near apartment Block A. Also requested review of car parking fronting duplex units so as to provide greater area for planting.

Water Services Department

- KCC detailed application process and stages of review by Water Services Dept. KCC to report on behalf of / as agent of Irish Water at Stage 1 and 2, not at Stage 3. Noted Statement of Design Acceptance from Irish Water required to proceed with Stage 3.
- KCC noted updated IW Pre-Connection letter re. 300 units required. WIL noted letter re 270 units held on file and updated letter re 300 units awaited. KCC noted IW Pre-Connection letters may seek further engineering assessment.
- KCC noted updated Flood Risk Assessment required for 300 units. WF noted preparation of updated report underway.
- KCC advised ULVSS Contract 2B to proceed and works to being before YE 2019.
- KCC advised GIS data held by IW re foul water from existing Abbeypark estate is incorrect. The GIS shows flow through Central Park, however actual route of flow is via Abbeylands.
- KCC requested allowance be made where possible for future foul and storm flows from 'strategic reserve' lands to the North of subject site.

Roads Department

- KCC noted several requests to be addressed in submission to An Bord Pleanála.
- Extend river walkway from boundary at Alexandra Park to boundary at northern end of applicant/subject site. Provide link to river walkway from proposed development.
- 5.5m roadways and 2m footpaths to be provided throughout.
- KCC noted parking requirements contained in County Development Plan. WF recognised but raised point regarding increased densities required and physical limitation of space available.
- KCC requested provision of suitable disabled and e-car charging spaces.
- KCC commented re upgrade of junction of R403 and by-pass road towards Kilcock and requested that consideration of this junction be included as part of application. WIL highlighted that per Clane LAP 2017-2023, the upgrade of junction is to be carried out as part of the separate KDA2 development area and the LAP does not seek for junction upgrade as part of KDA1, i.e. the applicant site. Separate Connectivity/Movement objectives are set for KDA1, including riverside pathways and provision of access to existing residential developments at southern boundary.
- KCC advised they wish to see traffic lights set up at junction of R403 and the by-pass road towards Kilcock. WF highlighted findings of traffic impact assessment completed for this application which concluded that placement of traffic lights at this junction would lead to increased traffic build-up and delays, when compared with option of leaving junction as is, i.e. with no traffic lights.
- KCC requested that the applicant/agent contact representatives of KDA2 applicant and seek traffic data for inclusion in KDA1 reports. WF, aware that KDA2 applicant had submitted Pre-Application documentation to KCC including traffic reports, requested that data held on file be shared however KCC advised that they are unable to do so.
- KCC highlighted pinch point on roadway fronting proposed duplex units to be reviewed.

Housing Department

- KCC to confirm separately exact housing need, but indicated general satisfaction re layout, including proposed number of Part V units, unit type and location.
- Noted satisfaction with and appeal of 2 bed 'maisonette' type units included.
- Confirmed costs payable per Dept. Guidelines.
- WF noted ongoing discussion and submissions made re Part V. Awaiting formal agreement.

It is considered that the Applicant adequately addressed the majority of concerns raised in the pre-planning feedback received from Kildare County Council, while addressing the reasons and considerations which informed the Board's Order to refuse application ABP Ref. ABP-305905-19.

Meeting No. 2 Formal Section 247 Meeting

Date: 27th September 2018

Attendees:	Jane O'Reilly	Executive Planner,	Kildare County Council
	Liam Currie	Executive Planner	Kildare County Council
	David Hall	Senior Executive Engineer	Kildare County Council
	George Willoughby	Senior Executive Engineer	Kildare County Council
	Dermot Donoghue	Executive Engineer	Kildare County Council
	Jude O'Loughin		Kildare County Council
	Patrick G. Fadden	Applicant Representative	Westar Investments Limited
	Patrick J. Fadden	Applicant Representative	Westar Investments Limited
	Brian Connolly	Project Engineer	Brian Connolly Associates
	Conor Moriarty	Project Engineer	Brian Connolly Associates

The following main meeting notes/points of discussion from this meeting, as raised by Kildare County Council are presented below:

- Noted overall satisfaction with layout as proposed.
- Applicant to include for objectives as set out for this KDA 1 in Clane LAP 2017-2022.
- Advised that, despite the limits set in Kildare County Development Plan, ABP are seeking densities higher than those currently proposed, and that proceeding with application as is would likely lead to refusal. Advised applicant to re-look at proposed layout and to seek additional densities.
- Requested applicant engage with owner of the 'nursing home lands' to gauge proposals for this adjacent site and to make allowances where possible for future connection and integration.

Meeting No. 3 Formal Section 247 Meeting (Remote Meeting Due to Covid 19 Restrictions)

Date: 15th May 2020

Attendees:	Eoghan Lynch	Senior Executive Planner,	Kildare County Council
	Patrick Fadden	Applicant Representative	Westar Investments Limited
	William Fadden	Applicant Representative	Westar Investments Limited
	Jeremy Maguire	Project Architect	C+W O'Brien Architects
	Kevin Hughes	Project Planning Consultant	Hughes Planning
	Margaret Commane	Project Planning Consultant	Hughes Planning

This pre-planning meeting revolved around a revised pre-planning pack circulated prior to the meeting. This revised pre-planning pack included the following additional components/amendments to the proposal originally submitted on 24th April 2020:

- A brief summary of the DMURS principals considered in the preparation of this revised proposal was included in the Pre-planning Response Booklet, prepared by C+W O'Brien Architects, which accompanied this submission. A DMURS compliance statement accompanies this application.
- A discussion on how the 12 Criteria identified in the Urban Design Manual - A best practice guide, 2009 informed this revised proposal was included in the Pre-planning Response Booklet, prepared by C+W O'Brien Architects, which accompanied this submission.
- Sample revised apartment designs and house types, which are architecturally appropriate, respond to all frontages and feature high quality materials/finishes, were included in this submission to illustrate the kind of high quality apartment blocks and houses they intend to introduce to the subject site.
- Undercroft car parking was introduced to a number of Apartment Blocks, with more landscaping provided throughout the development to reduce the dominance of surface car parking on site.

- The proposal was amended to include additional apartment blocks adjacent to the Liffey River (as illustrated in the plan excerpt included in Figure 12.0 overleaf), consistent with the previous tripartite discussions that took place in relation to ABP Ref. ABP-305905-19.
- The layout of the dwellings in the south-east end of the site were reconsidered so that they better address adjacent properties on Victoria Walk with increased setbacks being adopted in parts.
- As illustrated in Figure 11.0 below, the no. of cul de sacs and the length of the cul de sacs proposed were reduced.



Figure 11.0 Excerpts of the undercroft car parking areas included in the Pre-planning Response Booklet, prepared by C+W O'Brien Architects

Meeting 4 Informal Section 247 Consultation (via Email Due to Covid 19 Restrictions)

Date: 24th April 2020

This pre-planning consultation revolved around a pre-planning pack submitted to Kildare County Council via email. The proposal featuring in this pre-planning pack can be described as follows:

Construction of a residential housing scheme comprising 124 no. houses, 142 no. apartments and 36 no. duplex and masionette units (providing a total of 302 no. residential dwellings), a crèche and a public park on the 10.36Ha site. The proposed scheme has a housing density of 37 dwellings per Ha and a site coverage of 16% (calculated using a net site area of 8.1Ha).

Eoghan Lynch, Senior Executive Planner with Kildare County Council, provided the following feedback (on 11th May 2020 via email) in relation to the material provided to Kildare County Council:

While acknowledging that it may have been submitted as a way of kickstarting discussion, in my opinion the submitted layout will not overcome the reason for refusal. A new layout should be developed by a multidisciplinary team which will include architecture, urban design, transport engineering and landscaping expertise. This, and only this, will result in a layout that satisfies ABPs requirements, is dmurs compliant, creates quality spaces and really takes advantage of the natural assets within and adjoining this site.

Having read the inspector's report, for a revised application, I would expect the following in a revised application:

- *A justification statement for a material contravention of local area and development plan policy – where the subject proposal departs from or contravenes local planning policy you must provide justification and rationale for this departure. Please be cognisant of the fact that by the time this is lodged with the Board that Variation No.1 of the Kildare County Development Plan 2017 may have been adopted – this includes revised core strategy figures that will have an impact on Clane and the proposed development.*

- A DMURs compliance statement showing how the principles have been incorporated into a completely revised design and layout – a clear hierarchy of streets should be shown, long straights and cul de sacs should be avoided, pedestrian permeability should be incorporated throughout – the dmurs compliance statement should be signed off by both a road design engineer and urban designer.
- An urban design statement prepared with reference to the 12 Criteria identified in the Urban Design Guidelines the design team should include urban design expertise, this will be evident in the resultant layout, the landscaping plan and urban design layout should have very evident overlap.
- Revised apartment designs – the apartments should have appropriate architectural input, they should have high quality finishes and quality private open space for each apartment, consideration should be given as to how residents of each unit will interact with the public realm including access to communal spaces, car and bike parking, bin storage etc.
- Revised house types – most of the house types submitted with previous application meet the required standards, but more architectural consideration will be required for the dual aspect dwellings and dwellings that enclose long aspects or distant views within the development.



Figure 12.0 Site Layout Plan included in initial pre-planning pack submitted to Kildare County Council

With regards to the layout of the site, Senior Executive Planner Eoghan Lynch continued to guide specific areas for revision as follows:

- *Design, layout and distribution of car parking – this was a big criticism from the Board at Stage 2 of the process and also in the inspectors report at Stage 3*
- *Landscaping plan including the appropriate incorporation of existing hedgerows – this does not include the retention of every metre of hedgerow, high quality hedgerow should be retained – but not in its entirety at the expense of visual and physical permeability throughout the site, it should not create leftover spaces that are backed onto by dwellings. The site has a lot of natural advantages in this regard but careful design expertise is required to demonstrate how this will be capitalised on.*
- *‘Fronting up’ the higher density element of the development to the linear park along the Liffey – this was part of the discussion at stage 2 of the previous application and the layout was significantly revised at that stage to address this, this aspect should not be lost from the design brief for the redesign.*
- *Consideration of the southeast end of the site – dwellings should not face directly the rear garden boundaries of Victoria Walk.*
- *No long cul de sacs.*
- *Physical permeability to all lands north south and west of the site – including existing and future planned connections.*



Figure 13.0 Revised proposed site layout plan included in second pre-planning pack submitted to Kildare County Council

- A diagram illustrating the physical permeability to all lands north, south and west of the site (including existing and future planned connections) was included in the Pre-planning Response Booklet, prepared by C+W O'Brien Architects, which accompanied this pre-planning submission (an excerpt of which is included in Figure 13.0 on the previous page).



Figure 14.0 Excerpts of physical permeability included in the Pre-planning Response Booklet, prepared by C+W O'Brien Architects

The following points comprise the principal concerns raised by Eoghan Lynch during this meeting:

- Potential anti-social behavior occurring in the car parking areas serving the apartments due to their enclosed nature and separation from the apartment blocks. It was also a concern that that residents may park out on the street to avoid using the enclosed parking area; and
- A desire for a harder street edge adjacent to the proposed linear park was expressed.

Following the meeting, Eoghan Lynch shared the below comments on the pre-planning proposal provided by Kildare County Council's Water Services Department and Roads Department:

Water Services Department

Irish Water Upper Liffey Valley Contract 2B which includes works at Clane and Sallins is progressing and its completion will remove existing wastewater network constraints that will benefit the proposed development.

At this stage I would advise that the applicant makes a pre-connection enquiry to IW at newconnections@water.ie to assess progress on Contract 2B and the feasibility of connections

to IW networks for the revised development proposal. A Confirmation of Feasibility for the revised development proposal must be submitted in any application to ABP for a Stage 2 SHD pre-application consultation.

I would also refer the applicant and their engineering agent to the IW submission to ABP and WSD Stage 3 SHD report dated 171219 on the previous SHD application on the site which was refused by ABP on planning and architectural grounds.

I note from the new pre-planning application that a revised site layout is being proposed to address the previous refusal issues.

No new water services layout or design has been submitted at this stage and in advance of the stage 1 SHD pre-planning meeting for the revised proposal the applicant should be advised that WSD remain available for technical consultation on water services and flood risk issues which will require a revised site specific flood risk assessment.

Roads Department

We note 486 parking spaces are proposed. Parking would have to be in accordance with Table 17.9 of Chapter 17 of the Kildare County Development Plan 2017 – 2023. That would require 560 spaces for residential alone and this does not account for additional visitor spaces (typically 10%) and parking for the proposed crèche.

The conditions in the roads report pertaining to the SHD201905 dated the 10 January 2020 are still applicable and we would recommend that these are dealt with by the Applicant prior to the commencement of development and should be considered at the pre planning stage.

In response to the feedback received from Kildare County Council's Planning, Water Services and Roads Departments, the design team made the submissions and revisions to the proposal as follows:

- The car parking areas serving the proposed Apartment Blocks have been simplified and reduced in size reduce their impact. The buildings around them have been re-positioned to shield views of these areas and also ensure residents don't have far to travel between their apartments and car parking.
- Engineering/landscape proposals were shared with Kildare County Council on 5th June 2020.
- Regard has been had to the report issued by the Roads Department in relation to the previous SHD application (under ABP Ref. ABP-305905-19) when finalizing the development proposal.
- 3 storey dwellings were introduced proximate to the developments eastern entrance to create the harder street edge desired adjacent to the proposed linear park.

5.2 Consultation with An Bord Pleanála

Following consultations with Kildare County Council, a request to enter into pre-planning consultations with An Board Pleanala was submitted and a pre-planning consultation meeting was facilitated on 8th October 2020 with attendance of same noted as follows:

Meeting No. 5 Formal Section 247 Meeting (Remote Meeting Due to Covid 19 Restrictions)

Date: 8th October 2020

Attendees:	Ciaran Hand	Project Administrator	An Bord Pleanála
	Elaine Power	Planning Inspector	An Bord Pleanála
	Rachel Kenny	Director Planning	An Bord Pleanála
	Eoghan Lynch	Senior Executive Planner,	Kildare County Council
	Sandra McCormack	Assistant Planner	Kildare County Council
	Patrick Harrington	Housing Department	Kildare County Council
	Colm Lynch	Roads Department	Kildare County Council
	David Hall	Senior Executive Engineer	Kildare County Council
	Carmel O'Grady	Executive Parks Superintendent	Kildare County Council
	Patrick G. Fadden	Applicant Representative	Westar Investments Limited

Patrick J. Fadden	Applicant Representative	Westar Investments Limited
William Fadden	Applicant Representative	Westar Investments Limited
Frank O'Rourke	Applicant Representative	Westar Investments Limited
Jeremy Maguire	Project Architect	C+W O'Brien Architects
Arthur O'Brien	Project Architect	C+W O'Brien Architects
Kevin Hughes	Project Planning Consultant	Hughes Planning
Margaret Commane	Project Planning Consultant	Hughes Planning
Brian Connolly	Project Engineer	Brian Connolly Associates
Gwen Tierney	Project Landscaping Consultant	Landmark Designs Ltd.

Pursuant to the above meeting, An Bord Pleanála subsequently issued a Notice of Pre-Application Consultation Opinion on 28th October 2020, which confirmed that the extent of documentation previously submitted constituted a reasonable basis for a Strategic Housing Application. Further to this confirmation, the Board's correspondence guided 11 no. specific documents which should be included with a formal application as follows:

- *Notwithstanding that the proposal constitutes a reasonable basis for an application demonstrate / justify the suitability of the proposed site to accommodate the proposed height and residential density with regard to the provisions of the current Kildare County Development Plan, and any variation that may be in place at the time of making the application, and relevant national and regional planning policy including the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual'); The 'Design Standards for New Apartments – Guidelines for Planning Authorities' (2018) and the 'Urban Development and Building Heights – Guidelines for Planning Authorities' (2018).*
- *A report that addresses and provides a clear design rationale for the proposed design, scale and character of key buildings/street frontages, materials and finishes of the proposed development including specific detailing of finishes and frontages for the proposed apartment blocks, and the maintenance of same. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development.*
- *A report detailing the extent, location and visual dominance of car parking proposed, having regard to the location of the site and its proximity to public transport services.*
- *A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.*
- *A report that addresses and provides a justification for the proposed housing mix.*
- *A report that address and provides a clear rationale for connectivity and permeability within and through the site.*
- *Childcare Demand and Concentration Report, which identifies demand for childcare places likely to be generated by the proposal and the capacity of the childcare facility previously granted on the subject site and existing facilities in the vicinity to cater for such demand.*
- *School Demand and Concentration Report, which identifies demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand.*
- *Address issues raised in the report of Irish Water to An Bord Pleanála dated 5th August 2020 and in the Report of Drainage Division of planning authority dated 15th July 2020.*
- *A phasing plan for the proposed development which includes the phasing arrangements for the delivery of the public open spaces and Part V provision.*
- *A material contravention statement, in respect to any and all elements of the development that may materially contravene the Development Plan objectives or policies applicable to the site, whether, core strategy, density, housing typology, car parking, open space or other.*

In addition to the above documents, the Board requested that both Irish Water and Kildare County Childcare Committee be notified in the event of a formal application.

A Statement of Response to Pre-application Consultation Opinion has been prepared by Hughes Planning and Development Consultants, detailing how each of the items outlined in the pre-application consultation opinion from An Bord Pleanála have been addressed in full by the applicant and design team prior to lodgment of this application.

6.0 Proposed Development

The proposed development, as designed by C+W O'Brien Architects, involves the construction of a residential housing scheme comprising 121 no. houses, 20 no. maisonette units, 144 no. apartments and 48 no. duplex units (providing a total of 333 no. residential dwellings), a crèche and a public park on the 10.36Ha site. The proposed scheme has a housing density of 41 dwellings per Ha, a gross plot ratio of 0.34 and a site coverage of 15% (all calculated using a net site area of 7.8Ha).



Figure 15.0 Site layout plan of proposed development of 333 no. dwellings, crèche and public park.

The proposed development will be constructed in 4 no. phases as follows:

- Phase A - Construction of 80 no. residential units adjacent to the sites western entrance and development of River Liffey linear park;
- Phase B - Construction of 39 no. residential units in the north-western part of the site;
- Phase C - Construction of 71 no. residential units in the south-eastern part of the site adjacent to the eastern site entrance; and
- Phase D - Construction of 143 no. residential units in the north-eastern part of the site.

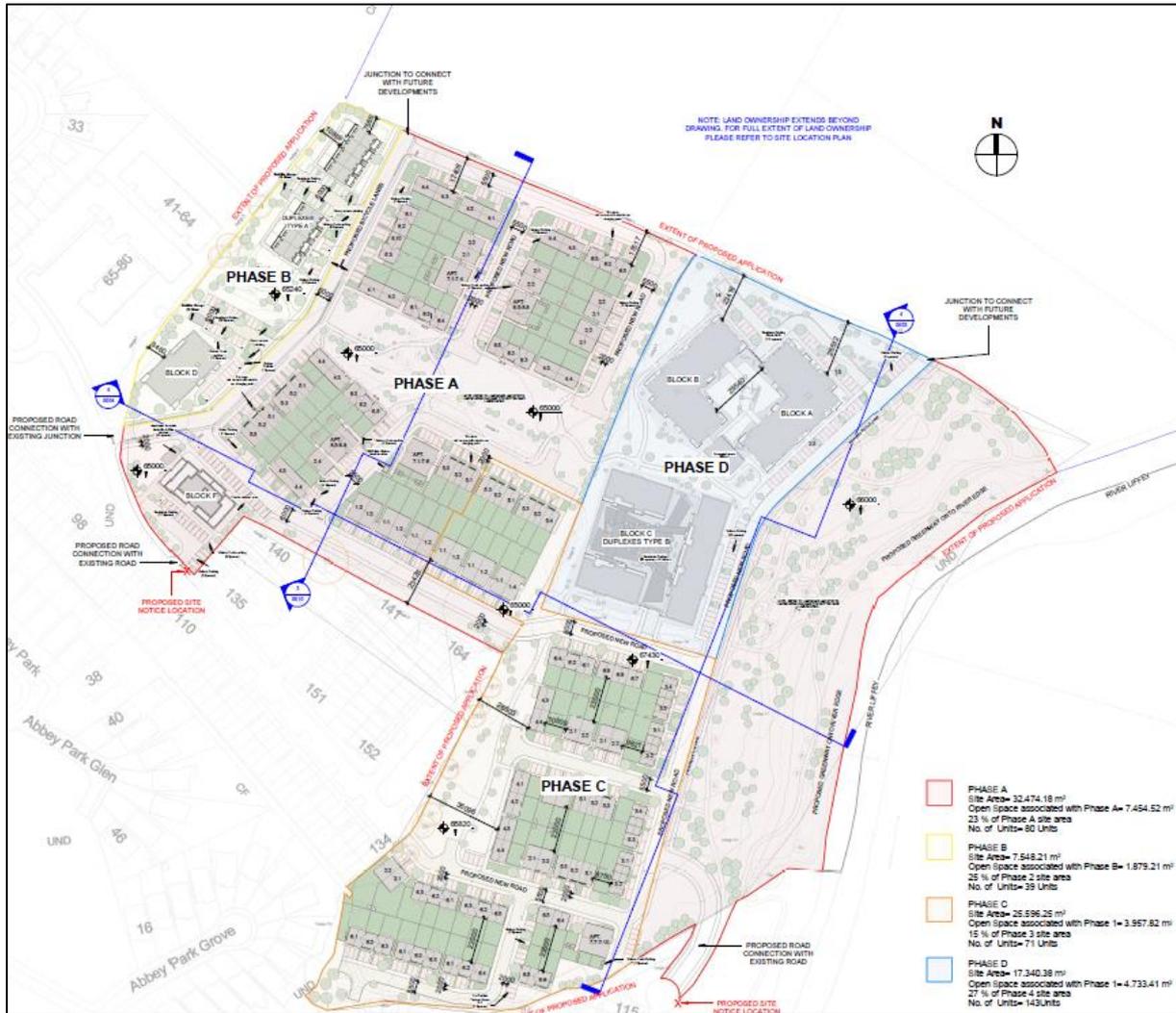


Figure 16.0 Proposed phasing plan for the subject residential development

The proposed development will feature 2 no. character zones, as illustrated in Figure 17.0 overleaf. The character areas create a sense of place for future residents within the development through a combination of unit types, parks/open space areas, materials and finishes, nearby natural elements and infrastructure and the hierarchy of streets. Please refer to the Architectural Design Statement, prepared by C+W O'Brien Architects for further information in relation to the character zones.

The layout of the proposed development has been informed by the topography of the subject site, its proximity to the River Liffey, existing hedgerows on site as well as the policies and objectives set out for the Key Development Area 1 in the Clane Local Area Plan 2017–2023. As illustrated in the site layout plan, the site layout provides for a considerable separation distance between the proposed residential units and the River Liffey to the east of the site.

In similar manner to existing residential development to the immediate south of the application site, this separation space will accommodate public amenity space associated with an existing linear walkway along the river for the benefit of existing and future residents of Clane and its environs. Inclusive of this new public amenity area, the development will provide a total of c. 3.6 hectares of appropriately designed communal/public open spaces throughout the application site. As discussed previously, in Section 4.0, the subject application has also been designed having regards to the reasons and considerations which informed An Bord Pleanála’s decision to refuse permission under ABP Ref. ABP-305905-19.



