

**Planning and Development (Housing) and Residential Tenancies Act 2016**

**Planning and Development (Strategic Housing Development) Regulations 2017**

**Notice of Strategic Housing Development  
Application to An Bord Pleanála**

We, Westar Investments Ltd, intend to apply to An Bord Pleanála for permission for 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 development will consist of:

(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.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Kildare County Development Plan 2017-2023 and Clane Local Area Plan 2017–2023.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development.

The application [together with an Environmental Impact Assessment Report may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Kildare County Council. The application may also be inspected online at the following website set up by the applicant: [www.clanekda1shd.com](http://www.clanekda1shd.com)

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on

the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie).

Signed: Kevin Hughes (Agent), Hughes Planning and Development Consultants

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