

An
Bord
Pleanála

Board Order ABP-319096-24

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 23/728

Appeal by Clane Community Council care of John Kennedy of 1 Meadow Court, Clane, County Kildare and by Westar Investments Limited care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 22nd day of January, 2024 by Kildare County Council to grant subject to conditions a permission to the said Westar Investments Limited.

Proposed Development: Construction of a residential development comprising a mix of house units, apartment and maisonette units providing for a total of 51 number residential units, including 35 number house units (six number two-bedroom terraced houses, 17 number three-bedroom houses (one number detached three-bedroom house, four number semi-detached three-bedroom houses and 12 number terraced three-bedroom houses and 12 number four-bedroom semi-detached houses) ranging in height from two to three storeys. Eight number maisonettes units (four number two-bedroom maisonette units and four number one-bedroom maisonette units) comprised within two two-storey buildings. One number three-storey flat roof, apartment block comprising eight number two-bedroom apartments. Private amenity space will be provided for the proposed house units 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 and the proposed apartment units

being served by private balconies/terraces. Provision of a creche (circa 485.76 square metres) at ground floor level of the proposed apartment block with an associated outdoor space. Provision of a total of 126 number car parking spaces (inclusive of two number accessible parking spaces), 70 number of which will serve the proposed house units, 16 number of which will serve the proposed maisonette units (inclusive of four number visitor parking spaces) 14 number of which will serve the proposed apartment units (inclusive of two number visitor parking spaces) and 26 number of which will serve the proposed creche facility. Provision of eight number sheltered bicycle parking stores to serve the proposed maisonette units located within the private amenity space associated with each unit, with four number visitor bicycle parking spaces provided at surface level. Provision of a bicycle parking store comprising 32 number cycle parking spaces to the south-west of the proposed apartment block at surface level, provision of new pedestrian, cyclist and vehicular infrastructure, accesses and connections throughout the site. 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 the construction of one number vehicular access to the south off Brooklands housing estate. Construction of a linear/neighbourhood park adjacent to the River Liffey to the east. Landscaping, boundary treatments, public open space, foul and surface water drainage, bin storage, lighting and all infrastructural works necessary to facilitate the development, all at Capdoo and Abbeylands, Clane, County Kildare (to the north of Brooklands Housing Estate and to the west of the River Liffey). This application does not include an access between the proposed linear/neighbourhood park to the east and Alexandra Park; this will be addressed as part of a subsequent application.

Decision

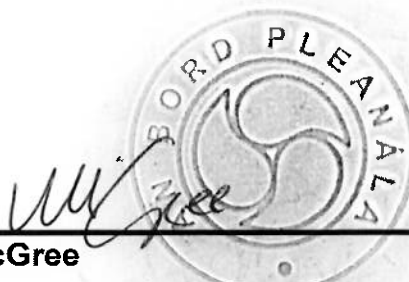
REFUSE permission for the above proposed development for the reasons and considerations set out below.

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 development plan 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 development plan, 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, and
- (e) Objective CS O1 of the development plan 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 and would contravene Objective CS O1 of the Kildare County Development Plan 2023-2029. 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 11th day of FEBRUARY 2025.