Figure 17.0 Character zones (1 & 2) within the proposed residential development

The proposed development also includes upgrade works to an existing spur road along the southern boundary within the Brooklands Residential Estate. Access to the site will be provided principally via the existing Brooklands and Alexandra Walk Residential Estates via previously developed spur roads which were provided to allow access in the event of future development. The proposed development will provide 2 no. similar spur links along the northern site boundary to support further development in the future.

The proposed development includes a total of 575 no. car parking spaces, inclusive of 256 no. spaces to serve the proposed apartments/duplex units, 242 no. spaces to serve the houses and 59 no. visitor parking spaces. The development also provides 18 no. parking spaces to serve the crèche facility. Further to vehicular parking, the development provides a total of 311 no. bicycle parking spaces provided throughout the development.

6.1 Proposed Apartments, Duplexes and Maisonette Units

The development proposal will include the construction of 212 no. apartment/duplex and maisonette units on the application site. Apartments will be provided within purpose-built apartment blocks scattered throughout the development 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 1.0 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 2.0 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 3.0 Break-down of Maisonette units featuring in the proposed development.

All apartments/duplex and maisonette units will have direct access to a private balcony or terrace directly accessible from the main living area.

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 18.0 Southern elevation (top) and northern elevation (bottom) of Apartment Blocks A & B.



Figure 19.0 Ground floor plan for Apartment Blocks A & B.

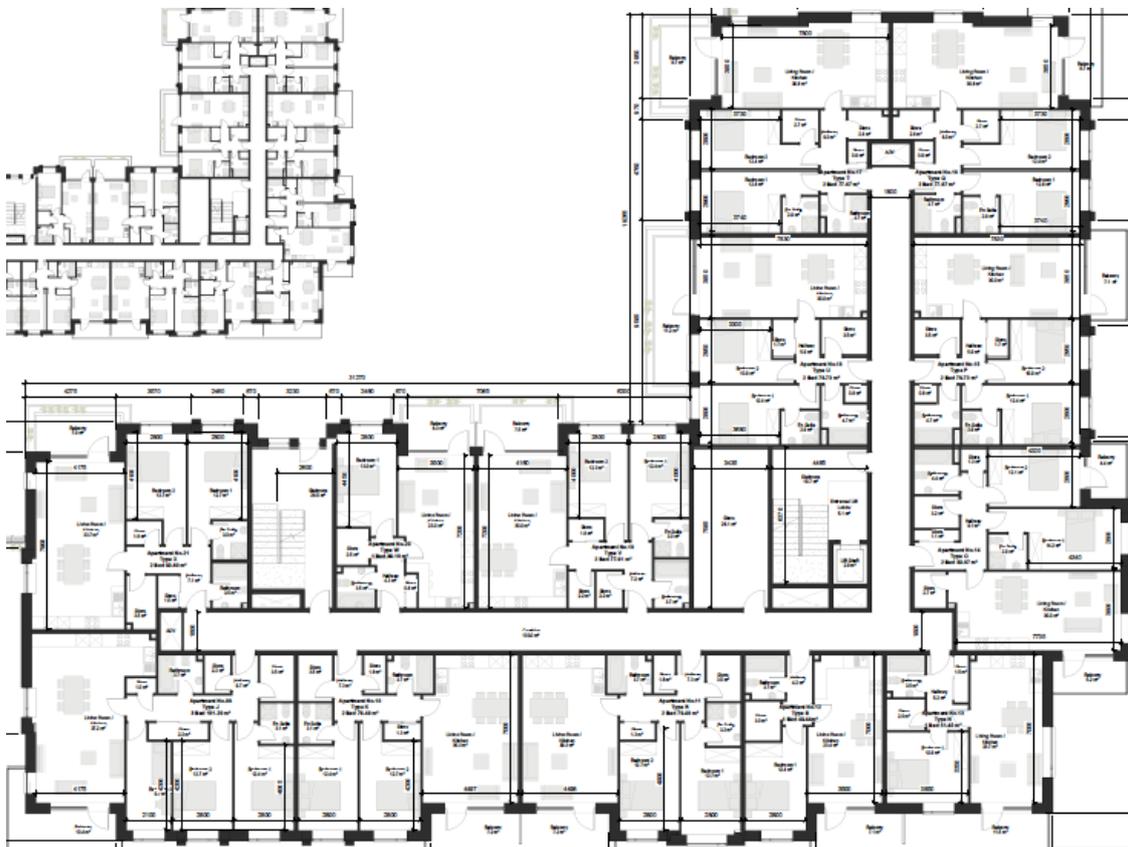


Figure 20.0 First floor plan for Apartment Blocks A & B.

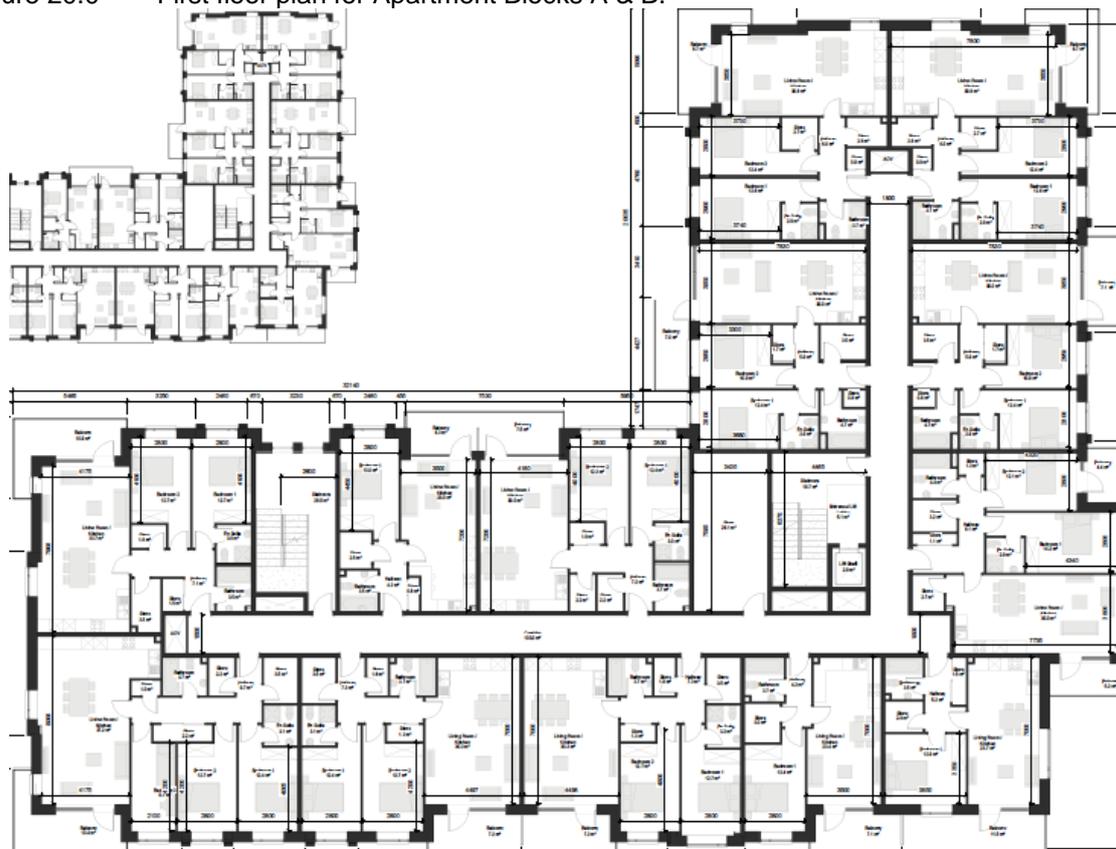


Figure 21.0 Second and third floor plans for Apartment Blocks A & B.



Figure 22.0 Western elevation (top) and eastern elevation (bottom) of Apartment Blocks A & B.

Apartment Block C

Apartment 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.

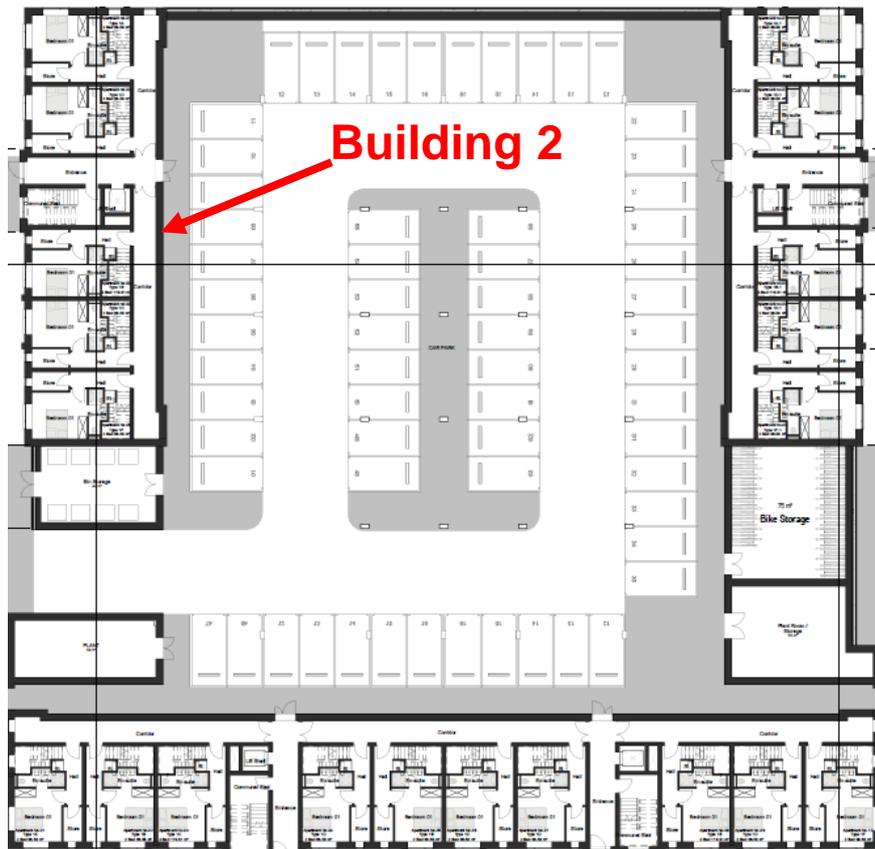


Figure 23.0 General ground floor plan for Apartment Block C.



Figure 24.0 General first floor plan for Apartment Block C.



Figure 25.0 Second floor plan (left) of Apartment Block C and third floor plan (right) of Apartment Block C. As presented previously, only Building No. 2 of Apartment Block C rises above first floor level height.



Figure 26.0 Perimeter elevation No. 1 (top), perimeter elevation No. 2 (centre) and perimeter elevation No. 3 of the 3 no. Block C Duplexes/Apartments Type C buildings.

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 29.0 Front elevation (top) and rear elevation (bottom) of Apartment Block D.



Figure 30.0 Side elevation No. 1 (left) and side elevation No. 2 (right) of Apartment Block D.

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. 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 F.



Figure 31.0 First and second floor plan for Apartment Block F. The ground floor plan of this block, which comprises the creche facility, is presented in Figure 81.0 of this report.

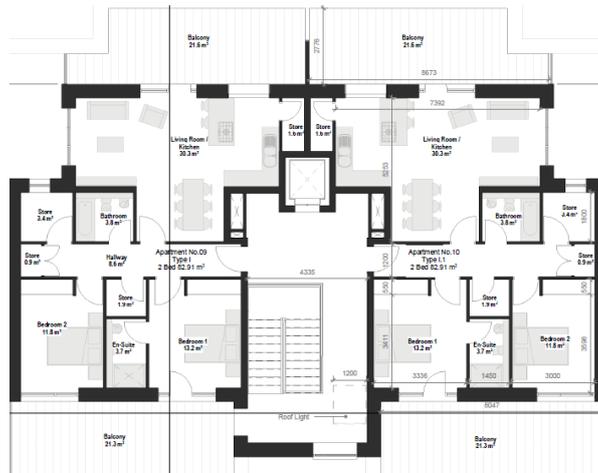


Figure 32.0 Third floor (roof) plan of Apartment Block F.



Figure 33.0 Side elevation No. 1 (left) and side elevation No. 2 (right) of Apartment Block F.



Figure 34.0 Front elevation (top) and rear elevation (bottom) of Apartment Block F.

Apartments & Duplex Apartment Blocks

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. 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 the Apartment & Duplex Apartment Blocks.



Figure 35.0 Side elevation No. 1 (left) and side elevation No. 2 (right) of the Apartment & Duplex Apartment Blocks.

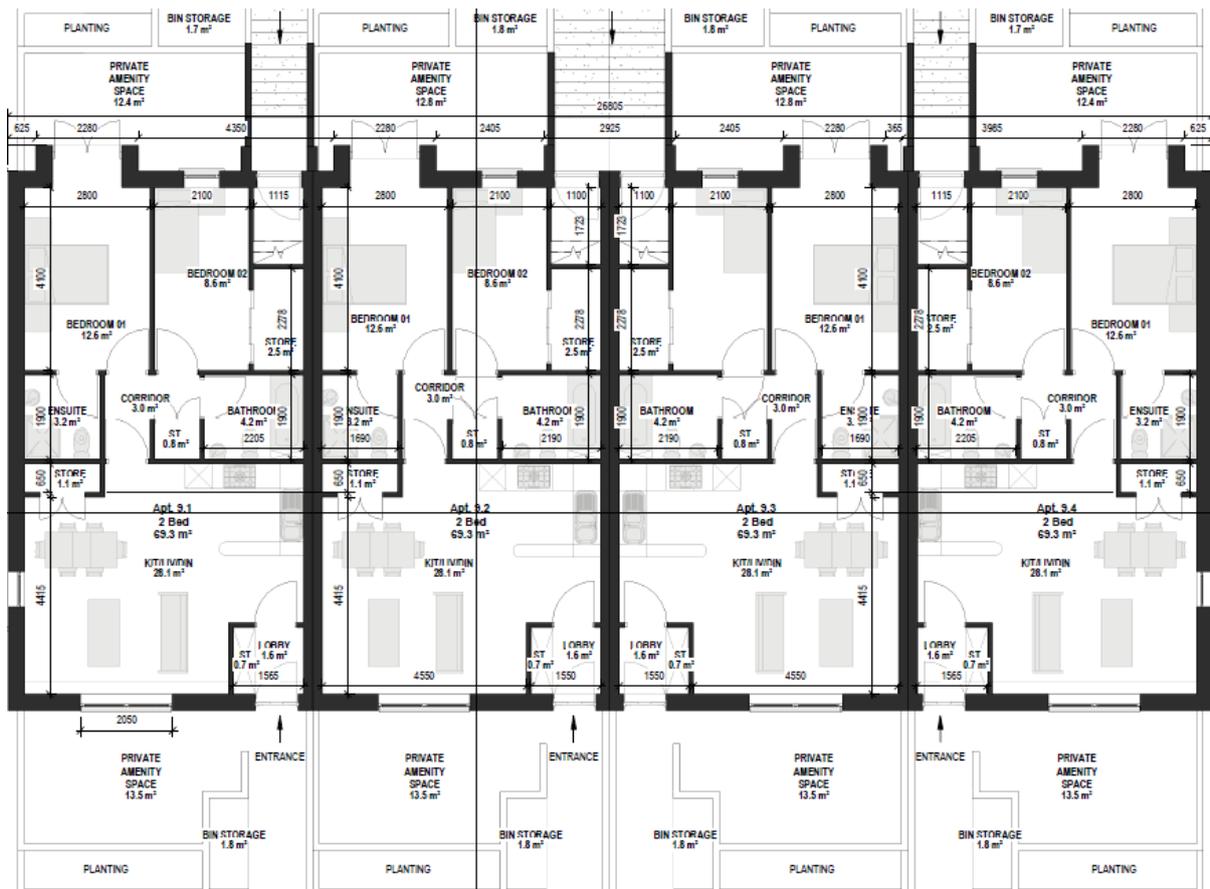


Figure 36.0 Ground floor level of Apartments & Duplex Apartment Blocks, 4 no. apartments are provided within each of the 2 no. blocks at this level.

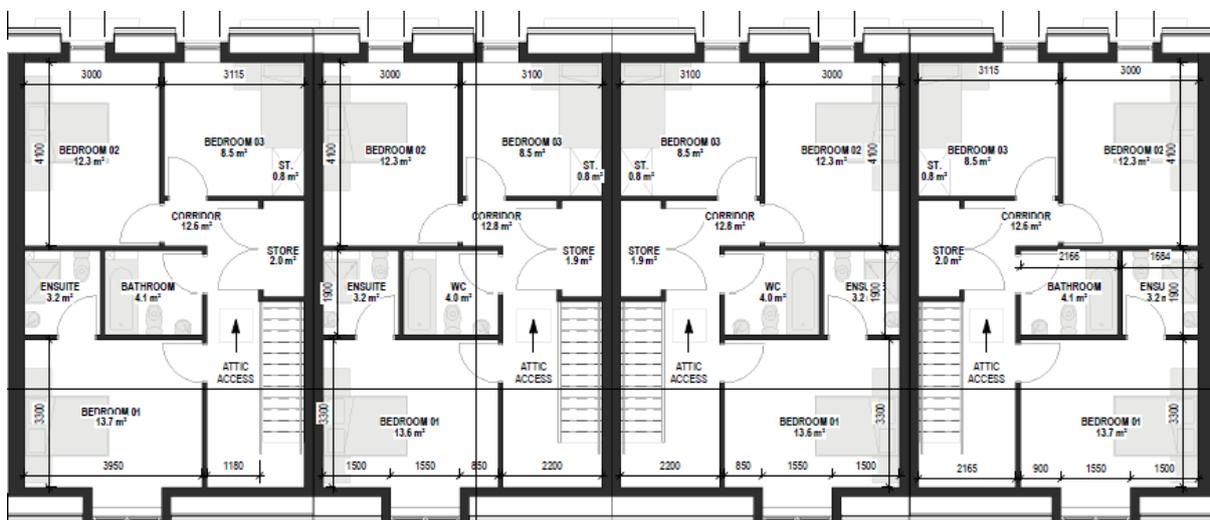


Figure 37.0 First floor level of Apartments & Duplex Apartment Blocks, the ground floor level of 4 no. duplex apartments is provided within each of the 2 no. blocks at this level.

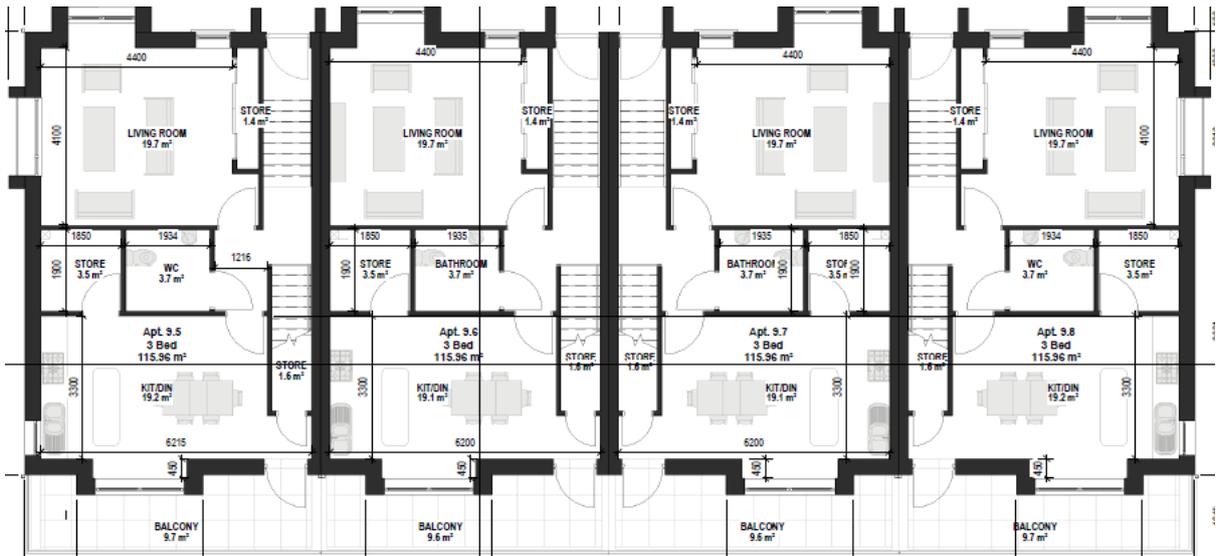


Figure 38.0 Second floor level of Apartments & Duplex Apartment Blocks, the first floor level of 4 no. duplex apartments is provided within each of the 2 no. blocks at this level.



Figure 39.0 Front elevation (top) and rear elevation (bottom) of Apartment Block F.

Maisonettes

Further to the apartment and duplex apartment blocks, 14 no. varieties of maisonette units comprising 20 no. units (8 no. one-bedroom & 12 no. two-bedroom) will be provided as part of the proposed development. The maisonette types, which are all similar in form are described as follows:

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



Figure 41.0 Front elevation (left) and rear elevation (right) of Maisonette buildings accommodating Maisonette Types 7.1-7.4.

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



Figure 43.0 Front elevation (left) and rear elevation (right) of Maisonette building accommodating Maisonette Type 7.5 (blue outline) and Maisonette Type 7.6 (red outline).

Maisonette Types 7.7-7.10

Maisonette-Types 7.7-7.10 comprise 4 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 73.15sq.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.

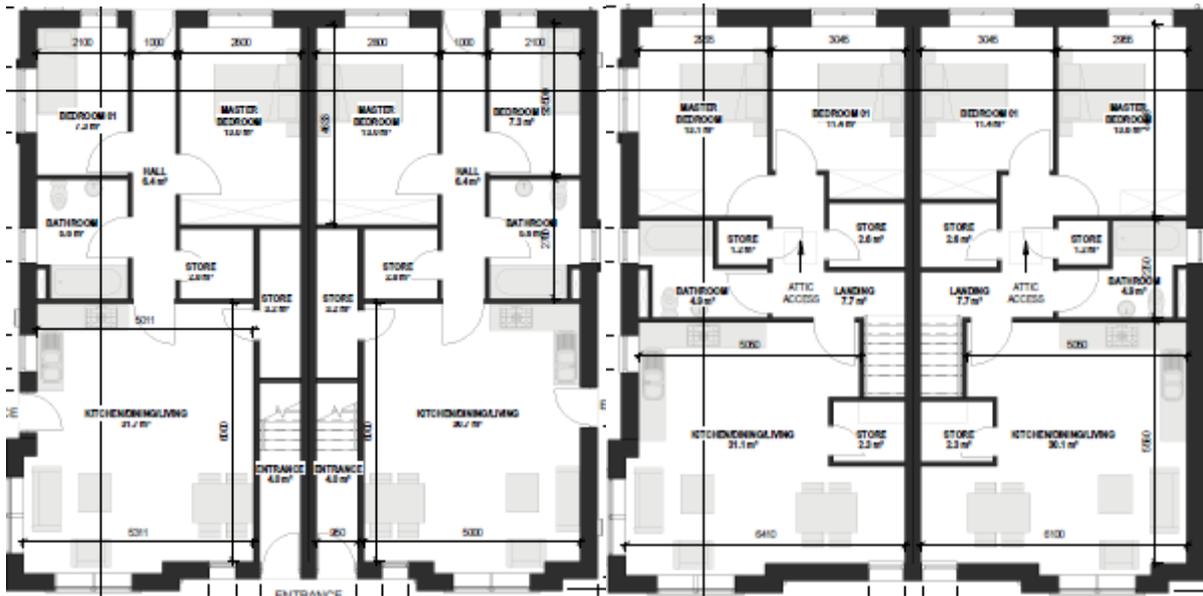


Figure 44.0 Ground floor level (left) and first floor level (right) of Maisonette buildings accommodating Maisonette Types 7.7-7.10.



