



Kildare County Childcare Committee,
Unit 21,
Thompson Enterprise Centre,
Clane Business Park,
Clane,
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,

On behalf of our applicant, Westar Investments Ltd, please see enclosed planning application 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.

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, a copy of the application is enclosed for your information, along with an electronic copy of the application.

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);
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- 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 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

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:

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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 or on the Citizens Information Service website: www.citizensinformation.ie.

If you have any queries please do not hesitate to contact us.

Yours sincerely,



Kevin Hughes MIPI MRTPI
Director



Inland Fisheries Ireland
3044 Lake Drive,
Citywest Business Campus,
Co. Dublin.

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The 305 no. residential dwellings consist of the following:

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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.

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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.

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Yours sincerely,



Kevin Hughes MIPI MRTPI
Director



Transport Infrastructure Ireland,
Parkgate Business Centre,
Parkgate Street,
Dublin 8.

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Kevin Hughes MIPI MRTPI
Director



Irish Water,
Colvill House,
24-26 Talbot Street,
Mountjoy,
Dublin 1.

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