



An
Bord
Pleanála

Board Order
ABP-319138-24
(ABP-309367-21)

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 20808

APPEAL by Councillor Pádraig McEvoy of Coiseanna Hill, College Road, Clane, County Kildare against the decision made on the 4th day of January, 2021 by Kildare County Council to grant permission, subject to conditions, to Westar Investments Limited care of Hughes Planning and Development Consultants of 85 Merrion Road, Dublin.

Proposed Development: (i) construction of 58 number houses, comprising of 12 number four-bedroom, two-storey, semi-detached houses; 25 number three-bedroom, two-storey, semi-detached houses; 10 number three-bedroom, two-storey, terrace houses; four number three-bedroom, three-storey, terrace houses; and seven number two-bedroom, two-storey, terrace houses. Each house is provided with a private rear garden; (ii) construction of 33 number apartments, comprising of 12 number one-bedroom maisonettes and 12 number two-bedroom maisonettes provided in six number two-storey blocks and nine number two-bedroom apartments provided in a three-storey apartment block. Each apartment is provided with a private balcony or terrace; (iii) provision of a 346 square metres creche at ground floor level of the proposed three-storey apartment block. The proposed development includes 182 number car parking spaces, inclusive of 44 number car parking spaces serving the apartments/maisonettes units, 116 number car parking spaces

serving the houses, 15 number car parking spaces serving the creche, and seven number visitor car parking spaces; and 66 number bicycle parking spaces; (iv) provision of two number new vehicular entrances off the Brooklands Housing Estate; and (v) all associated site, landscaping and infrastructural works necessary to facilitate the development all at Lands at Capdoo, Clane, County Kildare with frontage to the Brooklands Housing Estate.

Decision

REFUSE permission for the above proposed development in accordance with 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 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 Kildare County Development Plan 2023-2029, 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 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 same 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 10th day of February 2025.