Figure 45.0 Front elevation (left) and rear elevation (right) of Maisonette buildings accommodating Maisonette Types 7.7-7.10.

Maisonette Types 8.5-8.8

Maisonette-Types 8.5-8.8 comprise 4 no. single storey one-bedroom units accommodated within a two-storey building. This maisonette type has maximum gross floor areas of 63.21sq.m and Each unit accommodates a shared kitchen/living/dining room, double bedroom, bathroom and 2 no. store rooms.



Figure 46.0 Front elevation (left) and rear elevation (right) of Maisonette buildings accommodating Maisonette Types 8.5-8.8.

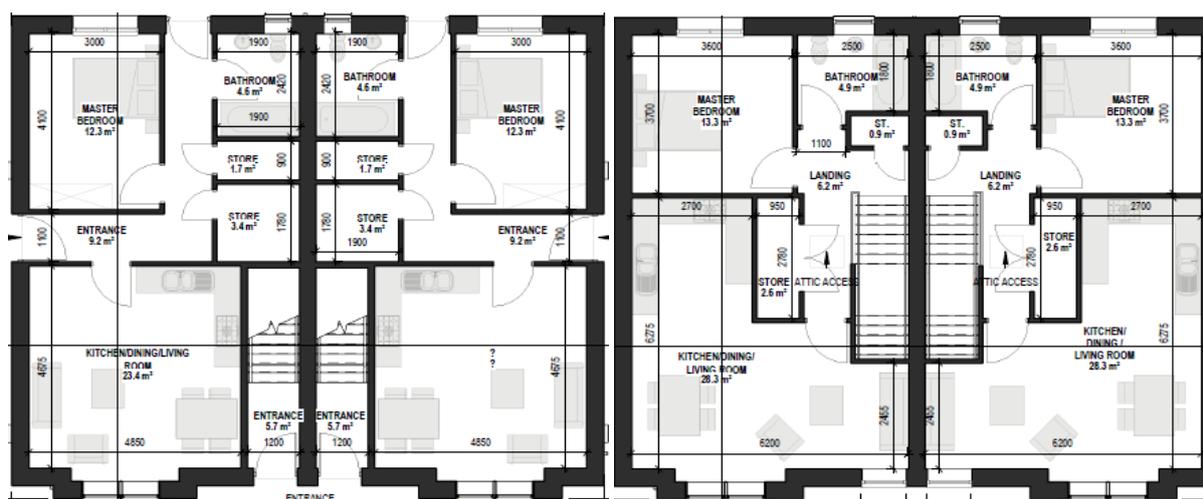


Figure 47.0 Ground floor level (left) and first floor level (right) of Maisonette buildings accommodating Maisonette Types 8.5-8.8.

6.2 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 4.0 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.

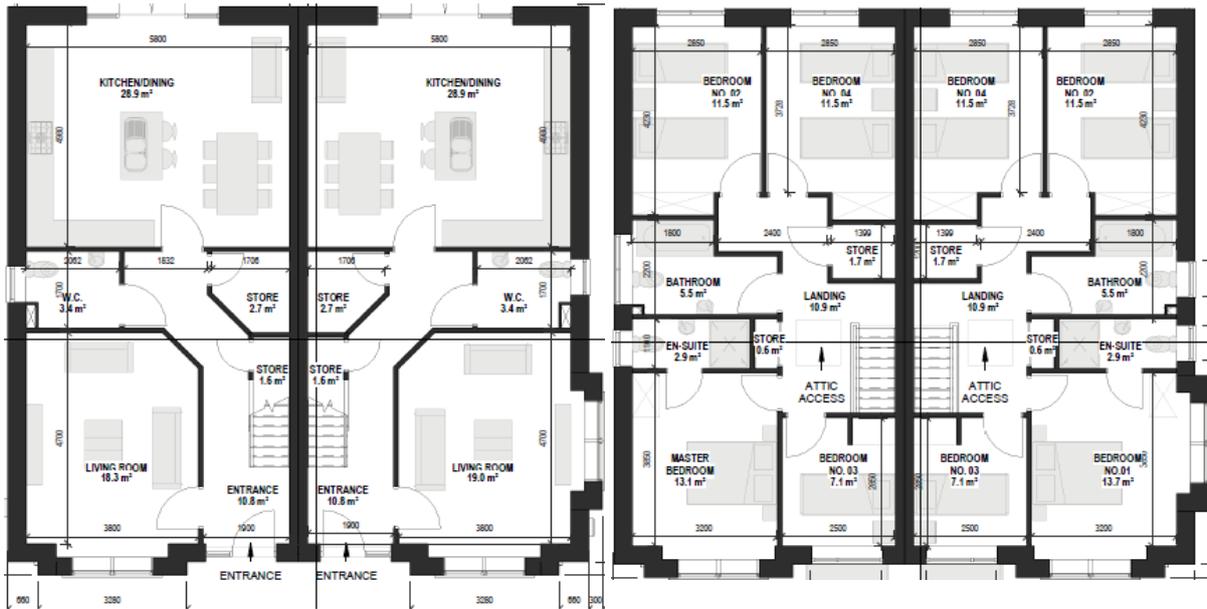


Figure 48.0 Typical ground floor plan of House Types 1.1-1.4 (left) and typical first floor plan House Types 1.1-1.4 (r).



Figure 49.0 Front elevation of House Types 1.1-1.4 (left) and rear elevations of House Types 1.1-1.4 (right).

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.

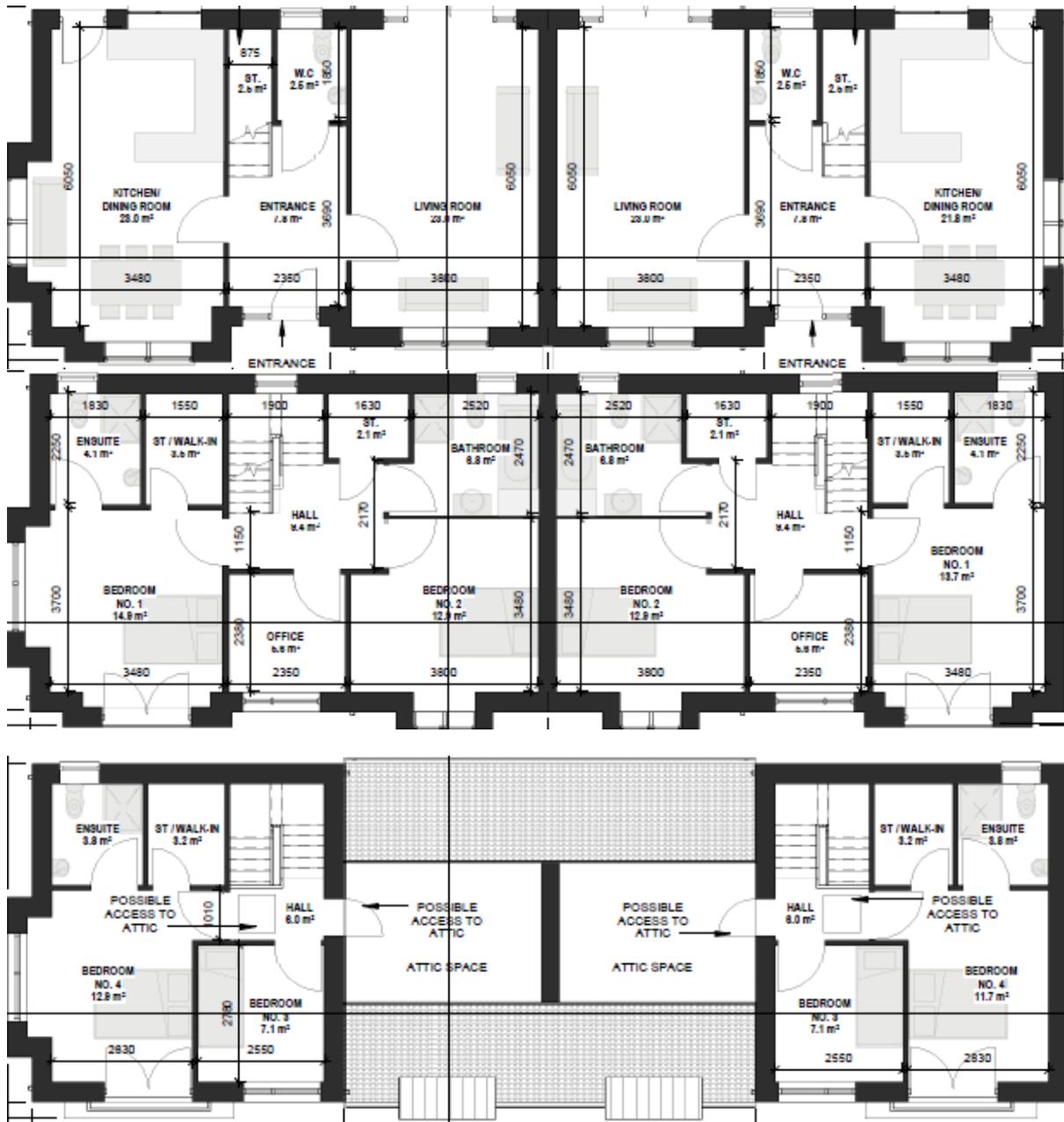


Figure 50.0 Typical ground floor plan of House Types 3.1-3.4 (top), typical first floor plan of House Types 3.1-3.4 (centre) and typical second floor plan of House Type 3.1-3.4 (bottom)



Figure 51.0 Front elevation of House Types 3.1-3.4 (left) and rear elevations of House Types 3.1-3.4 (right).

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.

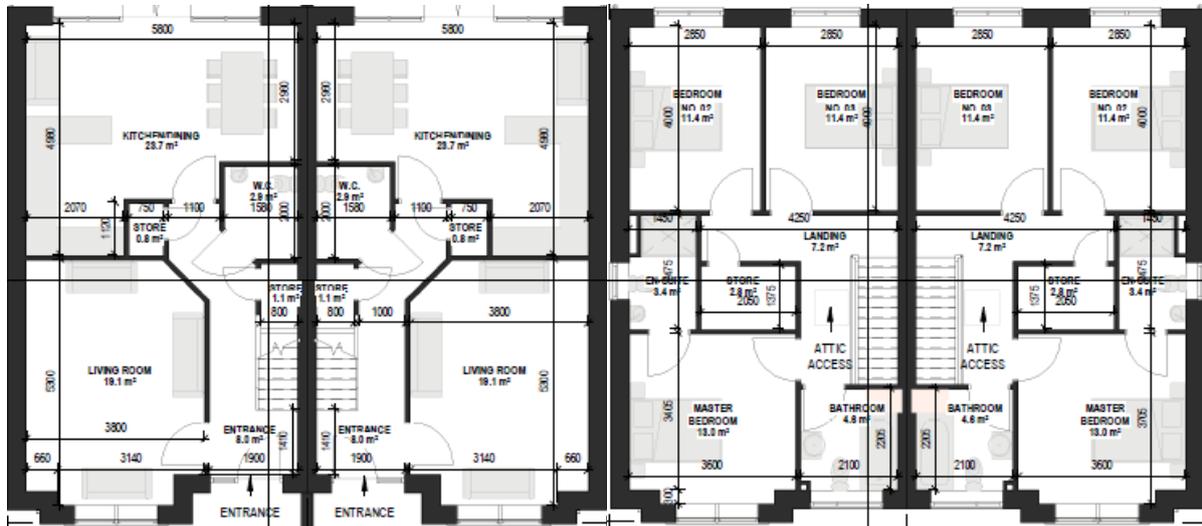


Figure 52.0 Typical ground floor plan of House Types 2.1-2.2 (left) and typical first floor plan House Types 2.1-2.2 (r).



Figure 53.0 Front elevation of House Types 2.1-2.2 (left) and rear elevations of House Types 2.1-2.2 (right).

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.

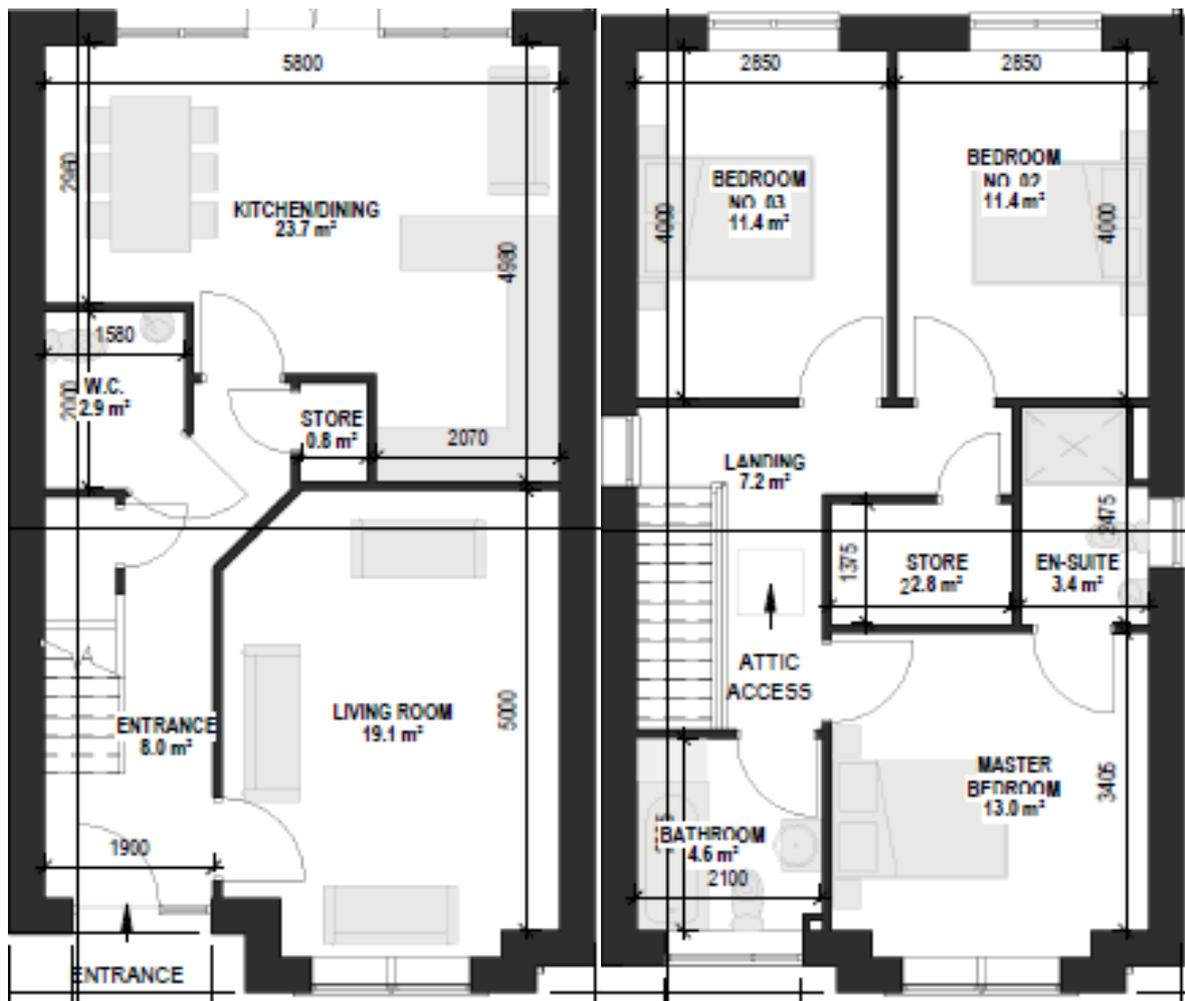


Figure 54.0 Ground floor plan of House Type 2.4 (left) and first floor plan House Types 2.4 (r).



Figure 55.0 Front elevation of House Type 2.4(left) and rear elevations of House Type 2.4 (right).

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.

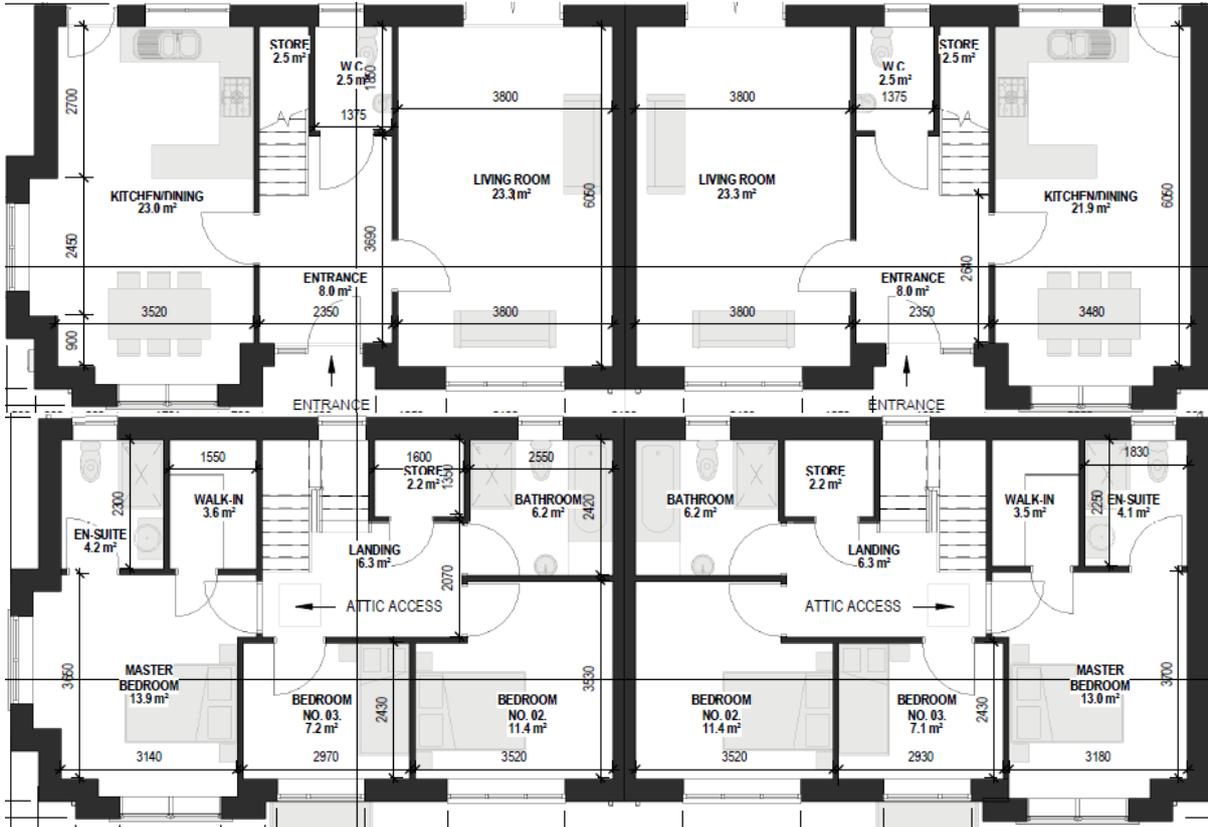


Figure 56.0 Typical ground floor plan of House Types 4.1-4.4 (top) and typical first floor plan of House Types 4.1-4.4 (bottom).



Figure 57.0 Front elevation of House Types 4.1-4.2 (left) and rear elevations of House Types 4.1-4.2 (right).



Figure 58.0 Front elevation of House Types 4.3-4.4 (left) and rear elevations of House Types 4.3-4.4 (right).

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 59.0 Typical ground floor plan of House Types 5.1 & 5.3 (top) and typical first floor plan of House Types 5.1 & 5.3 (bottom). The area within the red dashed line represents the ground and first floor plans for House Type 5.2.



Figure 60.0 Front elevation of House Types 5.1 & 5.3 (left) and rear elevations of House Types 5.1 & 5.3 (right). The area within the red dashed line represents the ground and first floor plans for House Type 5.2.



Figure 61.0 Typical ground floor plan of House Type 5.4 (top) and typical first floor plan of House Types 5.4 (bottom). The area within the red dashed line represents the ground and first floor plans for House Types 5.2-5.3.



Figure 62.0 Front elevation of House Types 5.1 & 5.3 (left) and rear elevations of House Types 5.1 & 5.3 (right).



Figure 63.0 Typical ground floor plan of House Type 5.5 (top) and typical first floor plan of House Types 5.5 (bottom). The area within the red dashed line represents the ground and first floor plans for House Types 5.1-5.2.



Figure 64.0 Front elevation of House Type 5.5 (left) and rear elevations of House Type 5.5 (right).

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 65.0 Front elevation of House Types 6.1 & 6.3 (left) and rear elevations of House Types 5.1 & 5.3 (right).

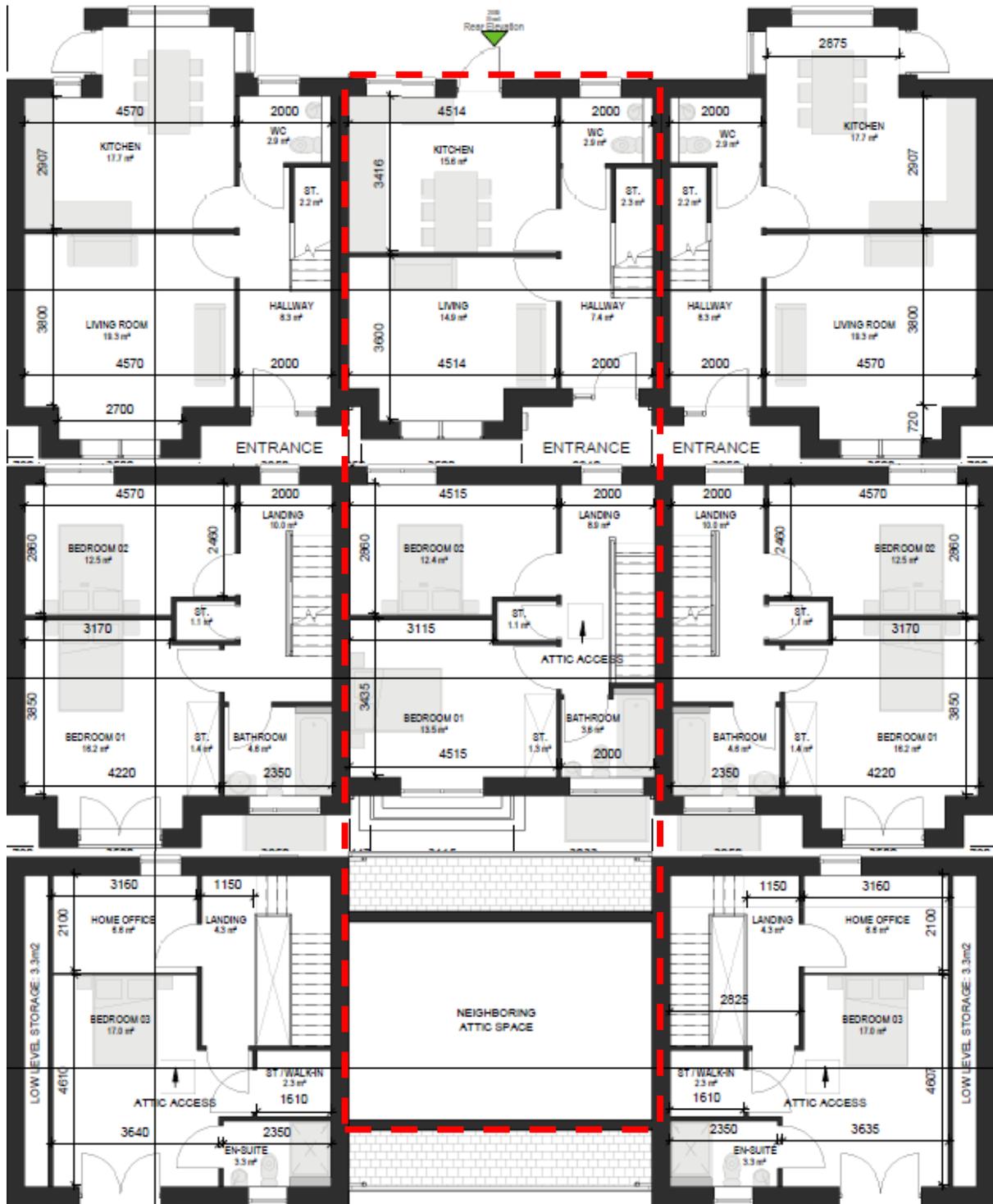


Figure 66.0 Typical ground floor plan of House Types 6.1 & 6.3 (top), typical first floor plan of House Types 6.1 & 6.3 (centre) and typical second floor plan of House Type 6.3 & 6.3 (bottom). The area within the red dashed line represents the ground and first floor plans for House Type 6.2.

