



Planning Department,
Kildare County Council,
Áras Chill Dara,
Devoy Park,
Naas,
Co. Kildare.

13th November 2019

Re: Strategic Housing Development Application made to An Bord Pleanála in respect of proposed development at lands at Capdoo and Abbeylands, Clane, Co. Kildare, located west of the River Liffey, east of the Brooklands Housing Estate and north of the Abbey Park and Alexandra Walk Housing Estates.

Dear Sir / Madam,

Hughes Planning and Development Consultants, 70 Pearse Street, Dublin 2, have been instructed by our clients, Westar Investments Ltd, to submit a planning application to An Bord Pleanála regarding a Strategic Housing Development at lands at Capdoo and Abbeylands, Clane, Co. Kildare, located west of the River Liffey, east of the Brooklands Housing Estate and north of the Abbey Park and Alexandra Walk Housing Estates.

The proposed development is described in the public notice as follows:

(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. The childcare facility is provided with 18 no. car parking spaces and 8 no. bicycle parking spaces for drop-off and staff parking; (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.

The 305 no. residential dwellings consist of the following:

- 1 no. 1 bedroom Apartments (Block C);
- 12 no. 1 bedroom own door Maisonette (Types J, K, L & M);
- 103 no. 2 bedroom Apartments (Block C, D, F & L);
- 8 no. 2 bedroom Maisonette (Types N, ND, O & OD);
- 34 no. 2 bedroom own door Apartments (Types G & GD);
- 1 no. 3 bedroom Apartments (Block C);
- 34 no. 3 bedroom own door Duplex Apartments (Types H & HD);
- 20 no. 2 bedroom mid terrace houses (Types F);
- 34 no. 3 bedroom semi-detached houses (Types B, BD, D & DD);
- 14 no. 3 bedroom end of terrace houses (Types E & ED); and
- 44 no. 4 bedroom semi-detached houses (Types A & AD).

A total of 553 no. car parking spaces are proposed, including 224 no. spaces (2 no. on curtilage spaces per dwelling) serving the proposed dwellings, 256 no. spaces serving the proposed apartments/maisonette units/duplex units; 55 no. spaces serving visitors to the development; and 18 no. spaces serving the proposed childcare facility. The primary access to the proposed development will be via the Brooklands Residential Estate and a secondary access is provided via Alexandra Walk.

A total of 508 no. bicycle parking spaces are proposed, including 500 no. spaces serving the proposed apartments/maisonette units/duplex units and 8 no. spaces serving the proposed childcare facility.

The development also features 3.15 hectares of public open space, including 14 no. public open space areas throughout the development and a 1.88 hectare linear park provided adjacent to the River Liffey. The proposed public open space features existing established hedgerows, landscaping and tree planting, public seating, play spaces and pocket parks and a fitness trail.

Pursuant to the requirements of the Planning and Development (Strategic Housing Development) Regulations 2017 and the Planning and Development (Housing) and Residential Tenancies Act 2016, 6 no. hard copies and 1 no. digital copy of the planning application are enclosed for your information. The application may also be inspected online at the following website set up by the applicant: www.clanekda1shd.com

Should you have any questions, please do not hesitate to contact the undersigned.

Yours sincerely,



Kevin Hughes MIPI MRTPI
Director for HPDC Ltd