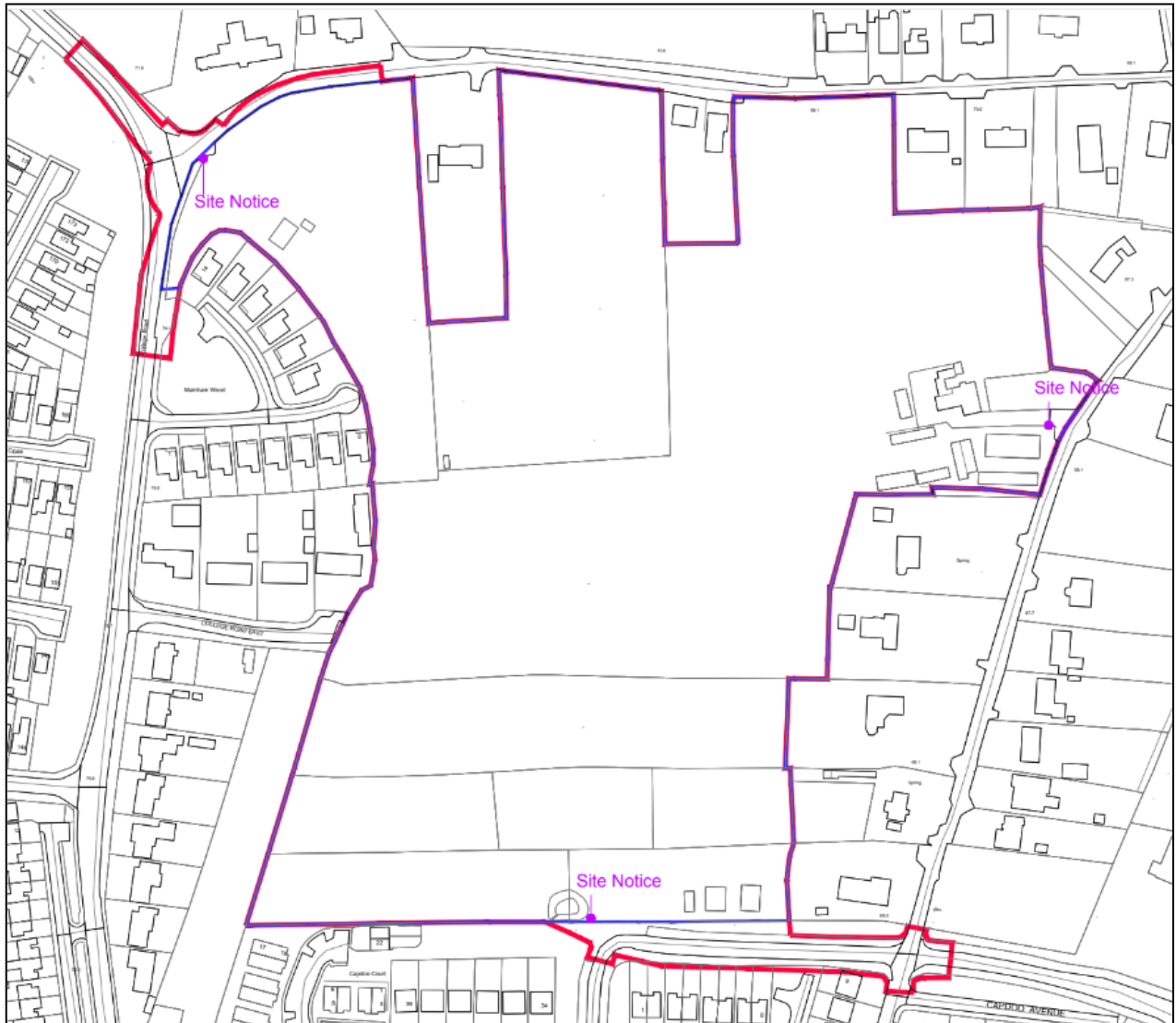


## 2. SITE DESCRIPTION & PLANNING HISTORY

### 2.1 Site Location

The subject lands comprise of 11.442ha and are located north of Clane Town Centre at Capdoo, Clane, Co. Kildare. This site is approximately 500m north of the centre of Clane Town Centre benefiting from a strategic position between the M4 (Dublin-Galway) and M7 (Dublin-Cork/Limerick) Motorways.