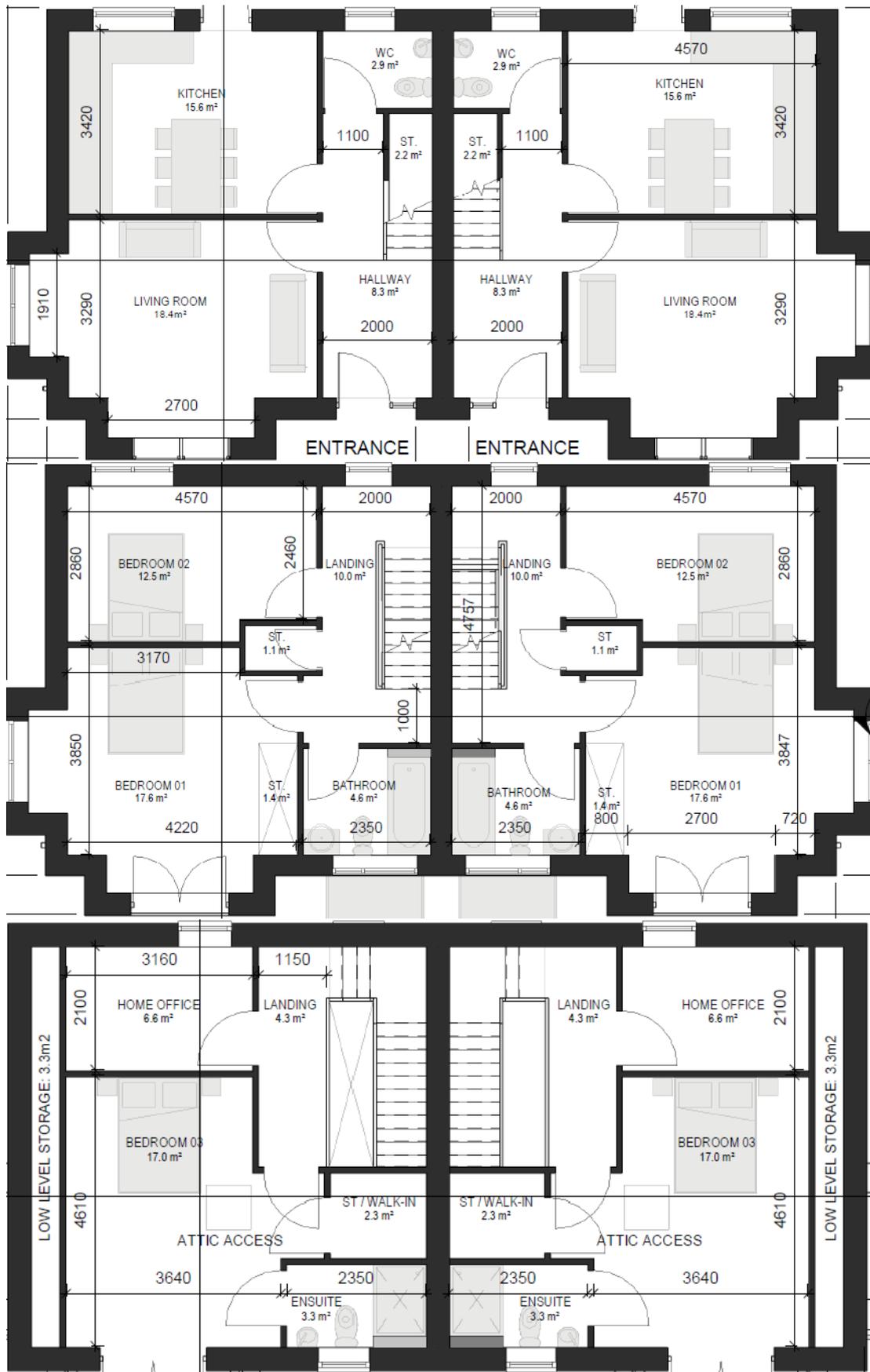


Figure 67.0 Typical ground floor plan of House Types 6.4-6.5 (top), typical first floor plan of House Types 6.4-6.5 (centre) and typical second floor plan of House Type 6.4-6.5 (bottom).



Figure 68.0 Front elevation of House Types 6.4-6.5 (top) and rear elevation of House Type 6.4-6.5 (right).

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.



Figure 69.0 Front elevation of House Types 5.1 & 5.3 (left) and rear elevations of House Types 5.1 & 5.3 (right). The area within the red dashed lines represent front and rear elevations of House Types 5.1 & 5.3.



Figure 70.0 Typical ground floor plan of House Type 5.2 (top) and typical first floor plan of House Types 5.2 (bottom). The area within the red dashed lines represent the ground and first floor plans for House Types 5.1 & 5.3.

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.

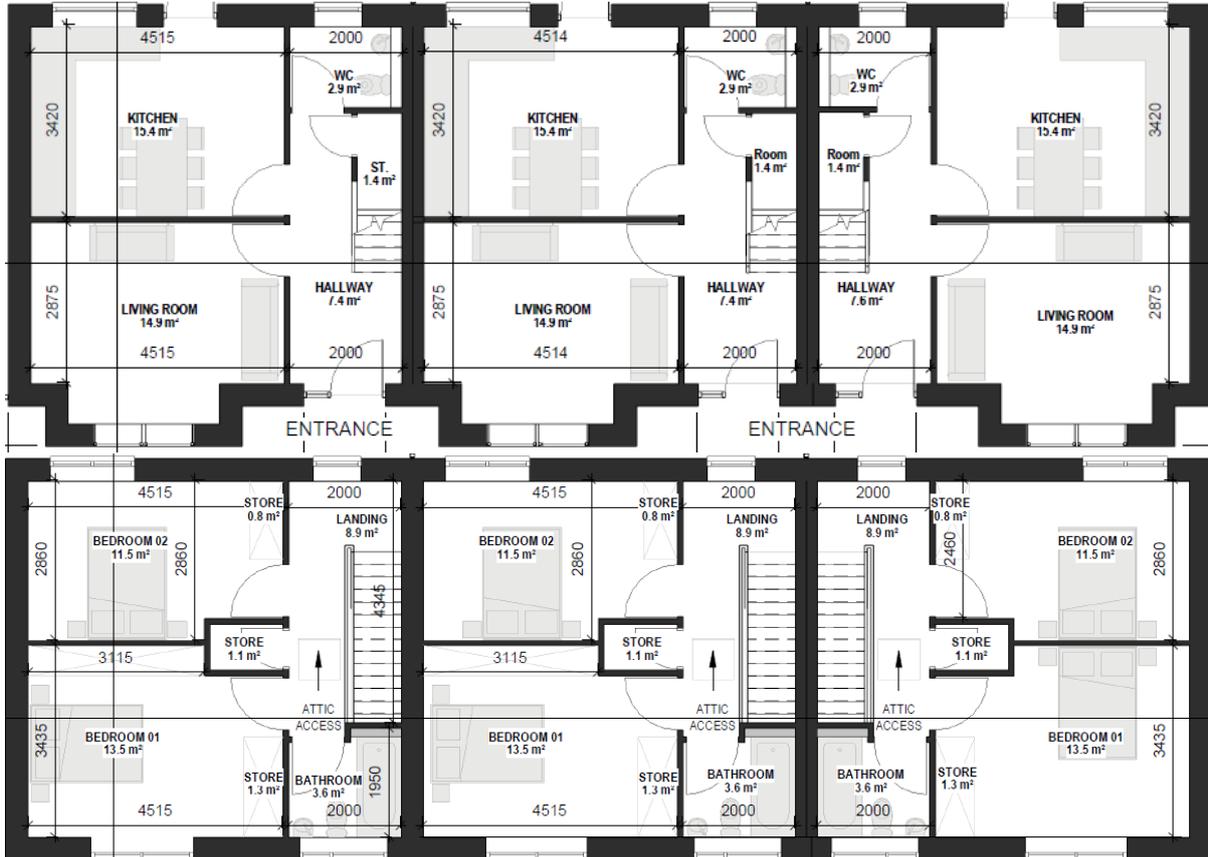


Figure 71.0 Typical ground floor plan of House Types 6.7-6.9 (top) and typical first floor plan of House Types 6.7-6.9 (bottom).



Figure 72.0 Front elevation of House Types 6.7-6.9 (left) and rear elevation of House Types 6.7-6.9 (right).

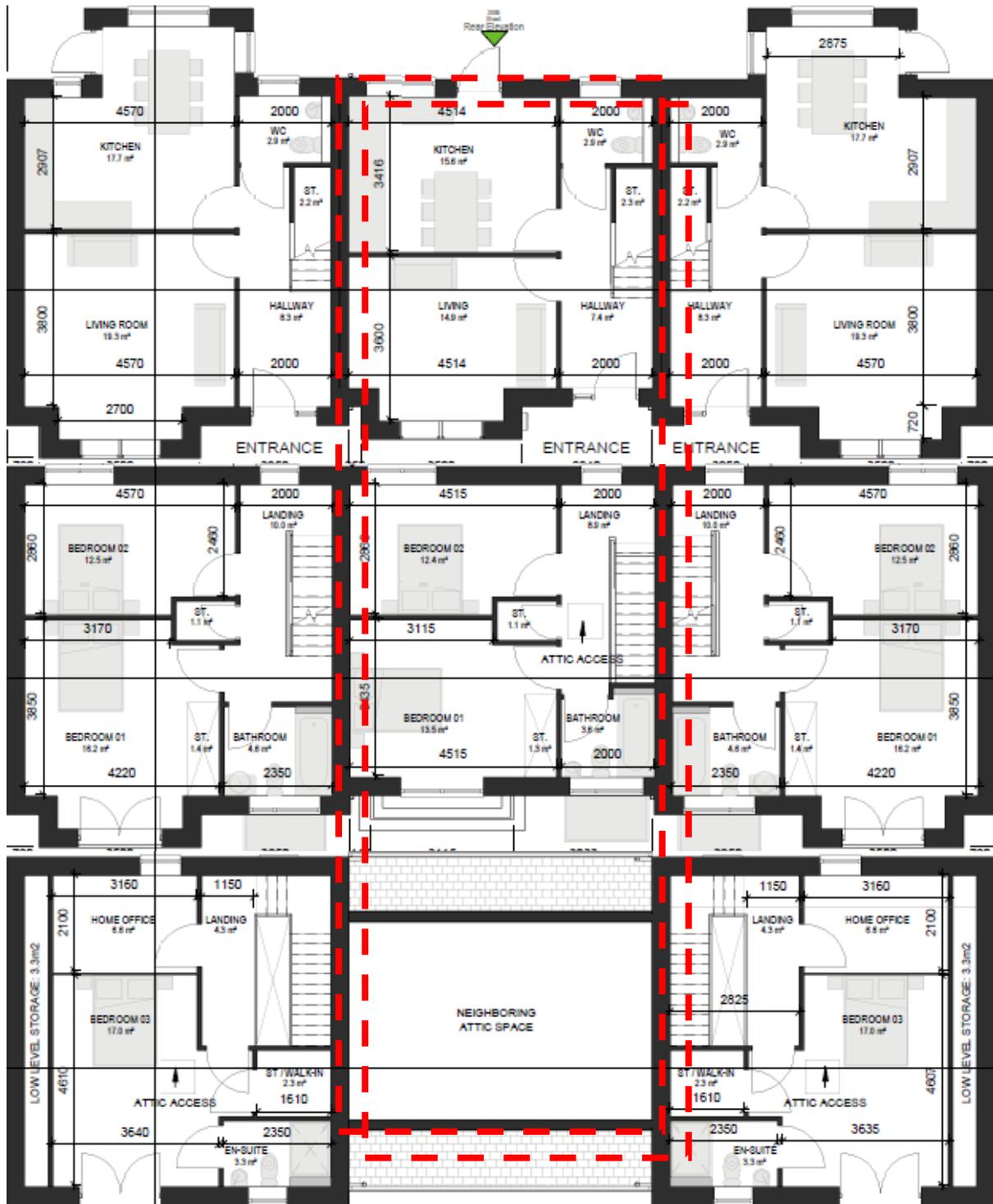


Figure 73.0 Typical ground floor plan of House Type 6.2 (top), typical first floor plan of House Types 6.2 (centre) and typical second floor (roof) plan of House Type 6.2 (bottom). The area within the red dashed lines represents the ground, first and second floor plans for House Types 6.1 & 6.3.



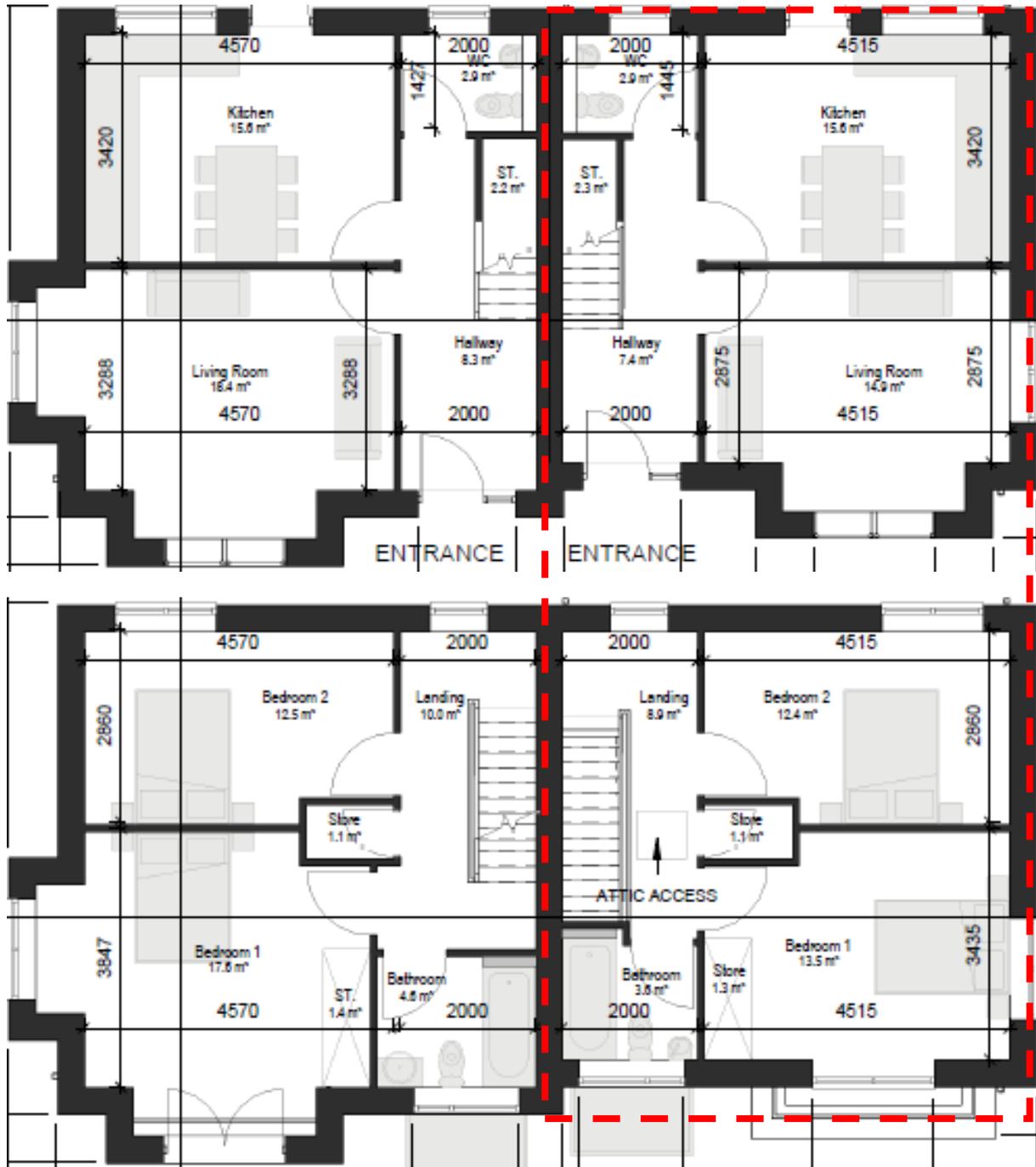
Figure 74.0 Front elevation of House Type 6.2 (left) and rear elevation of House Type 6.2 (right). The area within the red dashed lines represents the front and rear elevations of House Types 6.1 & 6.3.



Figure 75.0 Typical ground floor plan of House Type 6.10 (top), typical first floor plan of House Type 6.10 (centre) and typical first floor plan of House Type 6.10 (bottom). The area within the red dashed line represents the ground, first and second floor plans of House Types 6.1-6.3.



Figure 76.0 Front elevation of House Type 6.10 (left) and rear elevation of House Type 6.10 (right). The area within the red dashed lines represents the front and rear elevations of House Types 6.1-6.3.



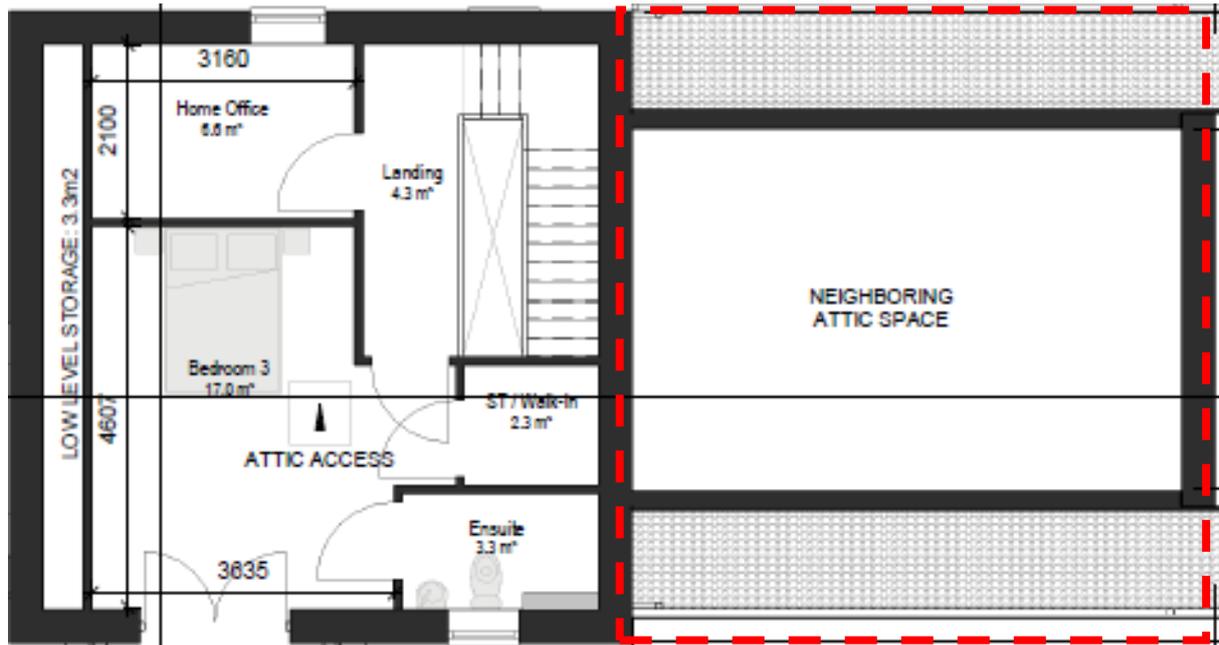


Figure 77.0 Typical ground floor plan of House Type 6.6 (top), typical first floor plan of House Type 6.6 (centre) and typical second floor (roof) plan of House Type 6.6 (bottom). The area within the red dashed line represents the ground, first and second floor plans for House Type 6.5.



Figure 78.0 Front elevation of House Type 6.6 (left) and rear elevation of House Type 6.6 (right). The area within the red dashed lines represents the front and rear elevations of House Type 6.5.

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.



Figure 79.0 Typical ground floor plan of House Type 5.1 (top) and typical first floor plan of House Types 5.1 (bottom). The area within the red dashed line represents the ground and first floor plans for House Types 5.2 & 5.5.



Figure 80.0 Front elevation of House Type 5.1 (left) and rear elevation of House Type 5.1 (right). The area within the red dashed lines represents the front and rear elevations of House Types 5.2 & 5.5.

6.3 Proposed Creche & Communal/Community Building

The proposed development includes a c.485sq.m crèche contained within the ground floor level of Apartment Block F within close proximity to the site's western boundary and accessible via the new access route provided from Brooklands Residential Estate to the south of the site. The creche will be provided with 18 no. parking spaces, for both staff and crèche drop off, and 11 no. bicycle parking spaces and will accommodate c.76 children.

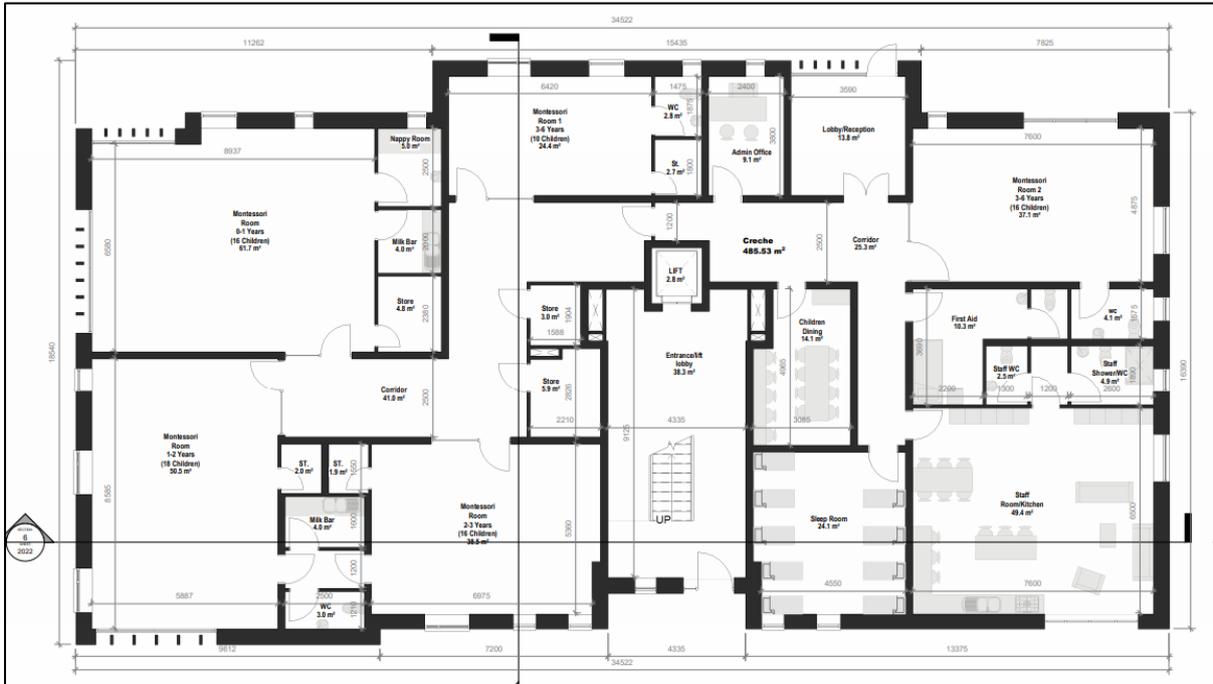


Figure 81.0 Proposed ground floor level of Block F illustrating layout of creche facility.



