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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Kildare County Council**

**Planning Register Reference Number: 23/207**

**APPEAL** by Clane Community Council care of 1 Meadow Court, Clane, County Kildare against the decision made on the 3<sup>rd</sup> day of July, 2023 by Kildare County Council to grant subject to conditions a permission to Westar Investments Limited care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin.

**Proposed Development:** (i) Construction of 39 number residential units, including 18 number three-bedroom semi-detached units, 13 number terraced units (five number two-bedroom terraced units and eight number three-bedroom terraced units) ranging in height from two to three storeys, and eight number maisonette units (four number two-bedroom maisonette units and four number one-bedroom maisonette units) comprised within two number two-storey buildings. Private amenity space will be provided to serve each dwelling in the form of rear private gardens with the maisonette units being served by designated areas of private amenity space to the rear at ground floor level; (ii) provision of a total of 78 number car parking spaces, 62 number of which will serve the proposed dwellings and 12 number spaces serving the proposed maisonette units, four number visitor parking spaces are also proposed; (iii) provision of eight number sheltered bicycle parking stores to

serve the proposed maisonette units located within the private amenity space area associated with each unit with four number visitor bicycle parking spaces provided at surface level; (iv) provision of new pedestrian, cyclist and vehicular infrastructure, accesses and connections throughout the site; (v) construction of one number vehicular access off the previously approved (planning register reference number 21/1400) access road to the west from Brooklands Estate; and (vi) road upgrades at the Junction of Brooklands Estate and the R403 to provide for a left-turning filter lane onto the R403 from Brooklands Estate as well as a pedestrian island at this junction; and (vii) landscaping, boundary treatments, public open space, foul and surface water drainage, bin storage, lighting, and all infrastructural works necessary to facilitate the development, all on lands located at Capdoo, Clane, County Kildare (to the north of Brooklands Housing Estate and to the east of the development site pertaining to planning register reference number 21/1400).

## **Decision**

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

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## Reasons and Considerations

Having regard to:

- (a) The Settlement Strategy for Kildare as set out in the Kildare County Development Plan 2023-2029, which designates Clane as a 'Self-Sustaining Town' where the preferred development strategy is for 'measured growth with emphasis on economic growth'.
- (b) The Core Strategy of the Kildare County Development Plan 2023-2029, which allocates a housing target of 219 new housing units for Clane for the period from 2023 to the end of 2028 (Table 2.8), based on 2.4% share of the overall housing target for the County to the end of 2028 (9,144 total new housing units in County Kildare).
- (c) The quantum of new residential development permitted in Clane since the adoption of the Kildare County Development Plan 2023-2029, coupled with the number of new housing units either completed or under construction since the adoption of the development plan, which confirms that the Housing Targets for Clane over the development plan period have already been exceeded.
- (d) The quantum of development proposed which would result in housing and population targets for Clane being further exceeded.



- (e) Objective CS O1 of the Kildare County Development Plan 2023-2029 which seeks to 'Ensure that the future growth and spatial development of County Kildare is in accordance with the population and housing allocations contained in the Core Strategy which aligns with the regional growth strategy as set out in the National Planning Framework and Regional Spatial and Economic Strategy for the Eastern and Midland Region and further specified in the 'Housing Supply Target Methodology for Development Planning'.

It is considered that the quantum of new residential development proposed at this location, would conflict with the Core Strategy and Settlement Strategy of the Kildare County Development Plan 2023-2029, and would contravene Objective CS O1 of the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

  
Liam McGree

Member of An Bord Pleanála

duly authorised to authenticate  
the seal of the Board

Dated this 10<sup>th</sup> day of FEBRUARY 2025