Figure 2.1 Site Location



Clane is a historic town developed from a compact linear core along a Main Street with residential development predominantly outwards to north, east and west of the settlement. Clane has a wide variety of community facilities, services and groups spread throughout the town. A number of regional roads connect the town to the wider county and Dublin City. The primary schools are located in and along Prosperous Road. The town is served by a range of social, civic and commercial facilities. A cluster of industries are located in the north of the town and various commercial activities spread out in various locations.

The subject site is in close proximity to both a Lidl Store, east of the site, and a Tesco Metro to the south on the R403 (Celbridge Road). Bus stops are located on Collage Road (R407), to the west of the site and in addition on the road east of the site, Celbridge Road (R403). Residential areas are located to the west and south of the subject site, comprising a mix of bungalows and semi-detached houses. A mix of business activities are located on industrial lands situated north-west of the site.

The application lands are surrounded on all sides by housing or public roads. The northern boundary of the site benefits from two areas of road frontage of approximately 70 m each separated by two dwellings which do not form part of the application site. The balance of the northern boundary is characterised by one-off dwellings that are generally single or dormer properties on large sites. The eastern boundary is similarly characterised by the rear of one-off dwellings save for a short section of the boundary which adjoins the local road to the east. The southern boundary is characterised the Capdoo Park/Capdoo Court residential development and the western boundary adjoins residential properties on College Road East and Mainham Woods and the R407.

The local road L5078 (Capdoo Road) to the north of the site is rural in character and is constrained in width and alignment. This road continues eastwards for approximately 600 m before turning into un-metalled track to which access is restricted. The Local Road to the east (Capdoo Lane) is also rural in character and is significantly constrained in width and alignment, and does not have a centre line. Informal passing bays have been created on both roads at existing entrances in order to facilitate two vehicles passing. The R407, Kilcock-Clane Road, is to the west of the site.

Capdoo Park to the south of the site benefits from segregated cycling and pedestrian facilities in both directions as far as the junction with the R403 (Celbridge Road). Generally, there are existing footpaths provided along both sides of the R403 from the proposed entrance by Capdoo Park southbound towards Clane Town. College Road to the west provides access from the R407 (Kilcock Road) to Clane Town Centre and benefits from dedicated cycling and pedestrian facilities towards the Town Centre.

## 2.2 Site Description

The site is an infill urban consolidation site on the northern side of Clane. The site is irregular in shape and comprises an area of approximately 11.4ha.

The northern portion of the site comprises of predominantly agricultural lands laid out in three principle fields with a vacant farmhouse and an extensive farmyard complex located to the east. The existing agricultural buildings are unoccupied and generally in a very poor state of repair. There is a small mixed broadleaved woodland adjacent. The northern boundary is irregular in shape due to a number of one-off dwellings fronting onto the local road to the north.

The field to the north-west is of rough ground, contains a steep hill with the ruins of a modern shed on its height. There is some possible construction debris dumped there. The two large gently undulating fields that comprise the central, northern and north-eastern portion of the entire development site are in pasture.

**Figure 2.2 Aerial View of Application Site**

The southern portion of the site comprises of tree long, narrow fields running in an east-west direction. These fields previously form part of long gardens which were associated with properties to the east. The two northern fields are under pasture. The southernmost field of the development site is under conifer trees in its western section and contains three modern sheds in its eastern part.

The boundaries of the site generally comprise of mature hedgerows and trees. A number of internal hedgerows generally traverse the site in an east-west direction with some smaller sections on a north-south axis.

The Topography of the site generally falls from the western boundary to the east at gradients ranging from 1/15 to 1/100.

The application site also includes a portion of lands outside the Applicants ownership and under the control of Kildare County Council. A portion of College (Kilcock) Road, at the north-west corner of the site has been included, as has a portion of Capdoo Park. The inclusion of these lands are necessary to ensure the tie-in of the proposed Clane Link Road with the existing road network.

### 2.3 Planning History

A review of the Kildare County Council's online planning register identified two applications lodged in respect of the subject site.

An area at the north-west corner of the site was the subject to applications Reg. Ref. 04/1212 and 05/299. Under **Reg. Ref. 04/1212** Glenkerrin Homes Ltd was refused planning permission on 19 July 2004 for development described as *'two detached bungalows with detached garages and ancillary works'* at Capdoo Lane. Permission was refused for a single reason relating to a material contravention of the Clane Development Plan 2002 under which the lands were zoned as Open Space and Amenity.

A subsequent application was made by Glenkerrin Homes Ltd on the same site under **Reg. Ref. 05/299** for development described as a *'detached bungalow with detached garage and ancillary works'*. Permission was refused on 15 April 2005 for the same reason stated under Reg. Ref. 04/1212.