Figure 82.0 3d Image of proposed creche facility at ground floor within Block F.

The proposed development also provides for a two storey communal/community building comprising 300 sq.m. that will be for use by residents of the scheme. The building is adjoining the proposed apartment Blocks A and B and provides additional communal amenities for the residents.

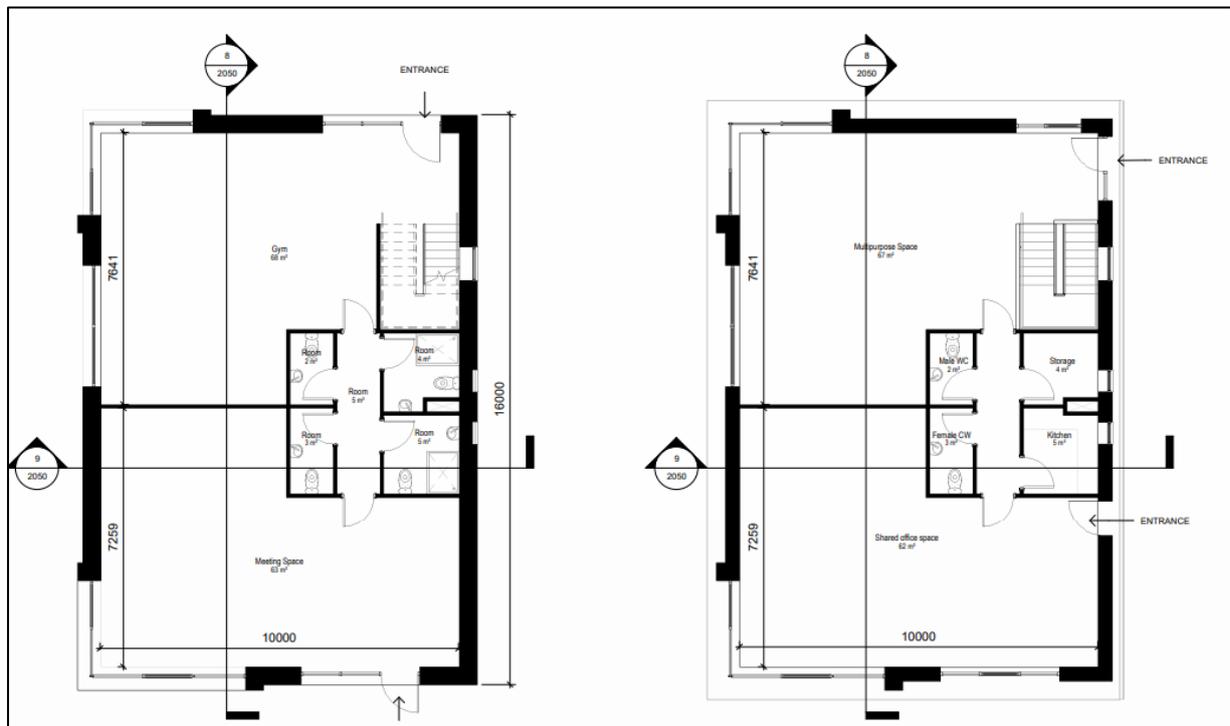


Figure 83.0 Proposed ground and first floor level of proposed communal/community building.



Figure 84.0 3d Image of proposed communal/community building.

6.4 Proposed Public Park

The proposed development includes a 1.8 Ha public park adjacent to the sites eastern boundary abutting the River Liffey. This ties in with a strong network of interlocking public open space areas, which proliferate the development, formed around the existing hedgerows/trees being retained on site. It is noted that in excess of 22% of the entire red line area of the development site is comprised of public open space.

These open space areas feature a network of pedestrian and cycle paths through the scheme which link in with those featuring adjacent to the River Liffey. A number of play spaces are provided within the proposed open space areas. Please refer to the Landscape Plan and landscape strategy, prepared by Landmark Designs, for further details.



Figure 85.0 Landscape Plan prepared by Landmark Designs.

7.0 Planning Policy Context

This section of the statement will examine the planning framework, including national, regional and local, that informs the use and development of the subject land. Documents of note are as follows:

- Project Ireland 2040 – National Planning Framework, 2018;
- Urban Development and Building Heights - Guidelines for Planning Authorities, December 2018;
- Rebuilding Ireland – Action Plan for Housing and Homelessness, July 2016;
- Quality Housing for Sustainable Communities – Guidelines for Planning Authorities, 2007;
- Sustainable Residential Development in Urban Areas – Guidelines for Planning Guidelines, 2009;
- Urban Design Manual – A Best Practice Guide, 2009;
- Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, 2018;
- Design Manual for Urban Roads and Streets, 2013;
- The Planning System and Flood Risk Management Guidelines for Planning Authorities, 2009;
- Guidelines for Planning Authorities on Childcare Facilities, 2001;
- Smarter Travel: A Sustainable Transport Future - A New Transport Policy for Ireland, 2009;
- Regional Spatial & Economic Strategy for the Eastern and Midland Regional Assembly, 2019;
- Kildare County Development Plan 2017-2023; and
- Clane Local Area Plan 2017–2023.

7.1 Project Ireland 2040 – National Planning Framework, 2018

The Project Ireland 2040 - National Planning Framework, 2018, seeks more balanced and concentrated growth, particularly within the five major cities in Ireland. The following target is outlined in relation to national growth:

'We have five cities in Ireland today in terms of population size (>50,000 people): Dublin, Cork, Limerick, Galway and Waterford. In our plan we are targeting these five cities for 50% of overall national growth between them, with Ireland's large and smaller towns, villages and rural areas accommodating the other 50% of growth.'

More specifically, strategies are included in Chapter 2.2 of the Planning Framework which seek to target a greater proportion (40%) of future housing development to be within and close to the existing 'footprint' of built-up areas. This target is to be achieved by making better use of under-utilised land and buildings, including 'infill', 'brownfield' and publicly owned sites and vacant and under-occupied buildings, with higher housing and jobs densities, better serviced by existing facilities and public transport.

The National Planning Framework outlines that;

'a major new policy emphasis on renewing and developing existing settlements will be required, rather than continual expansion and sprawl of cities and towns out into the countryside, at the expense of town centres and smaller villages.'

The proposed development is appropriately sited within the existing settlement of Clane, and does not constitute urban sprawl. The National Planning Framework also pushes for the growth in population in jobs in the counties surrounding Dublin. The proposed location of the site will ensure that growth is contained within the metropolitan boundary, and will offer '*improved housing choice, transport mobility and quality of life.*' The proposed development is consistent with the above as it involves the re-development of underutilised land which is in close proximity to a number of public transport services. The proposed development complies with the relevant National Policy Objectives identified in the National Planning Framework in Appendix 1 on pages 159 to 169.

7.2 Urban Development and Building Heights - Guidelines for Planning Authorities

These guidelines are intended to set out national planning policy guidelines on building heights in relation to urban areas, as defined by the census, building from the strategic policy framework set out in Project Ireland 2040 and the National Planning Framework. The guidelines, which were published in

December 2018, outline that there is significant scope to accommodate anticipated population growth and development needs, whether for housing, employment or other purposes, by building up and consolidating the development of our existing urban areas. The rationale for consolidation and densification to meet our accommodation needs applies in relation to locations that development plans and local area plans would regard as city and town centre areas as well as areas in and around existing urban areas and suburban areas.

This policy encourages the facilitation of increased levels of residential development in our urban centres and significant increases in the building heights and overall density of development through the planning process, particularly at local authority and An Bord Pleanála levels. Increasing prevailing building heights is deemed to have a critical role to play in addressing the delivery of more compact growth in our urban areas, particularly our cities and large towns through enhancing both the scale and density of development. In particular, increased density and height of development within the footprint of developing sustainable mobility corridors and networks, where substantial investment in public transport infrastructure has been made as part of Project Ireland 2040. SPPR 1 goes on to outline the following in relation to this:

'In accordance with Government policy to support increased building height in locations with good public transport accessibility, particularly town/city cores, planning authorities shall explicitly identify, through their statutory plans, areas where increased building height will be actively pursued for both redevelopment and infill development to secure the objectives of the National Planning Framework and Regional Spatial and Economic Strategies and shall not provide for blanket numerical limitations on building height.'

The proposed development is consistent with the above guidance given the subject sites proximity to the Clane Town Centre and multiple public transport services.

7.3 Rebuilding Ireland – Action Plan for Housing and Homelessness, July 2016

The 'Action Plan for Housing and Homelessness' was published in July 2016 as part of the Government's Rebuilding Ireland initiative. This is a whole-of-Government plan seeks to double residential construction output to 25,000 homes per year by 2020; deliver 47,000 units of social housing by 2021; make the best use of existing housing stock; and lay the foundations for a stronger, more stable private rented sector. The Action Plan seeks to address existing issues of housing supply and homelessness in Ireland through five 'Pillars', which include;

1. Address Homelessness
2. Accelerate Social Housing
3. Build more Homes
4. Improve the Rental Sector
5. Utilise Existing Housing

We submit that the proposed development is consistent with the above policy as it provides much needed homes and 10 per cent of the development will be provided for social housing (Part V requirement).

7.4 Quality Housing for Sustainable Communities – Guidelines for Planning Authorities, 2007

The purpose of these Guidelines is to assist in achieving the objectives for Delivering Homes, Sustaining Communities contained in the Government Statement on Housing Policy which focuses on creating sustainable communities that are socially inclusive by promoting high standards in the design and construction and in the provision of residential amenity and services in new housing schemes. The subject site is located within 650 metres of the centre of Clane Town which features several local amenities such as shops, restaurants, entertainment venues etc. Furthermore, the site is also situated within 400 metres of Bus Éireann Route Nos. 120, 121, 126 and 126 which provide direct access to Dublin City Centre and University College Dublin and 650 metres of a Kenneally's Bus Service Stop which provides direct transport to Naas. In addition, the subject development provides a crèche facility and numerous public open spaces which will promote a sense of community for the residents of the scheme.

7.5 Sustainable Residential Development in Urban Areas – Guidelines for Planning Guidelines, 2009

The Sustainable Residential Development in Urban Areas – Guidelines for Planning Guidelines (2009) updated and revised earlier guidance of 1999. These statutory guidelines, which were brought forward to improve the quality of homes and neighbourhoods, set out best practice design criteria and provide a robust framework in which proposals for residential development should be considered. They establish a series of high level aims for successful and sustainable development in urban areas. The proposed development has been designed to address the provisions of these guidelines, as set out hereunder:

- The design of the proposed development responds appropriately to its locational context in terms of its scale, massing and architectural treatment. It will provide an appropriate form of residential development that respects the existing form of residential growth within the north-eastern environs of Clane Town.
- The location of the proposed development close to public transport routes will ensure good connectivity. The subject site is within proximity to the bus routes operating via both the R403 and the centre of Clane Town.
- By its nature, the proposed development provides a range in housing types to accommodate for a mix of the population demographic. With the growth of Clane as a whole, providing a range of dwelling types is considered an appropriate outcome with sustainably accommodating growth for the future. In terms of layout, the provision of a crèche and a variety of open space areas will facilitate significant levels of interaction.
- The proposed development, by reason of its location on a greenfield site, together with its intended density and layout, will promote the efficient use of land and of energy, including in relation to transport, and thereby minimise greenhouse gas emissions.
- The proposed development incorporates large open space areas adjacent to the River Liffey to the east of the site and is adjoined by lands zoned high amenity to the north of the site. It is considered that the location of the development will provide a distinct sense of place due to its connection to high amenity lands.
- The proposed design provides for a high-quality development of purpose-built residential dwellings and apartments. The private open space areas, as well as the public open spaces areas, will afford a high standard of residential environment to future residents as well as residents of the surrounding area who will frequent the public open space areas provided along the sites northern and eastern boundaries.

Having regard to the foregoing, it is considered that the proposed development would be consistent with the Sustainable Residential Development in Urban Areas Planning Guidelines, 2009.

7.6 Urban Design Manual – A Best Practice Guide, 2009

The ‘*Urban Design Manual – A Best Practice Guide, 2009*’ is based around twelve questions that have been drawn up to encapsulate a full range of design considerations for residential development such as that proposed on the subject site. These questions are ‘*a distillation of current policy and guidance and tried and tested principles of good urban design.*’ This report reviews the proposed development in this context in an effort to address the key issues of design, scale, massing and integration with the fabric of the area while respecting the amenity of adjacent properties.

(i) Context - How does the development respond to its surroundings?

The proposed development will have a prominent position in the context of the immediate area due to its location adjacent to the River Liffey. The 333 no. proposed units, which are dispersed throughout the site, sit comfortably within the topography of the site and surroundings providing an appropriate density of development, whilst respecting the form and scale of existing built fabric to the immediate south and west of the site and to the east, on the opposite side of the River Liffey.

The form, architecture and landscaping of the proposed development have been informed, but not determined, by the surrounding area. As indicated on the architectural drawings and discussed in the Architectural Design Statement, prepared C+W O'Brien Architects, submitted with this application, the development would be finished in materials of the highest quality to ensure it creates a distinct scheme with its own character while integrating well with adjacent houses. Each dwelling will feature a mix of brick work/standing seam metal cladding/render finish to external walls and selected tile finish to roof.

(ii) Connections - How well connected is the new neighbourhood?

The proposed development scheme has been designed to facilitate quality all-round access such as pedestrian, cyclist and vehicular access that links the site with Clane town centre from the R403. The proposed development features extensive pedestrian and cycle paths throughout the development and ties in with the surrounding areas existing cycle and pedestrian networks including the riverwalk feature adjacent to the River Liffey. In addition, we note that the site is within reasonable commuting distance to the M7/N7 motorway which links the site to the Dublin City Centre.

(iii) Inclusivity - How easily can people use and access the development?

The proposed development includes a variety of apartment and dwelling types in various sizes and configurations. All units in the development are accessible for disabled access. The proposed development presents a positive aspect to passers-by and pedestrians traversing both the R403 and River Liffey walkway. The proposed boundary treatments will create a passive and friendly setting, whilst the 2 no. vehicular accesses from the Brooklands and Alexandra Walk Residential Estates and internal footpaths and cycle paths will make the development permeable to all.

(iv) Variety - How does the development promote a good mix of activities?

The range of uses available within the development is limited by the residential zoning of the site, however, the proposed development will provide a crèche facility for the practical benefit of childcare services and the associated benefits of placemaking and community cohesion.

(v) Efficiency - How does the development make appropriate use of resources, including land?

The concept of efficiency and sustainable development are key components of the design approach adopted. The proposal provides for moderate density residential development (41 units per hectare), taking into account accessibility to Clane town centre and the need to protect adjoining residential amenity as well as adjacent areas of sensitivity. The development has been laid out to exploit the best solar orientation thus minimising energy use.

(v) Distinctiveness - How do the proposals create a sense of place?

As discussed in the Architectural Design Statement submitted with this application, prepared by C+W O'Brien Architects, the proposed development will feature 2 no. character zones. The character areas create a sense of place for future residents within the development through a combination of unit types, parks/open space areas, materials and finishes, nearby natural elements and infrastructure and the hierarchy of streets. Please refer to the Architectural Design Statement, prepared by C+W O'Brien Architects for further information.

(vii) Layout - How does the proposal create people friendly streets and spaces?

The subject proposal retains existing hedgerows and trees and incorporates them into the design of the new development. The subject proposal features strong network of interlocking open space areas formed around the existing hedgerows/trees being retained on site, with dwellings and roads being formed around the strong network of interlocking open space areas formed around the existing hedgerows/trees being retained on site. These open space areas feature a network of pedestrian and cycle paths through the scheme and adjacent to the River Liffey.

The combination of the open space and cycle/pedestrian network and the hierarchy of streets/variety of surface treatments have been used to create people friendly streets and spaces within the

development. Efforts have been made to ensure that the roads are not dominated by vehicle users but rather safely shared by cyclists, pedestrians and drivers. The development scheme features a number of apartments and duplex units which are oriented to face the Liffey River while the proposed crèche facility is accessible from the Brooklands access road as well as internally through the development. These aspects of the development will improve existing streetscape conditions along these interfaces.

(viii) Public Realm - How safe, secure and enjoyable are the public areas?

The scheme has been designed with ample public open space with large landscaped areas adjacent to the River Liffey being provided and an additional network of interlocking open space, featuring play areas and landscaped areas, being provided throughout the development. These public open space areas are located in close proximity to the proposed units and have windows fronting onto them providing passive surveillance and ensuring the safety/security/enjoyment of users of these spaces.

The linking of the linear park provided along the eastern interface to the River Liffey walkway, as well as the provision of access through existing residential estates the south, allows for active and passive use by local residents in the surrounding area and ensures cohesion and integration between existing and incoming residents of the area.

(ix) Adaptability - How will the buildings cope with change?

All proposed dwellings are energy-efficient and equipped for challenges anticipated from a changing climate. The proposed houses can be extended without ruining adjoining amenity, the character and style of the houses, their layout and outdoor amenity space due to the building footprints adopted and the size of the private open space areas provided as well as the potential for an additional bedroom and en-suite to be provided at attic level in a number of house types.

(x) Privacy and Amenity - How does the scheme provide a decent standard of amenity?

All houses in the proposed development will have direct access to an area of useable private garden accessible from ground floor level which greatly exceeds development plan standards. All apartments are provided with individual balconies and terraces which exceed development plan standards. All residential dwellings have access to areas of public open space provided through the site which, in conjunction with the new linear park along the River Liffey. All dwellings and apartments are designed to prevent sound transmission by appropriate acoustic insulation.

(xi) Parking - How will the parking be secure and attractive?

The proposed development includes a total of 575 no. car parking spaces provided in highly visible locations throughout the proposed development. Of these, 256 no. car parking spaces serve the proposed apartments/duplex units, 242 no. car parking spaces serve the houses and 59 no. parking spaces are provided for visitor parking as well as 18 no. spaces serving the creche.

(xii) Detailed Design - How well thought through is the building and landscape design?

The materials and external design of the proposed development make a positive contribution to the locality. Design of the buildings will facilitate easy and regular maintenance. Care has been taken over the siting of flues, vents, bin storage, etc.

Extensive work and consideration have gone into the landscape design for the proposed development. Please refer to the Green Infrastructure Strategy/Landscape Design Rationale, prepared by Landmark Designs Limited, for further information.

7.7 Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, 2018

The 212 no. apartment/duplex apartment/maisonettes featuring in the proposed development have been designed to be fully comply with the standards set out in *Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities*, published by the Department of the Environment, Community and Local Government in March 2018. The 2018 Guidelines update

previous 2015 guidance in the context of greater evidence and knowledge of current and likely future housing demand in Ireland taking account of the Housing Agency National Statement on Housing Demand and Supply, the Government's action programme on housing and homelessness Rebuilding Ireland and Project Ireland 2040 and the National Planning Framework, published since the 2015 guidelines.

An assessment against each of the applicable standards is provided below and overleaf:

Housing Mix

The following guidance is provided in relation to housing mix:

Specific Planning Policy Requirement 1

Apartment developments may include up to 50% one-bedroom or studio type units (with no more than 20-25% of the total proposed development as studios) and there shall be no minimum requirement for apartments with three or more bedrooms. Statutory development plans may specify a mix for apartment and other housing developments, but only further to an evidence based Housing Need and Demand Assessment (HNDA), that has been agreed on an area, county, city or metropolitan area basis and incorporated into the relevant development plan(s).

The proposed development provides the following mix of units which have been assessed against the provisions of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018):

- 29 no. one-bedroom apartments & 8 no. one-bedroom maisonettes = 37 no. units (17.5%);
- 131 no. two-bedroom apartments/duplex apartments & 12 no. two bedroom maisonettes = 143 no. units (67.5%); and;
- 32 no. three bedroom apartments/duplex apartments = 32 no. units (15%)

On the basis of the above, the proposed development is compliant with the provisions of the guidelines with regards to unit mix.

Minimum overall apartment floor areas

The overall apartment floor area sizes required for apartment units outlined in the 2018 Guidelines are as follows:

- 1-bedroom apartment 45sq.m
- 2-bedroom apartment (3 persons) 63sq.m
- 2-bedroom apartment (4 persons) 73sq.m
- 3-bedroom apartment 90sq.m

All apartments in the proposed development comply with and exceed the required minimum standards, as shown in Table 5.0.

Minimum Overall Required Floor Areas		
Unit Type	Requirement	Floor Area of Proposed Units
One Bedroom	45sq.m	47.34-63.21sq.m
Two Bedroom (3P)	63sq.m	69.3 -76.84sq.m
Two Bedroom (4P)	73sq.m	76.73-96.56sq.m
Three Bedroom	90sq.m	98.44-119.61.2sq.m

Table 5.0 Table showing the required overall floor areas provided for each apartment type

Section 3.8 also requires that the majority of all apartments in a proposed scheme exceed the minimum floor area standards by a minimum of 10%. The proposed development has met this requirement.

Minimum Aggregate Floor Areas and Minimum Widths for Living/Dining/Kitchen Areas

The 2018 Guidelines require the following minimum aggregate floor areas in relation to Living/Dining/Kitchen Areas:

- *One Bedroom* - 23sq.m, minimum width 3.3m
- *Two Bedroom (3P)* - 28sq.m, minimum width 3.6m
- *Two Bedroom (4P)* - 30sq.m, minimum width 3.6m
- *Three Bedroom (5P)* - 34sq.m, minimum width 3.8m

The proposed development is generally compliant with the minimum aggregate floor areas and minimum widths for living/dining/kitchen area, as illustrated in Housing Quality Assessment prepared by C+W O'Brien Architects. The slight variations proposed in relation to a small number of apartments are allowable as it falls below 5% and these apartment types achieve overall compliance with the required minimum overall apartment floor areas.

Minimum Floor Areas, Minimum Widths and Minimum Aggregate Floor Areas for Bedrooms

The 2018 Guidelines require the following minimum aggregate floor areas, minimum widths and minimum aggregate floor areas in relation to bedrooms:

Minimum Floor Areas and Minimum Widths - Bedrooms		
Unit Type	Minimum Width Required	Minimum Floor Area
Single Bedroom	2.1m	7.1sq.m
Double Bedroom	2.8m	11.4sq.m

Table 6.0 Table showing the minimum aggregate floor areas and minimum widths for bedrooms

The overall aggregate bedroom floor areas for apartment unit areas is required as follows:

- *One bedroom* - 11.4 sq m
- *Two bedrooms (3 person)* - 13 + 7.1 sq m = 20.1 sq m
- *Two bedrooms (4 person)* - 11.4 + 13 sq m = 24.4 sq m
- *Three bedrooms* - 11.4 + 13 + 7.1 sq m = 31.5 sq m

The proposed development is fully compliant with the minimum aggregate floor areas, minimum widths and minimum aggregate floor areas for bedrooms, as illustrated in the Housing Quality Assessment prepared by C+W O'Brien Architects.

Dual Aspect Ratios

The 2018 Guidelines require the following in relation to dual aspect apartments

In relation to the minimum number of dual aspect apartments that may be provided in any single apartment scheme, the following shall apply:

- (i) *A minimum of 33% of dual aspect units will be required in more central and accessible urban locations, where it is necessary to achieve a quality design in response to the subject site characteristics and ensure good street frontage where appropriate.*
- (ii) *In suburban or intermediate locations it is an objective that there shall generally be a minimum of 50% dual aspect apartments in a single scheme.*
- (iii) *For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise further discretion to consider dual aspect unit provision at a level lower than the 33% minimum outlined above on a case-by-case basis, but subject to the achievement of overall high design quality in other aspects.*

The proposed development provides for in excess of 50% of dual aspect units, which complies with the above requirements. The architectural design statement prepared by C+W O'Brien illustrates that for

Block A, 50% of units are dual aspect per typical floor plate, whilst Block D provides for 67 % dual aspect per typical floor plate. In addition, the proposed single aspect apartment units (??? no.) have been orientated to allow for maximum light exposure for each individual apartment throughout long periods of the daylight hours. This is consistent with the 2018 Guidelines which recommend, in Section 3.18, that single aspect apartments be orientated to face south, east or west, to allow for maximum sunlight exposure.

Floor to Ceiling Height

The 2018 Guidelines require a minimum floor to ceiling height of 2.4 metres, except in relation to ground floor apartments, where a minimum of 2.7 metres is required.

The proposal complies with the above requirements.

Lift and Stair Cores

The 2018 Guidelines outline that subject to compliance with the dual aspect ratios specified in these guidelines and building regulations particularly in relation to fire safety, it is a specific planning policy requirement that up to 12 no. apartments per floor per individual stair/lift core may be provided in apartment schemes. The proposed development complies with this aspect of the guidelines.

Internal Storage

The minimum internal storage areas required for apartment units outlined in the 2018 Guidelines are as follows:

- *One Bedroom* - 3sq.m
- *Two Bedroom (3P)* - 5sq.m
- *Two Bedroom (4P)* - 6sq.m
- *Three Bedroom (5P)* - 9sq.m

Overall the development provides ample storage for each individual apartment that meets the required storage space needs for each unit as illustrated in the Housing Quality Assessment prepared by C+W O'Brien Architects, for further information.

Minimum private open space requirements

The minimum private open space areas required for apartment units outlined in the 2018 Guidelines are as follows:

- *One Bedroom* - 5sq.m
- *Two Bedroom (3P)* - 6sq.m
- *Two Bedroom (4P)* - 7sq.m
- *Three Bedroom (5P)* - 9sq.m

Overall the development provides ample private open space for each individual apartment and complies with the above. See the Housing Quality Assessment prepared by C+W O'Brien Architects, for further information.

Security Considerations

Section 3.40 of the Guidelines recommend that in order to ensure visitor and occupant safety natural surveillance should be maximised for all streets, open spaces, play areas and any surface bicycle or car parking areas. Particular attention should be given to entrance points being well lit and overlooked in building blocks. Consideration should also be given to incorporating privacy strips in instances where ground floor apartments front onto public footpaths.

The proposed development has been designed in a manner that allows for maximum natural surveillance throughout the development site, with windows overlooking all internal and external public spaces and is therefore consistent with the Guidelines in this regard.

Bicycle Parking

The Guidelines seeks that the design of apartment schemes should ensure that bicycle parking spaces are located to be conveniently accessible to residents, both in terms of proximity to access points to apartments and routes to the external road / street network. The following requirements are also specified in relation to quantity:

'Quantity – a general minimum standard of 1 cycle storage space per bedroom shall be applied. For studio units, at least 1 cycle storage space shall be provided. Visitor cycle parking shall also be provided at a standard of 1 space per 2 residential units. Any deviation from these standards shall be at the discretion of the planning authority and shall be justified with respect to factors such as location, quality of facilities proposed, flexibility for future enhancement/enlargement, etc.'

Based on the above requirements, the subject scheme requires 419 no. resident bicycle parking spaces and 106 no. visitor bicycle parking spaces. The development includes a provision of 192 no. resident bicycle spaces in a secure and convenient location for each apartment and 108 no. visitor bicycle spaces located at ground floor level. This is considered appropriate upon consideration of the location of the subject site.

Communal Facilities

Sections 4.5-4.7 of the Guidelines deals with the provision of communal facilities for apartment developments, extending to childcare and gyms. The subject development includes a 485sq.m childcare facility accommodating 76 no. children. Due to the location of the crèche, just off the Brooklands Residential Estate through road, it will be capable of serving both the residents of the apartments and dwellings on the subject site and the surrounding area more broadly. The appropriateness of the proposed childcare facilities on site are discussed further in Section 8.0 below. Further to this, as discussed in detail previously, the apartments and dwellings included in the subject development have access to a number of high quality landscaped open space areas.

It is considered that the proposed development is wholly OR generally in compliance with all the required floor area and room standards set out in the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018). Please refer to submitted floor plans and other technical drawings submitted by C+W O'Brien Architects.

7.8 Design Manual for Urban Roads and Streets (2013)

The proposed development is considered having regard to the Design Manual for Urban Roads and Streets (2013) in the in the Statement of Consistency with DMURS, prepared by Brian Connolly Associates. This is provided under a separate cover.

7.9 The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009)

The proposed development is considered having regard to the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) in the Flood Risk Assessment Report, prepared by IE Consulting. This is provided under a separate cover.

7.10 Smarter Travel: A Sustainable Transport Future - A New Transport Policy for Ireland (2009).

The purpose of the Smart Travel policy is to provide alternatives to the use of the car through improved public transport services and investment in cycling and walkable. The policy document states that;

"to achieve the vision of a sustainable transport system, individual lifestyles will have to change and collectively we will have to work progressively on a range of solutions which deal with apparently conflicting goals: economic growth, reduced emissions, less use of motorised transport and better accessibility."

The 5 key goals of this transport policy are as follows:

- Improve quality of life and accessibility to transport for all and, in particular, for people with reduced mobility and those who may experience isolation due to lack of transport;
- Improve economic competitiveness through maximising the efficiency of the transport system and alleviating congestion and infrastructural bottlenecks;
- Minimise the negative impacts of transport on the local and global environment through reducing localised air pollutants and greenhouse gas emissions;
- Reduce overall travel demand and commuting distances travelled by the private car; and
- Improve security of energy supply by reducing dependency on imported fossil fuels.

The proposed development complies with Smarter Travel: A Sustainable Transport Future. The subject site is located c. 400m from Regional Road R403, with this road also providing access to Bus Éireann route Nos. 120, 121, 126 and 126 which provide direct access to Dublin City Centre and University College Dublin. In addition, Kenneally's Bus Service provides direct transport to Naas via bus stops situated c. 650m from the site within the centre of Clane town. Further to the above, the development encourages cycling with 192 no. resident cycle parking spaces provided to serve the proposed apartments with additional visitor cycle parking spaces provided and pathways throughout the site arranged to safely accommodate cyclists.

7.11 Regional Spatial and Economic Strategy for the Eastern and Midland Region, 2019

The Regional and Spatial Economic Strategy for the Eastern and Midland's Regional Assembly (RSES) was published on 28th June 2019. It is a strategic plan and investment framework to shape future development and to better manage regional planning and economic development throughout the Region to 2031 and beyond. It identifies regional assets, opportunities and pressures and provides appropriate policy responses in the form of Regional Policy Objectives. The RSES builds on the foundations of Government policy in Project Ireland 2040 and replaces the current Regional Planning Guidelines (RPGs). The following commentary from section 4.7 'Self-Sustaining Growth Towns and Self-Sustaining Towns' of the RSES is noted with regards to Clane Town:

*'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 above commentary regarding Clane is provided under the subsection entitled Self-Sustaining Towns, with the RSES providing the following definition for these urban areas:

'Self-Sustaining Towns are towns that require contained growth, focusing on driving investment in services, employment growth and infrastructure whilst balancing housing delivery.'

The proposed development is consistent with the above as it will provide housing within appropriately zoned lands to accommodate the growing residential population of Clane. It is noted, as per the Land Use Zoning Objectives Map contained within the Clane Local Area Plan, that the Planning Authority retains significant banks of land for the provision of employment based uses within Clane Town and, as such, it is considered that the timing of the proposed development is appropriate in the context of the development of this urban centre.

7.12 Kildare County Development Plan 2017-2023

The Kildare County Development Plan is the statutory development plan which governs the development of the application site. The plan identifies Clane as a 'Small Town', within its settlement hierarchy, and notes that such towns are stated to comprise populations of between 1,500 – 5,000 and

are designated to develop as key local centres for services with levels of growth to cater for local need at an appropriate scale and to support local enterprise to cater for local demand. The Settlement Strategy seeks to 'direct growth into the Large Growth Towns, followed by Moderate Sustainable Growth Towns and Small Towns, whilst also recognising the settlement requirements of rural communities' (Policy SS2).

Upon review of the Census data available via the Central Statistics Office it is noted that Clane had the fourth highest growth in population in the County's urban areas after Newbridge, Celbridge and Maynooth, rising to a total of 7,077 residents in 2016, thus far exceeding the guided population for a small town. It is further noted that Clane is one of only 2 no. 'Small Towns' which benefits from the undertaken of a Local Area Plan (LAP) to guide future development. This LAP, the Clane Local Area Plan 2017-2023, will be discussed in the following section of this report. Strategic Objective SO 4 of the Development Plan seeks to 'ensure that the scale and form of developments envisaged within towns and villages is appropriate to their position within the overall Settlement Hierarchy set out in Table 3.1 'County Kildare Settlement Hierarchy 2011-2017'. It is noted, as per Table 3.3 Settlement Hierarchy – Population and Housing Allocation 2016-2023', that the Town of Clane is intended to provide 780 no. additional residential units during the period up until 2023.

The Development Plan envisages that residential expansion conducive to creating sustainable communities can be accommodated within Small Towns whilst also ensuring complementary infrastructure is provided in tandem. This approach will make the best use of the county's land and infrastructure resources by ensuring that new development is linked to existing transport services, physical and social infrastructure and amenities.

7.12.1 Kildare County Development Plan 2017-2023, inclusive of Variation No. 1 of the Kildare County Council Development Plan 2017-2023

Variation No. 1 introduces a revised Core Strategy and Settlement Strategy to bring the development plan in line with national and regional planning policy as per the National Planning Framework and the Eastern and Midlands RSES. However, there has been stay put on Variation No. 1 and as such the revised core strategy has not yet come into force. An extra from the Inspectors report on ref. 306826-20 for a proposed development in Kilcock states:

"At the time of reporting, the statutory plan and policies in place are those in the Kildare County Development Plan 2017-2023, and notwithstanding that a Variation to this Plan was adopted by the elected members in June 2020 (Variation No. 1), a Stay has been placed on this Variation. The Board received a letter from Kildare's legal representatives advising the Board that that an immediate Stay on the operation of Variation No. 1 to the Kildare County Development Plan 2017-2023 has been put in place by the High Court and that while the Stay is in place An Bord Pleanála should avoid assessing any application by reference to Variation No. 1 of the Kildare County Development Plan 2017-2023 (attached as Appendix 1). It is further noted that Kildare County Council are seeking to have this Stay lifted and that this may occur prior to the decision date of this case currently before the board and being assessed at this time."

Noting that a stay is in place on Variation 1, at this juncture the proposed development should be assessed in accordance with Section 7.12 above. However, should such a stay be lifted the following would then be applicable to the current proposal being submitted to the Board. The development plan, in Table 2.2, identifies Clane as a 'Town' within its settlement hierarchy and describes such settlements as 'local service and employment functions in close proximity to higher order urban areas' and containing 'local service and employment functions such as convenience retail and are proximate to larger urban centres.'

The development plan seeks to establish 'a hierarchy of smaller rural settlements to develop rural centres capable of providing a range of services and employment to their local populations'. According to Section 2.8 of the development plan, taking the higher range specified by the National Planning Framework 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. According to the National Planning Framework, in certain counties of which Kildare is one, the Council may provide for an additional 25% headroom with regards to the figures, where projected population growth is projected to be at or above the national average

baseline. Table 2.4 (overleaf) included in the development plan illustrates the population figures represented as housing targets for the period 2016 to 2023.

Census 2016 Pop	Census 2016 Dwellings	NPF 2026 Pop Growth (with 25% increase)	NPF 2026 growth target in units	Population growth 2020 to 2023 ¹	Dwellings Target 2020 to 2023
222,504 ²	80,746	39,370	14,060 ³	16,863	6,023

Figure 86.0 Population and housing targets for County Kildare set out in Table 2.4 of the Kildare County Development Plan 2017-2023

Chapter 3 of the development plan sets out the allocation of housing in more detail. Section 3.5, Table 3.3 sets out growth targets for towns, villages, rural settlements, rural nodes and the open countryside during the Plan period, based on a requirement for 6,023 no. housing units. The following settlement strategy policies are relevant for consideration in the context of the subject proposal:

- CS 1** Provide new housing in accordance with the County Settlement Hierarchy.
- CS 3** Support rural communities through the identification of lower order centres including towns, villages and settlements to provide more sustainable development centres in the rural areas.
- 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.
- CS 11** Seek the delivery of physical and community infrastructure including strategic open space and recreational areas in conjunction with high quality residential developments to create quality living environments.
- SS 1** Manage the county's settlement pattern in accordance with the population and housing unit allocations set out in the RSES, the Settlement Strategy and hierarchy of settlements set out in Table 3.1.

Section 3 of the development plan includes a settlement hierarchy which will underpin decisions regarding the location and scale of new developments such as housing, employment creation and social and physical infrastructure provision. As discussed previously, Clane is identified as a 'Town' in the settlement hierarchy. Table 3.3 lists the percentage allocation of growth in the various towns, villages and settlements in Kildare, with Clane's allocation outlined below:

Settlement Type	Towns / Villages	2016 Census Pop	2016 Dwellings	Allocated Growth (%) 2020-2023	NPF 2026 Pop Growth in persons	NPF 2026 Pop Growth in housing units	Population Growth 2020 to 2023 (annualised from 2026 NPF Figures) ⁶	Dwellings Target 2020 to 2023
Town	Sallins	5,849	2,071	1.9%	748	267	321	114
	Kilcullen	3,710	1,401	2.5%	984	352	422	151
	Kill	3,348	1,227	1.3%	512	183	219	78
	Clane	7,280	2,741	2.4%	945	337	405	145
	Prosperous	2,333	813	1.0%	394	141	169	60
	Rathangan	2,611	1,009	0.9%	354	127	152	54
	Athgarvan	1,176	373	0.7%	276	98	118	42
	Castledermot	1,475	622	0.5%	197	70	84	30
	Derrinturn	1,602	558	0.6%	214	76	92	33

Figure 87.0 Excerpt from population and housing unit allocation 2020-2023 outlined in Table 3.3 of the Kildare County Development Plan 2017-2023

Section 3.4.2 of the development plan encourages a sequential approach to development of settlements where *'all towns, villages, settlements, rural nodes (as appropriate) should be developed in a sequential manner, with suitable undeveloped lands closest to the core and public transport routes being given preference for development in the first instance'*.

We would contend that the subject proposal is consistent with the sequential approach sought by the Kildare County Development Plan 2017-2023 as the proposed development is within 800 metres of the Clane Town centre and is in close proximity to existing transport services, physical and social infrastructure and amenities. However, while it aids in achieving the 337 no. new homes sought by 2026, the subject proposal contravenes the Development Plan by exceeding the growth allocation of 145 no. new homes set in relation to the 2020 to 2023 period. We contend this exceedance can be justified.

Kildare County Council, in their report on the previous Strategic Housing Development for the subject site under ABP Ref. ABP-305905-19, contended that the previously proposed development of 305 no. dwellings constituted a material contravention of:- the development plan Settlement Strategy and Core Strategy; projected residential capacity and density outlined for KDA1 under the Clane Local Area Plan 2017-2023; and the housing unit allocation for Clane as set out in draft Variation No. 1 of the County Development Plan.

In response to this commentary and the view shared by the applicable Inspector in relation to the provisions of the Clane Local Area Plan 2017-2023 in relation to KDA1, this report is accompanied by a Material Contravention Justification Statement. This statement includes justification for the proposed exceedance of the growth allocation target set for the 2020 to 2023 period should variation no. 1 be in place at the time of decision on the proposed development. Please refer to the material contravention statement enclosed under separate cover for further details.

7.13 Clane Local Area Plan 2017-2023

The Clane Local Area Plan 2017 – 2023 was adopted by Members of the Maynooth Municipal District on 10th May 2017. It has effect from 6th June 2017 and will remain in force for a period of 6 years.

7.13.1 Zoning

According to the zoning objectives contained within the Clane Local Area Plan 2017-2023, the proposed development site is subject to 2 no. zoning objectives including 'C – New Residential', which covers the majority of the site, the objective of which is as follows:

'To provide for new residential development.'

The second zoning designation, which pertains to a smaller section of the application site, is 'F2 – Strategic Open Space', the objective of which is as follows:

'To preserve, provide for and improve recreational amenity, open space and green infrastructure networks.'

The zoning matrix included in the Development Plan indicates 'permissible' and 'open for consideration' uses in both the 'C – New Residential' and 'F2 – Strategic Open Space' zones. Permissible uses are generally acceptable subject to the normal planning process and compliance with the relevant policies and objectives, standards and requirements set out in the Plan. An open for consideration use is one which may be permitted where the planning authority is satisfied that the proposed development would be compatible with the overall policies and objectives for the zone, would not have undesirable effects on the permitted uses, and would otherwise be consistent with the proper planning and sustainable development of the area.

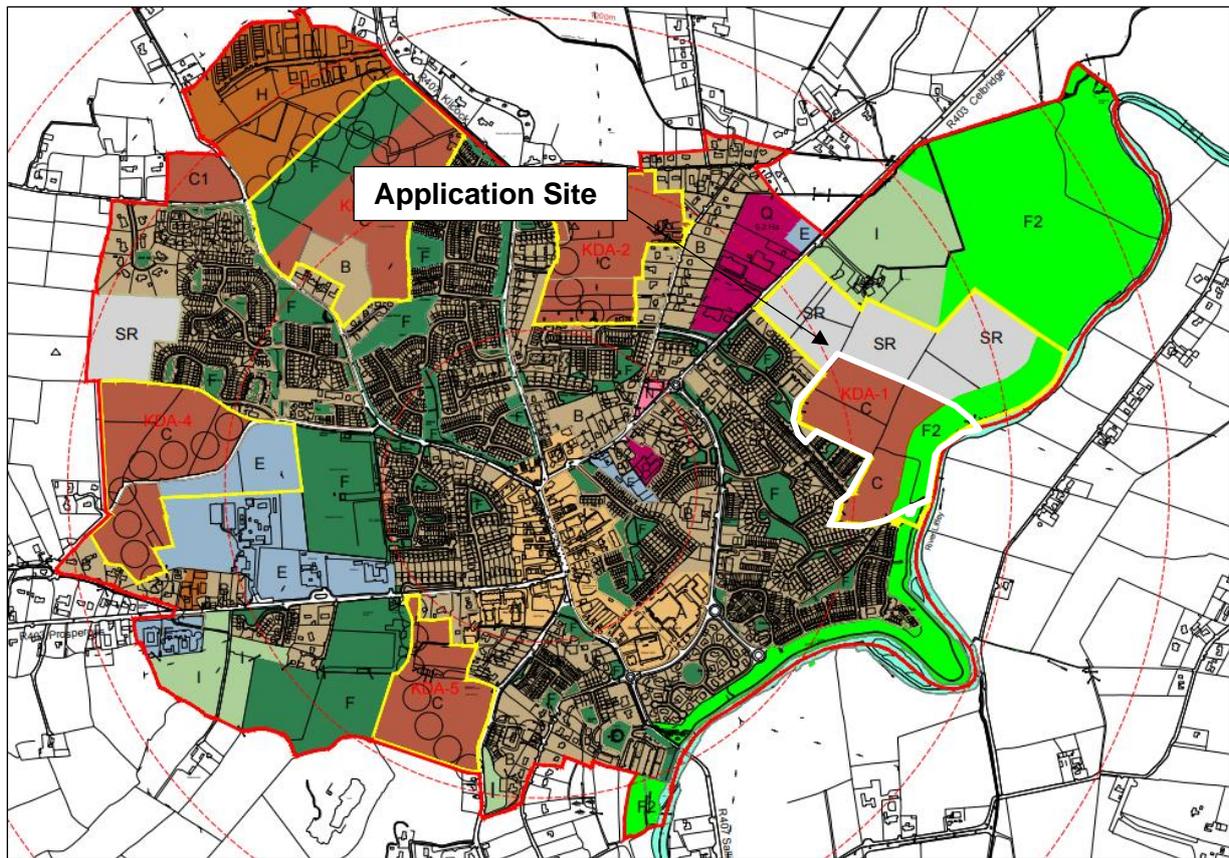


Figure 88.0 Extract from Land Use Zoning Objectives Map of the Clane Local Area Plan 2017 – 2023 illustrating the application site, white outline, within lands subject to the 'C – New Residential' zoning objective and designated as a Key Development Area (KDA1).

The following uses are 'permissible' and 'open for consideration' within lands subject to the 'C – New Residential' and 'F2 – Strategic Open Space' zoning objectives:

C 'New Residential' Zoning Objective

Permissible Uses **Crèche/Playschool, Dwelling, Nursing Home/Assisted living for the elderly and Park/Playground**

Open for Consideration **Community/Sports buildings, Cultural Uses/Library, Emergency Residential Accommodation, Guest House/Hotel/Hostel, Light Industry, Medical Consultant/Health Centre, Offices, Petrol Station, Place of Worship, School, Shop (Convenience) and Utility Structures**

F2 'Strategic Open Space' Zoning Objective

Permissible Uses **Park/Playground**

Open for Consideration **Structures**

It is submitted that the proposed residential development is an acceptable use with regards to the 'C- New Residential' zoning objective which applies to the development site, as opposed to the red line boundary of the application site.

The proposed houses, apartments and creche facility have been offset from the portion of the subject site zoned 'F2 – Strategic Open Space', with the 'F2' zoned land being primarily used for amenity space associated with the River Liffey.

7.13.2 Key Development Areas

Further to the identified zoning objective, the extract from the Land Use Zoning Objectives Map of the Clane Local Area Plan 2017 – 2023 illustrates that the site is also designated as a Key Development Area 1 (KDA No.1). The objective for KDA's is as follows:

'to ensure that best practice urban design principles are applied to all new development, based on the principle that well planned and integrated development enhances the sustainability, attractiveness and quality of an area'.

It is noted that the LAP identifies 5 no. Key Development Areas to accommodate growth during the Plan period. As stated, the application site is located within KDA No. 1 on the Dublin Road which is earmarked for new residential development/open space & amenity lands. Section 12.2.1 'Key Development Area 1 – Dublin Road' of the LAP provides the following detailed information on this KDA:

This development area extends to the east of the town between the Celbridge Road and River Liffey. There are a number of drainage courses in the area along with an area of woodland and hedgerows of high value. The development area includes lands identified as a Strategic Reserve under the LAP, and an area of Open Space/Amenity, adjacent residential areas and sitting alongside the River Liffey. Further to the north-east lands which are at risk of flooding are identified for Strategic Open Space in the form of a town park. Development in KDA1 will be subject to a Site Specific Flood Risk Assessment to determine the extent of risk.

It is considered that the proposal, which comprises residential units and open space/amenity areas along the River Liffey, appropriately complies with the provisions of the LAP in respect of the development of KDA No. 1. It is also noted that a site specific flood risk assessment has been undertaken to alleviate concerns with regards to potential flooding impacts. Section 12.2.1 provides additional information on a range of site specific design guidance for the development of this KDA as follows:

Connectivity/Movement *Achieve vehicular, pedestrian and cyclist permeability throughout the development area, with access from existing residential developments to the south, and providing for future access in conjunction with future development of Strategic Reserve lands. Provide strong pedestrian and cycle links at desire lines to the future town park and River Liffey, extending existing riverside routes and considering pedestrian river crossings. Design all roads and streets in accordance with the Design Manual for Urban Roads and Streets.*

The proposed development ensures successful integration with existing residential estates to the south of the site and provides for new links with potential development to the north in the future. Pedestrian and cycle links are provided throughout the site as well as along the River Liffey park for the benefit of improved recreational routes for residents within the Town. It is noted that all roads and streets have been designed in accordance with the Design manual for Urban Roads and Streets.

Built Form *Provide passive surveillance of roads, cycleways, footpaths and open spaces. Address existing unsupervised edges, predominantly through the use of the perimeter block in built form. Create legible development with sense of place. Have regard to residential amenity of existing dwellings at the southern edge. Buildings 2 – 3 storey height with transition in scale from existing residential development. This KDA is likely to accommodate lower to medium density residential development in the order of 25-30 units per hectare.*

All buildings within the proposed development have been designed so as to maximise the passive surveillance of public areas for the benefit of safety and security. It is considered, through the appropriate use of public open space and building form/scale, that the development provides a legible environment and a unique sense of place in close proximity to the River Liffey. Following discussions

with the Planning Authority, at pre-planning stage, the proposed density of a 41 units per hectare is considered to be appropriate in the context of the subject site.

Landscape and Spaces *Provide min. 15% of New Residential lands as public open space. Retain natural heritage and Green Infrastructure features, including area of woodland, through incorporation into areas of open space. Incorporate natural heritage and Green Infrastructure features in addressing flood risk and preparation of SuDs strategy.*

The proposed development provides a minimum of 34% of the entire red line area (excluding the River Liffey), which amounts to 3.6 hectares, as public space. This percentage includes the provision of a new public amenity park of 1.8Ha along the River Liffey with associated walkways/cycle routes and recreational features.

Further to the design of each KDA, and as per Section 13.2.1 'Schedule of Phasing', the LAP provides a schedule of phasing which splits the development of each KDA into 3 no. phases. We note the phasing schedule for the subject KDA No. 1 as per the below extract from the LAP presented in Figure 87.0. Phasing provisions for the proposed development are in line with the illustrated requirements for the development of KDA No.1

Key Development Area 1: Dublin Road		
Type of Infrastructure	Description	Phasing
Road Upgrade	Complete vehicular junction at Celbridge Road / Brooklands junction.	To be completed prior to commencement of development.
Strategic Open Space	Extend riverside footpath from Alexandra Walk into the Strategic Open Space lands along the River Liffey (along extent of new residential zoning).	To be completed prior to the commencement of dwelling no. 101 in KDA1.
Childcare	Pro-rata childcare provision at a rate of 0.13 childcare spaces per dwelling.	Pro-rata provision for dwellings 1-100 to be completed prior to the commencement of dwelling no. 101 in KDA1. Pro-rata provision for remainder to be completed prior to the completion of development on zoned lands in KDA1. See note 1 below.

Figure 89.0 Extract from Section 13.2.1 of the Clane Local Area Plan 2017-2023 illustrating the phasing schedule for the development of KDA No. 1.

Further to the above, we note the following objectives contained within the LAP which are relevant in the context of the application site's location within KDA No. 1:

HCO2.1 *To ensure that a good mix of housing types and sizes is provided in each Key Development Area to meet the future needs of the population of Clane.*

The proposed development provides a variety of housing units inclusive of one, two, three and four bedroom units in houses, duplexes and apartments to accommodate a range of family sizes and living circumstances.

HCO3.2 *To require the provision of a minimum of 0.13 childcare spaces per dwelling on a pro-rata basis in the Key Development Areas, in accordance with the phasing requirements set out in Section 13 Implementation.*

The proposed development provides a creche with space for up to 76 no. children which is in excess of the above requirements.

MT01.2 *To maximise connectivity for pedestrians and cyclists in Key Development Areas and identify strategic links in existing areas in order to maximise access to local shops, schools, public transport services and other amenities.*

The proposed development provides cycling and walking routes within the application site to facilitate sustainable methods of transport within Clane.

It is considered that the proposal is in compliance with all provisions set by the Planning Authority in respect of the future development of KDA No. 1 and will provide for the efficient development of residential housing on this site, will provide a new public amenity for existing and future residents of Clane Town and will allow for the clear consolidation of land within this urban centre as sought by the Clane Local Area Plan 2017-2023.

7.13.3 Strategic Vision

The Vision Statement for Clane 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.'

It is submitted that the proposed residential housing scheme is appropriate within the context of the future development of Clane. The development is sited on appropriately zoned land and will provide, for the benefit of all existing and future residents of Clane, a new public amenity which will represent a significant feature of the town in the context of placemaking and community integration whilst safeguarding a noticeable greenbelt within the outer environs of the town against future development.

7.13.4 Core Strategy

The guided growth of Clane is recognised in the context of the following Policy CS1 'Core Strategy' Objectives which look to support the sustainable long-term growth of Clane:

CSO1.1 *To support and facilitate sustainable intensification and consolidation in the town centre and in established residential and industrial areas.*

Whilst the application site is, at present, comprised of undeveloped greenfield lands, it is considered that the proposed development facilitates the consolidation and growth of Clane's environs in a sustainable manner which will reinforce a sterilising greenbelt to ensure the appropriate protection of the rural environment outside this urban centre.

CSO1.2 *To focus new residential development into the Key Development Areas identified in the Core Strategy map and new enterprise development into areas identified for light industry and warehousing and business and technology development.*

The application site is located within lands which are representative of a Key Development Area (KDA No. 1) and, as such, is considered appropriate for new residential development.

CSO1.3 *To support and facilitate development on zoned lands based on the policies and objectives of the Kildare County Development Plan 2017-2023 and the Clane Local Area Plan 2017-2023*

It is considered that the location of the proposed development is appropriate to allow for the compact growth of Clane in a manner that reflects the density of existing settlements within the town and will allow for the efficient use of local transport services.

Further to the above, and noting the provisions of Section 3.2 'Delivering the Strategic Vision' of the Local Area Plan, we would consider it prudent to respond to the strategic objectives listed by the Planning Authority which are derived from the strategic vision for Clane Town:

- *To protect and enhance the primacy and character of the town centre, so that it remains attractive to businesses and meets the retailing and service needs of the town and its hinterland, in addition to offering a pleasant and attractive environment for shopping, business, recreation and living.*

The proposed development will ensure the greater efficiency of all businesses and public transport services operating within Clane Town centre and will provide a pleasant and attractive environment for residential accommodation within the environs of the town.

- *To support and facilitate the development of high-quality, integrated residential neighbourhoods that cater for all demographics and deliver community, recreation and amenity facilities in tandem with housing.*

The proposed residential scheme will provide direct links with the existing Alexandra Walk and Brooklands Housing Estates to allow for community integration. The development will also provide a new public amenity in the form of a linear park along the River Liffey for the benefit of existing and future residents of the town.

- *To establish a positive and flexible framework for economic development to meet local needs, optimising on the town's strategic location in Kildare. In addition to supporting the established local services function and existing employment sites, complementary economic activities that are based on local strengths and assets will be encouraged.*

The proposed development will provide a new crèche facility thus providing increased choice for such services within Clane Town. Upon completion the development will also provide an increased population to avail of existing businesses/services available within Clane town for the benefit of the town's economy.

- *To enhance the existing transport network by increasing permeability and connectivity for pedestrians, cyclists and vehicles, in order to enable access to key land uses such as community facilities, public transport nodes and zoned lands.*

As stated previously, the development allows for enhance permeability within the north-eastern environs of Clane Town through links to adjoining residential estates and through the provision of spur roads to adjoin future development to the north of the site. The development also allows for the provision of public amenity space within close proximity to the River Liffey and the upgrading/improvement of the existing river walkway.

- *To phase future growth in line with the capacity and delivery of supporting physical infrastructure.*

The proposal is considered to be appropriate in the context that it allows for the provision of a large-scale public amenity for existing and future residents of the Town and visitors alike. Furthermore, it is considered that the extent of infrastructure provided, with regards to the proposed road network, is appropriate in the context of the scale of development which is intended.

- *To positively enhance the town's built and natural heritage by protecting existing heritage assets and their settings, by promoting the enhancement, management and understanding of these assets and by providing for appropriate development.*

The development will ensure the protection and enhancement of the River Liffey as a key aspect of Clane's natural heritage which will, by result of this application, become more accessible to all.

- *To protect, enhance and develop a multi-functional Green Infrastructure network by building an interconnected network of parks, open spaces, hedgerows, grasslands and watercourses.*

The proposed development will greatly enhance the green infrastructure network of Clane by improving the amenity value of the River Liffey through the provision of a linear park and associated improvements to this natural amenity. In addition to this, the proposed dwellings and road network are designed around a strong network of interlocking public open space areas, are formed around the existing hedgerows/trees being retained on site. These open space areas feature a network of pedestrian and cycle paths through the scheme which link in with those featuring adjacent to the River Liffey.

- *To ensure that best practice urban design principles are applied to all new development, based on the principle that well planned and integrated development enhances the sustainability, attractiveness and quality of an area.*

The proposed development is considered representative of best practice urban design principles and key consideration has been given to the quasi-rural nature of the surrounding landscape with regards to the form, scale and design of all development proposed.

- *To phase new development to ensure that it occurs in an orderly and efficient manner in accordance with proper planning and sustainable development.*

It is considered that the provision of additional housing units within the north-eastern environs of Clane Town is, due to the site's location within a Key Development Area, representative of proper planning and sustainable development

Upon consideration of the above, it is submitted that the development is appropriate in the context of protecting the needs of the future population of Clane Town and promoting a strong sense of community, civic pride and social inclusiveness within the local community which is befitting of the town's unique identity.

The objective of the 'Core Strategy' is to ensure the medium-long term sustainable development of Clane through focusing residential development within compact urban forms that allow for the greater use of existing services and increased usage and viability of public transport. The proposed development will provide for the intensification of uses on an undeveloped site which is zoned for residential development and is situated within close proximity to public transport services, operating via Clane Town Centre, which is less than 1km to the south-west of the site. It is submitted that the proposed development is therefore in accordance with the objectives of the 'Core Strategy' as set out in the Kildare County Development Plan 2017-2023.

7.13.5 Residential Development

The Clane Local Area Plan 2017-2023 requires a high standard of residential development, which provides good quality accommodation and also protects the character and amenity of the area. This is embedded in the zoning objective of the lands, which is seek to protect and enhance the amenity of developed residential communities, and also pursuant to the following residential-development specific objectives as set out within Sections 6.2 'Residential Development: Capacity and Delivery' and 6.3 'Residential Density, Mix and Design' of the Local Area Plan:

HCO1.1 *To require new residential developments to meet the standards and guidance as set out in:*

- *The Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, DEHLG (2009) and the accompanying Urban Design Manual Best Practice Guide, DEHLG (2009).*
- *The Design Manual for Urban Roads and Streets, DTTS and DECLG (2013).*
- *The policies, objectives and development management standards contained in this Local Area Plan and in the Kildare County Development Plan.*
- *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, DEHLG (2015).*

The proposed development has been designed to comply with the standards and guidance offered by the Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, DEHLG (2009) and the accompanying Urban Design Manual Best Practice Guide, DEHLG (2009); the Design Manual for Urban Roads and Streets, DTTS and DECLG (2013); and the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, DEHLG (2015), as discussed previously.

The proposed developments compliance with the policies, objectives and development management standards contained in this Local Area Plan and in the Kildare County Development Plan, will be assessed below.

HCO1.2 *To promote and facilitate the phased development of identified Key Development Areas in accordance with the guidance set out in Section 12.*

The development, as discussed in Section 6.0 of this report, is to be constructed in 4 no. phases (A-D).

HCO1.3 *To secure the provision of social infrastructure and community and recreational facilities in tandem with residential development, in accordance with the implementation strategy in Section 13 of the LAP.*

The proposed development is consistent with this policy, providing a creche facility on site as well as a linear park adjacent to the River Liffey which links with an extensive open space network that features throughout the development.

HCO1.5 *To encourage the development of brownfield and infill sites for residential uses.*

The proposed development allows for the provision of residential housing on a site which is considered appropriate for residential development due to its associated zoning objective and proximity to existing residential estates at Brooklands and Alexandra Walk to the south.

HCO2.1 *To ensure that a good mix of housing types and sizes is provided in each Key Development Area to meet the future needs of the population of Clane.*

The proposed development provides for variety of housing and apartment types/sizes as is considered appropriate in the context of both visual interest and community integration.

HCO2.2 *To require the submission of a Design Statement (CDP Section 17.3 refers) and Housing Mix Statement (CDP Section 17.4.3 refers) with applications for residential development in accordance with the provisions of the County Development Plan.*

The subject application is accompanied by a Housing Quality Assessment and an Architectural Design Statement, both prepared by C+W O'Brien Architects.

HCO2.3 *To apply a 10% social housing requirement, pursuant to Part V of the Planning and Development Act 2000 (as amended) to all sites that are zoned solely for residential use or for a mixture of residential and other uses (save where the development is exempt from the provisions of Part V).*

The proposed development intends to provide a total of 10% of units to meet its obligations under Part V of the Planning and Development Act 2000.

The proposed development is considered to be appropriate in the context of delivering upon the above key objectives for the future development of the subject site identified upon review of the Clane Local Area Plan 2017-2023.

It is submitted that this proposal makes efficient use of greenfield lands suitable for infill development, within an area of Clane's north-eastern environs that has historically been subject to large scale residential development. Furthermore, it is considered that the scale, density and design of the proposed development is sufficient to protect neighbouring amenities.

7.13.6 Residential Standards

It is noted that the Clane Local Area Plan 2017-2023 does not provide prescriptive guidance with regards to management standards for residential developments, save for those discussed above. In this regard, we will now provide an assessment of the proposed development against the standards relating to residential developments as outlined by the Planning Authority in Chapter 17 'Development Management Standards' of the Kildare County Development Plan 2017-2023.

Site Coverage

The Development Plan provides the following commentary with regards to site coverage:

'The maximum site coverage shall be 50% for residential development, 75% for industrial and 66% for retail and commercial development. Within town centre zones, the maximum site coverage shall be 80% for all development.'

The proposed development provides a site coverage percentage of 14% (calculated based on 8.0Ha of residentially zoned land) and is therefore compliant with the guidance outlined by the Planning Authority with regards to appropriate site coverage levels for residential development.

Plot Ratio

The Development Plan provides, as per Table 17.1 'Plot Ratio Standards', a list of appropriate plot ratios for a variety of development locations as follows:

<i>Town Centre / Brownfield</i>	<i>1.0-2.0</i>
<i>Inner Suburban</i>	<i>0.5 -1.0</i>
<i>Outer Suburban (Proximate to public transport)</i>	<i>0.35 - 0.5</i>
<i>Outer Suburban (Remote from public transport)</i>	<i>0.25 - 0.35</i>

The proposed development provides a net plot ratio of 0.52 within a location that is considered representative of an 'Outer Suburban' area and is therefore compliant with the guidance outlined by the Planning Authority with regards to appropriate plot ratio levels for residential development.

Building Height

Section 17.2.1 'Building Heights' states the following with regards to the appropriate height of new residential developments:

'The appropriate maximum or minimum height of any building will be determined by the prevailing building height in the surrounding area; the proximity of existing housing and the formation of a cohesive streetscape pattern, including height and scale of proposed development relative to width of street or area of open space.'

The proposed development has duly considered the height of adjoining-built form and adjoining land uses within the immediate area to provide what is considered to be an appropriate maximum height of four no. storeys within the application site. It is further noted that the majority of the site is to be constructed to two-storey height thus providing a strong degree of integration with existing residential developments in the wider area.

Public Open Space

Section 17.4.7 'Public Open Space for Residential Development' states the following with regards to the provision of public open space for residential developments:

In Greenfield sites, the minimum area of open space required is 15% of the total site area. SuDS are not generally acceptable as a form of public open space provision, except where they contribute in a significant and positive way to the design and quality of open space. Where the Council considers that this is the case, in general a maximum of 10% of the open space provision shall be taken up by SuDS.'

The proposed development provides in excess of 34% of the entire red line area (excluding the River Liffey) for the purposes of open space provision and, as such, exceeds the above requirements.

Car Parking Standards

Table 17.9 'Car Parking Standards' of the Development Plan provides the following minimum standards in respect of car parking provision for residential units:

- 2 spaces per house
- 1.5 spaces per apartment unit
- 1 visitor space per 4 apartments
- 0.5 per staff member plus 1 per 4 children for Crèche facilities

Further to the above the guidance emphasises that the design quality of the street is paramount and that new residential development should not be dominated by car parking along access streets, yet, provided within the curtilage or residential units or within close proximity to apartment buildings. Notwithstanding the provision of car parking spaces for residential apartments, which has been guided by the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018), the development ensures that all dwelling houses provide for 2 no. parking spaces within the curtilage of the individual unit. The subject proposal includes a total of 575 no. car parking spaces are proposed. Of these, 242 no. spaces serve the proposed dwellings which is consistent with the above requirements. 256 no. spaces serve the residents of the proposed apartments/maisonette units/duplex units which equates to a rate of 1.2 per apartment unit, and 59 no. spaces serve visitors to the development. 18 no. spaces serve the proposed childcare facility.

The proposed car parking allocation complies with the above minimum requirements, save for in relation to the apartment allocation which requires a variation to the above. This slight variation is considered appropriate having regard to national planning policy which encourages a reduction in car parking provision and an increased uptake in green transport modes (such as walking and cycling). In particular, the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities – 2018, encourages reduced car parking provision to serve apartments where the site is well serviced by public transport and is accessible to services and amenities. As discussed in Section 2.0 of this report, the subject site is proximate to a number of bus and cycle routes and is within walking distance of the Clane Town Centre.

House Area Standards

Notwithstanding the proposed development's compliance with unit standards for residential apartments, as is outlined in Section 7.7 of this report, we note that the Development Plan provides minimum floor area standards for dwelling houses throughout Chapter 17. In this regard we would consider it prudent to note the development's compliance with the applicable standards as outlined below.

Residential Standards for 2 Bedroom Houses			
	Target Gross Floor Area	Private Amenity Space	Storage
2 Bedroom Houses	85sq.m	55sq.m	6sq.m
Proposed Houses	86.55-100.31sq.m	60.4-96.39sq.m	4.7-6.1sq.m

Table 7.0 Table illustrating the proposed development's compliance with standards outlined by the Planning Authority in respect of two-bedroom houses.

Residential Standards for 3 Bedroom Houses			
	Target Gross Floor Area	Private Amenity Space	Storage
3 Bedroom Houses	100sq.m	60sq.m	9sq.m
Proposed Houses	107.94-144.52sq.m	73.94-122.58sq.m	6-10.3sq.m

Table 8.0 Table illustrating the proposed development's compliance with standards outlined by the Planning Authority in respect of three-bedroom houses.

Residential Standards for 4 Bedroom Houses			
	Target Gross Floor Area	Private Amenity Space	Storage
4 Bedroom Houses	110sq.m	75sq.m	10sq.m
Proposed Houses	135.82-156.7sq.m	82.07-106.55sq.m	6.6-11.3sq.m

Table 9.0 Table illustrating the proposed development's compliance with standards outlined by the Planning Authority in respect of four-bedroom houses.

It is noted that the above tables do not consider attic storage in calculating the total quantum of storage space provided to individual houses. In this respect it is considered prudent to clarify that each house will be served by attic level storage, the minimum floor area of which is in excess of 25sq.m.

7.13.7 Residential Density

The Clane LAP provides, as per Table 4.1, a list of estimated residential capacities and estimated densities in the context of the 5 no. KDAs and other sites capable of redevelopment in Clane.

Location of Development	Quantum of Land for Housing (Gross Ha)	Quantum of Land for Housing (Net Ha)*	Estimated Residential Capacity **	Estimated Density / Ha
KDA 1 Dublin Road	7.7	6.2	161	26
KDA 2 Capdoo	10.9	8.7	227	26
KDA 3 Kilcock Road	9.6	7.7	201	26
KDA 4 Nancy's Lane	11.2	9.0	233	26
KDA 5 Millicent	6.6	5.3	158	30
Other Sites	3.1	3.1	46	16
TOTAL	49.1	40	1026	

Figure 90.0 Estimated Residential Capacity outlined in Table 4.1 of the Clane Local Area Plan 2017-2023

The proposed development provides 333 no. dwellings at a residential density of 41 dwellings per hectare, therefore exceeding the estimated residential capacities and estimated densities set out in the context of Clane. We contend this exceedance can be justified. As discussed previously, this report is accompanied by a Material Contravention Justification Statement in light of the views of Kildare County Council and the Planning Inspector expressed in relation ABP Ref. ABP-305905-19. It considers the Clane Local Area Plan 2017-2023 as well as the Kildare County Development Plan 2017-2023. This statement includes justification in relation to the proposed exceedance of the above residential capacity and density.

7.13.8 Urban Design

Section 12.1 'Urban Design' of the Clane Local Area Plan 2017-2023 sets out the urban design framework for Clane in an effort to both safeguard the existing urban environment and guide the design

of future developments to provide a coherent and legible Town with a distinct identity and sense of place. Subsection 12.1.1 'Criteria for Good Urban Design' outlines the 12 no. principles which are used to encapsulate the range of design considerations assessed in the context of residential development. Subsection 12.1.2 'Guiding Principles' of the LAP outlines the following principles, which we have provided a response to, which should be considered in the context of residential development.

Permeability *Central to the vitality of any urban centre is its network of pedestrian paths and routes. All new development should provide a fully permeable and recognisable interconnecting network of streets. Permeability within existing development must be protected and where possible improved through opening up of new routes as part of the development.*

It is considered that the proposed development provides a fully permeable and recognisable network of streets and improves permeability within the immediate area through allowing for new linkages between the Alexandra Walk and Brooklands Housing Estates for which all movement previously required residents to travel via the R403. The development also ensures future linkages can be provided along the northern boundary to adjoining sites can improve the accessibility and use of the River Liffey walkway.

Legibility *All new development should provide recognisable routes with a coherent and easily-read pattern of streets and spaces, including intersection and landmark buildings to aid orientation, and should have visible activities and functions.*

The proposed development provides landmark buildings at the main vehicular entrances to the site and utilises a range of amenity spaces and materials/finishes to reinforce a sense of place and aid orientation through the site.

Public Space *Public spaces should be designed to vary in size and use and thus serve the entire community. Spaces should be linked through high quality pedestrian and cycle routes combined with views and vistas, and should be overlooked by adjoining accommodation to ensure passive surveillance.*

Public spaces within the development are varied in size and associated use with some spaces appropriate for sitting and walking and others appropriate for sporting activities. All public spaces are appropriately overlooked and are linked through pedestrian and cycle routes to ensure passive surveillance.

Transportation Network *Development must emphasise permeability for all modes of transport and should be designed on the basis of serving pedestrians, cyclists and public transport, enabling access for emergency vehicles, promoting efficient circulation of local traffic, and externalising non-local traffic. Cycling and pedestrian linkages should seek to achieve convenient and prominent access points, have a choice of routes, provide as direct a route as possible to facilities and utilize green open space networks where possible.*

The transportation network serving the development, both existing and proposed, appropriately allows for the permeability of all modes of transports. Cycling and pedestrian linkages have been maximised to ensure sustainable methods of transport are the most prominent mode of transport within the residential scheme.

Street Hierarchy *A network of high quality, attractive streets comprising of a high standard of quality finishes and treatments such as paving and landscaping, to create an environment with a definite sense of place, should be achieved. All development should include a hierarchy of streets; compliance with the Design Manual for Urban Roads and Streets will be required.*

The Green Infrastructure Strategy/Landscape Design Rationale, prepared by Landmark Designs, and the Architectural Design Statement, prepared by C+W O'Brien Architects, illustrate the hierarchy of streets achieved in the proposed scheme. The road/street layout adopts the principles of the Design Manual for Urban Roads and Streets and the advice provided by the Guidelines for Planning Authorities

on Sustainable Residential Development in urban Areas' (including the associated 'Urban Design Manual'). The application is accompanied by a Statement of Consistency with DMURS, prepared by Brian Connolly Associates.

Streetscape/Built Form The streetscape should be characterised by quality buildings and a high consistent standard of finishes and treatments such as paving, landscaping and street furniture, therefore creating an environment with a definite sense of place. Particular elements to consider include:

Scale/Mass/Composition A building size should be relative to its surroundings.

The size of all buildings within the development have been directly determined by their respective locations within the site, their proximate distance to site entrances and their location in the context of public open spaces.

Key Buildings Gateway and landmark buildings can emphasise the urban identity of a place and can provide a signal of a significant place either in terms of movement or use. These buildings have the potential to act as important landmarks and create first impressions of a town.

Blocks D and F represent gateway buildings into the site via the existing Brooklands Residential Estate, whilst the River Liffey forms a gateway to the site via the Alexandra Walk Residential Estate.

Corner Sites Corners shall be reinforced by buildings which address both street frontages. Various options in terms of design can be explored i.e. an increase in height with set-backs, a round corner etc. High quality finishes will be required for all elevations.

Dwellings and apartment/duplex units featuring at corners have been designed to be dual or triple aspect to ensure both street frontages are appropriately responded to.

Building Line Building line is an important consideration in the design of places, as it influences the sense of enclosure created by buildings and boundaries.

The proposed development is considered to appropriately respond to existing building lines within the vicinity of the site. Notwithstanding this, and due to the scale of development proposed, it is considered that new building lines which have been created are effective in reinforcing the sense of enclosure within the residential scheme for the benefit of associate placemaking effects.

Perimeter Block Residential layouts should generally utilise the perimeter block principle, as a departure from more recent cul-de sac type layouts, to increase permeability and legibility.

The proposed development conforms to the above with entrances to houses facing the street, and private gardens provided to the rear of the buildings, in addition, entrances to apartment buildings are visible from the street. This arrangement is intended to provide good social interaction among people.

Building Type & Height In general, building heights should respect the local streetscape and take due cognisance of the receiving environment. The design briefs set out in Section 12.2 make specific reference to the ability of certain sites within Clane to absorb buildings of more than 2/3 storeys. In the interest of clarity, 'Tall Buildings' are defined as buildings which exceed 5 storeys and 'Higher Buildings' are those that are higher than the predominant building height in an area.

It is considered that the range of building type and height provided within the development is appropriate in the context of providing visual interest within the residential scheme and providing a legible and enclosed streetscape. It is noted that, where applicable, proposed building heights have been designed to respect adjoining buildings and it is considered that the scale of development proposed is appropriate in the context of the quasi-rural nature of adjoining lands to the north and east.

Materials & Finishes *The use of materials and finishes is one of the most defining elements of a street. The material palette can define space, calm traffic and improve legibility. All materials and finishes should be of the highest quality and used in a consistent manner which is in keeping with an overall design concept for the proposal. Where appropriate, environmentally friendly finishes should be used and the use of Irish material will be encouraged.*

The proposed development features high quality materials and finishes as well as architectural design.

7.13.9 Surface Water and Flood Risk

Section 9.3 'Flood Risk Management' of the Clane Local Area Plan 2017-2023 states the following with regards to flooding within the town and environs:

'Clane has a history of flooding at various locations throughout the town, arising from the fluvial sources of the Rivers Cott/Butterstream, Gollymochy and Liffey and from groundwater and artificial drainage systems. Works have been carried out to alleviate flooding in the recent past including those at the Butterstream and from Millicent Road junction to Clane Hospital. In line with The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009), Strategic Flood Risk Assessment (SFRA) has informed the preparation of the LAP.'

Further to the above we note the below extract of Map No. 9.1 'Strategic Flood Risk Assessment Recommendations' which illustrates the extent of flood risk within the town of Clane.

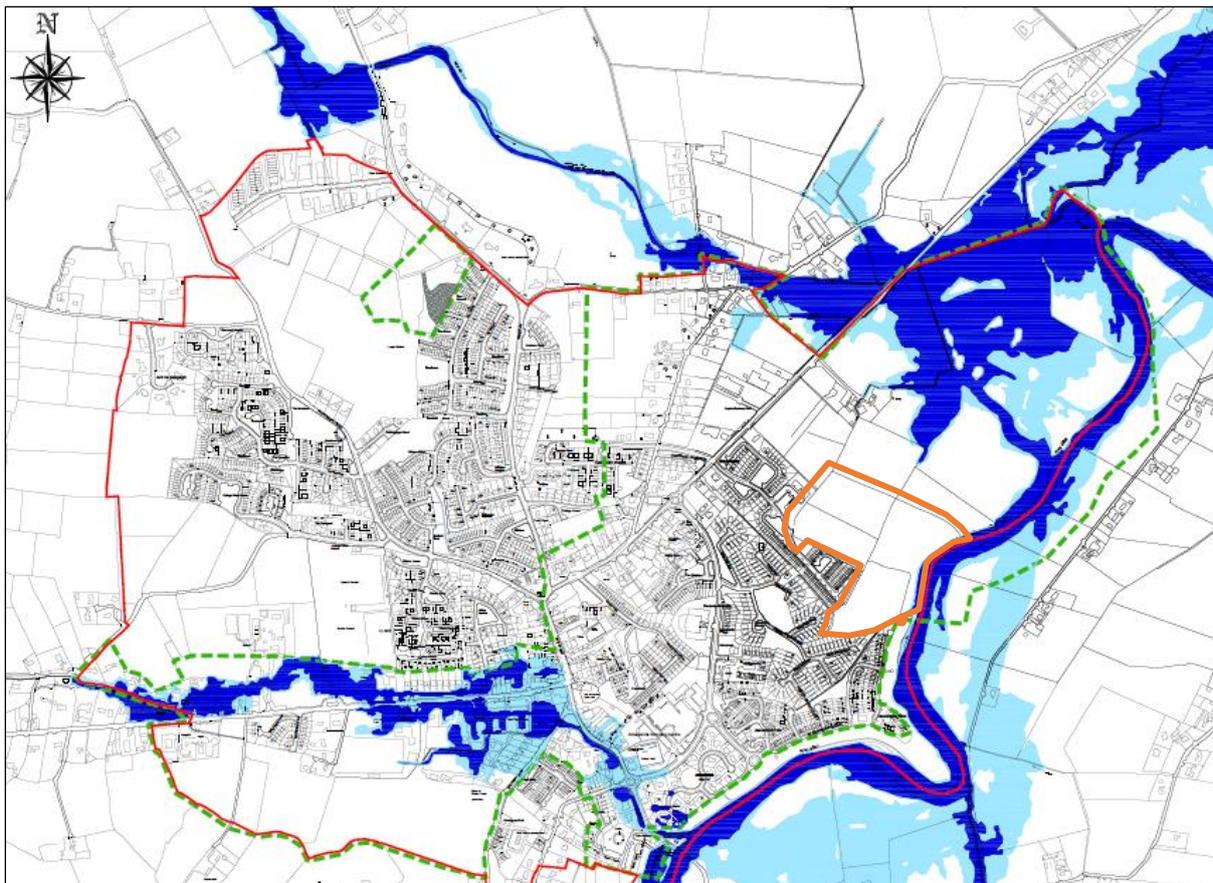


Figure 91.0 Extract from the Strategic Flood Risk Assessment Recommendations Map of the Clane Local Area Plan 2017-2023 illustrating the location of the application site (orange outline) in the context of Flood Risk Zone A (dark-blue hatching - 1.0% AEP), Flood Risk Zone B (light-blue hatching – 0.1% AEP) and the Pluvial Flood Risk Zone (green dashed line).

The subject application is accompanied by a Site Specific Flood Risk Assessment, as prepared by IE Consulting, which was undertaken in accordance with the requirements of “The Planning System and Flood Risk Management, Guidelines for Planning Authorities” and its Technical Appendices. This assessment concludes that the proposed residential development is appropriate for the site’s flood zone category and that the sequential approach outlined in Planning System and Flood Risk Management Guidelines has been adhered to and that the ‘Avoid’ principal has been achieved.

7.13.10 Natural Heritage and Green Infrastructure

Section 9.3 ‘Natural Heritage’ of the Clane Local Area Plan 2017-2023 states the following with regards to green infrastructure within the town and environs:

‘There are a number of areas within the Plan boundary that are considered to be of heritage value including hedgerows, trees, watercourses, etc. Habitat and landscape features have an important role to play as ecological corridors as they allow for movement of species and help sustain the habitats, ecological processes and functions necessary to enhance and maintain bio-diversity. It is important that these areas are conserved and well managed.’

Further to the above, we note additional commentary from Section 11.1 ‘Green Infrastructure and Natural Heritage’ of the LAP as follows:

‘Enhancing and protecting open spaces and natural heritage for both biodiversity and recreational uses has benefits for the town’s sustainability and attractiveness as a place to live, work and visit. The River Liffey is identified in the County Development Plan as an Area of High Amenity, and also as a Landscape Character Area, with ‘special’ sensitivity. This is described as an area with low capacity to accommodate uses without significant adverse effects on the appearance or character of the landscape. Table 14.3 of the CDP identifies the likely compatibility between a range of land uses and proximity of less than 300m to the principal landscape sensitivity factor. The character and sensitivities identified for the River Liffey has informed the Green Infrastructure and Open Space objectives in this Plan.’

We note the extract of Map No. 11.1 ‘Green Infrastructure Map’ overleaf which illustrates details of habitats and green infrastructure within the town of Clane.

The LAP identifies a number of higher and moderate value hedgerows on the subject site. The LAP provides that where possible such hedgerows should be retained in order to protect important ecological corridors and maintain biodiversity.

Particular attention has been paid to the existing hedgerows on site with portions proposed to be retained and incorporated within the public open space of the new development, where possible. It is noted that the primary motivation for the retention of the hedgerows is to protect habitats and ecological corridors of local importance. In order to offset the loss of higher significance hedgerow and treelines it is proposed to create new, biodiversity planting within areas of public open space, along the new through roads and within the linear park adjoining the River Liffey to provide a larger area of new habitat.

The species to be planted include a wide range of native trees and shrubs while the maintenance plan is intended involve minimal interference – i.e. no use of herbicide sprays, no cutting or mowing - effectively allowing for new linear woodlands to emerge. This planting will effectively create a new biodiversity corridor which will provide connectivity for the species which are currently recorded in this location. While this woodland will take time to mature it will ultimately compensate for the loss of hedgerows and green infrastructure arising from the development.

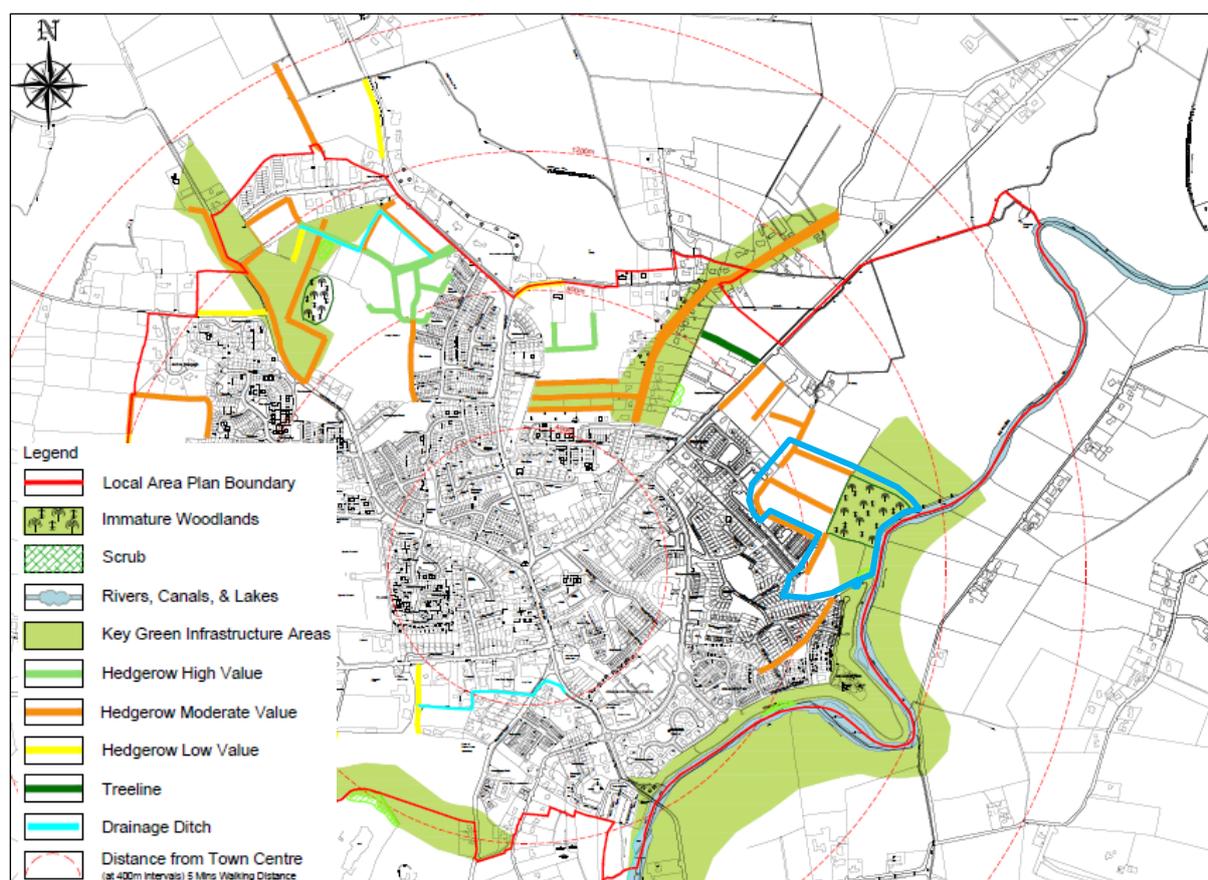


Figure 92.0 Extract from Green Infrastructure Map of the Clane Local Area Plan 2017-2023 illustrating the location of the application site (blue outline). The site is noted to comprise moderate value hedgerows, immature woodlands and an extent of land situated within a key green infrastructure area.

8.0 Childcare Facilities

The Clane Local Area Plan 2017-2023 includes the following policies in relation to childcare facilities:

- HCO3.1** *To support and facilitate improvements to existing educational, childcare and healthcare facilities within Clane.*
- HCO3.2** *To require the provision of a minimum of 0.13 childcare spaces per dwelling on a pro-rata basis in the Key Development Areas, in accordance with the phasing requirements set out in Section 13 Implementation.*
- HCO3.3** *To support the provision of a purpose-built childcare facility or facilities to meet the pro-rata childcare needs of housing development during the Plan period.*

The Guidelines for Planning Authorities on Childcare Facilities (2001) indicate that Development Plans should facilitate the provision of childcare facilities in appropriate locations. These include larger new housing estates where planning authorities should require the provision of a minimum of one childcare facility with 20 no. places for each 75 no. dwellings. The threshold for provision should be established having regard to existing location of facilities and the emerging demography of the area where new housing is proposed. The Guidelines advise that sites should be identified for such facilities as an integral part of the pre-planning discussions.

The following definition of Childcare is included in the Guidelines:

In these Guidelines, "childcare" is taken to mean full day-care and sessional facilities and services for pre-school children and school-going children out of school hours. It includes services involving care, education and socialisation opportunities for children. Thus, services such as pre-schools, naíonraí (Irish language playgroups), day-care services, crèches, playgroups, and after-school groups are encompassed by these Guidelines. Conversely childminding, schools, (primary, secondary and special) and residential centres for children are not covered by these Guidelines.

The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018) also includes the following guidance in relation to childcare facility provision:

Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, and which recommend the provision of one child-care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes should be established having regard to the scale and unit mix of the proposed development and the existing geographical distribution of childcare facilities and the emerging demographic profile of the area. One-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms.

Hughes Planning have prepared a separate Childcare Capacity report which is enclosed under separate cover. The report notes that:

"The total number of units within the proposed development is 333 no. units. Excluding the 1 bed units and 50% of the two bed units there are a total of 209 no. units considered appropriate for families. Based on the average family size of 2.75 it can be considered that the proposed development will result in c.575 no. persons.

Additionally, the average number of children per family for Clane is 1.44 children/family, resulting in 105 no. children (0-18 years age band) generated by the proposed development. An average, 29.5% of families have children within the pre-school age category (0-4 years), based on this percentage the proposed development would generate a demand of approximately 89 no. childcare spaces. These calculations can be found below.

Number of children generated by the proposed scheme:

*209 no. families * 1.44 children/family = 300.96 no. children (0-18 years)*

Number of children generated by the proposed scheme (0-4 years age band):

*300.96 no. children (0-18 years) * 29.5% = 88.78 no. children (0-4 years)*

The CSO's Quarterly National Household Survey (QNHS), Childcare, Quarter 3 2016 contains the most current available published data on childcare statistics. The statistics relate to the types of childcare used by children by school-going status and region, it records 25 out of 116 no. children are cared for in a crèche/Montessori/playgroup/after school facility in Kildare. This indicates that 21.5% of children are cared for in a childcare facility for the Clane region.

The proposed development potential demand is therefore:

*89 no. children (0-4 years) * 21.5% = **19 no. childcare spaces.***

The proposed creche will provide a total of 76 no. spaces for childcare which will meet the demand for childcare facilities for the area."

Please refer to the enclosed report which demonstrates that the proposed development generates a requirement of 19 no. childcare spaces. As set out on the architectural drawings accompanying this application, the proposed childcare facility of 485sq.m is considered appropriate for the subject site. The exact capacity of the proposed childcare facility will only become apparent when an operator comes

on board and will be subject to operator's particular requirements and will be dependent on what types of childcare facility are already available in the area. However, it is estimated that this childcare facility could cater for up to 76 no. children. This exceeds the requirements set out in the Kildare Development Plan which means that there is potential for the adjacent residents to benefit from this facility also.

9.0 Social and Affordable Housing

9.1 Part V, Section 96 of the Planning and Development Act

The Planning and Development Act 2000 was issued on 28th August 2000. Section 96 of the Planning and Development Act 2000 (as amended) states that any development for residential use or for a mixture of residential and other uses shall provide a percentage of the proposed residential units for the purpose of social and affordable housing. The current legislation regarding the transfer of residential units under Part V, as amended by the Residential Tenancies Act of 2014, requires 10% of units to be transferred to the local authority.

9.2 Part V Proposal

The applicants propose to fulfil their Part V obligations for the proposed development by building and transferring 33 no. dwellings to the ownership of the Planning Authority, or to the ownership of persons nominated by the authority. Please consult the Part V drawings, prepared by C+W O'Brien Architects, for specific details on the units proposed for construction/transfer.

The applicant confirms its willingness to enter into an agreement with Kildare County Council in respect of Part V (Social and Affordable Housing) should a grant of planning permission be forthcoming at the subject site, in accordance with the relevant provisions of Planning and Development Act 2000 (as amended). Please refer to the Part V validation letter received from Kildare County Council enclosed with the planning application pack.

10.0 Environmental/Appropriate Assessment

An Environmental Impact Assessment Report and a Screening Report for Appropriate Assessment have been prepared as part of this application which looks at the potential effects of the proposed project on the receiving environment and Natura 2000 sites, respectively. They accompany this planning application under a separate cover. In summary, there are no apparent characteristics or elements of the design of the scheme that are likely to cause significant effects on the environment or Natura 2000 sites.

It is noted that screening for Appropriate Assessment has been undertaken for the proposed development in accordance with the Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities (2009) and will form part of the application documentation. The AA Screening Report concludes that significant effects are not likely to arise, either alone or in combination with other plans or projects to the Natura 2000 network. Please refer to the Screening Report for Appropriate Assessment prepared by Openfield Ecological Services for further details.

11.0 Conclusion

In conclusion, we submit that the proposal, which comprises the construction of 333 no. dwellings (212 no. apartments/duplex apartments/maisonettes & 121 no. houses), a crèche facility and a public park on c. 10.36 ha of land, is considered to be acceptable and compliant with the policies and objectives as set out in the applicable national, regional and local planning policy context.

At a national and regional level, this statement has demonstrated consistency with the following:

- Project Ireland 2040 – National Planning Framework (2018);
- Urban Development and Building Heights - Guidelines for Planning Authorities, December 2018;
- Rebuilding Ireland – Action Plan for Housing and Homelessness, July 2016;
- Quality Housing for Sustainable Communities – Guidelines for Planning Authorities (2007);
- Sustainable Residential Development in Urban Areas – Guidelines for Planning Guidelines (2009);
- Urban Design Manual – A Best Practice Guide, 2009;
- Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018);
- Design Manual for Urban Roads and Streets (2013);
- The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009);
- Guidelines for Planning Authorities on Childcare Facilities (2001);
- Smarter Travel: A Sustainable Transport Future - A New Transport Policy for Ireland (2009); and
- Regional Spatial & Economic Strategy for the Eastern and Midland Regional Assembly, 2019.

Consistency is also demonstrated with the policies and provisions of both the Kildare County Development Plan 2013-2019 and the Clane Local Area Plan 2017-2023, which are representative of key planning policy documents at a local level. The subject proposal has also been designed having regard to the reasons and considerations which informed An Bord Pleanála's decision to refuse permission under ABP Ref. ABP-305905-19.

It is considered that the proposed residential development comprising 333 no. residential units at this application site in Clane presents an appropriately scaled residential development on residentially zoned land. It is further considered that the subject site has the capacity to accommodate additional residential accommodation and respond to the current housing shortage.

The development has been designed to an exceptionally high standard to contribute to the urban form of the area and it is considered that the proposal will not give rise to any undue impacts on the amenity of any adjacent properties. We are of the opinion that the development is generally compliant and in accordance with the qualitative and quantitative standards as set out in the relevant statutory development plans and other national guidance documents.



Anne McElligott MPl
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for HPDC Ltd.