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# Statement of Consistency & Planning Report

## Residential Development

### Lands at Capdoo & Abbeylands, Clane, Co. Kildare

November 2019



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## 1.0 Introduction

Hughes Planning and Development Consultants, 70 Pearse Street, Dublin 2, have prepared this Statement of Consistency and Planning Report on behalf of our client, Westar Investments Ltd., to accompany a planning application to An Bord Pleanála for a proposed Strategic Housing Development on lands at Capdoo & Abbeylands, Clane, Co. Kildare. More specifically, the proposed Strategic Housing Development comprises the construction of a residential development, comprising 305 no. dwellings (112 no. houses, 159 no. apartments and 34 no. duplex units), a crèche and a public park on 10.36Ha of land. More specifically, the proposed development, as per the description contained within the statutory planning notices, provides for:

*(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.*



## 2.0 Site Location and Description

The subject site consists of a large irregularly-shaped parcel of land, 10.36Ha in size, and is comprised of four undeveloped agricultural fields situated on the eastern side of Regional Road R403 in the eastern environs of Clane Town, c. 650m from the Town Centre. Vehicular access is provided to the site via the Brooklands Housing Estate and the existing Alexandra Walk/The Avenue roundabout.

The site abuts agricultural landholdings on its northern, eastern (partially) and western (partially) site boundaries, whilst existing residential developments, in the form of The Brooklands, Abbey Park and Alexander Walk Housing Estates, are located to the immediate south and partially abut the subject sites eastern and western boundaries. The site has a significant frontage, extending to c. 225 metre, to the River Liffey on its eastern boundary.



Figure 1.0 Aerial view of subject site (red outline) in the context of the immediate area.

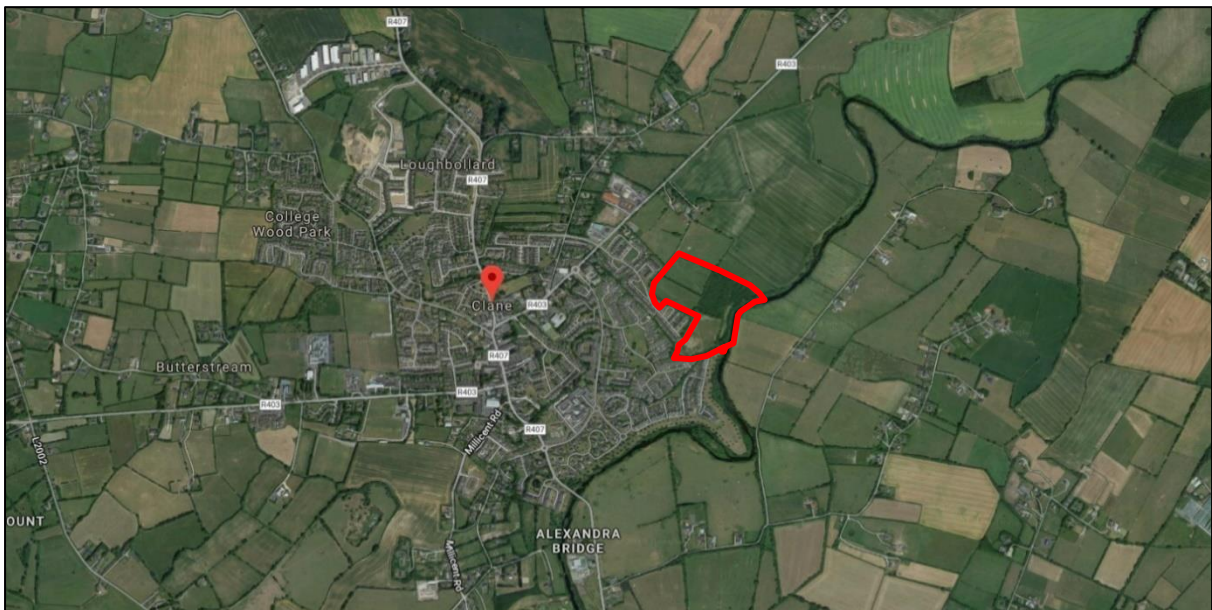


Figure 2.0 Aerial view of subject site (red outline) in the context of Clane Town

The site is situated within close proximity to a number of existing residential developments including: 'The Brooklands', 'Abbey Park' and 'Alexander Walk' Housing Estates. These developments provide a mix of semi-detached and terraced dwellings. The subject site is located c. 400m from existing supermarket facilities provided by a Tesco Metro and Lidl on Regional Road R403, with this road also providing access to Bus Éireann Route Nos. 120, 121, 126 and 126 which provide direct access to Dublin City Centre and University College Dublin. In addition, Kenneally's Bus Service provides direct transport to Naas via bus stops situated c. 650m from the site within the centre of Clane town.

### **3.0 Pre-planning Consultations with Kildare County Council**

#### **3.1 Consultation with Kildare County Council**

We note that 2 no. formal pre-planning consultation meeting took place with the Planning Authority in relation to this application. They are discussed in turn below.

##### Meeting No. 1 (1<sup>st</sup> formal Section 247 Meeting)

Date: 27<sup>th</sup> September 2018

Attendees: Jane O'Reilly (JOR) – Executive Planner, Kildare County Council  
Liam Currie (LC) – Executive Planner, Kildare County Council  
George Willoughby (GW) – Senior Executive Engineer, Kildare County Council  
Dermot Donohue (DD) – Executive Engineer, Kildare County Council  
David Hall (DH) – Senior Executive Engineer, Kildare County Council  
Jude O'Loughlin (JOL) – Kildare County Council  
Patrick G. Fadden (PGF) – Westar Investments Limited  
Patrick J. Fadden (PJF) – Westar Investments Limited  
Brian Connolly (BC) – Brian Connolly Associates  
Conor Moriarty (CM) – Brian Connolly Associates

The following main meeting notes/points of discussion from this meeting, as raised by Kildare County Council are presented below:

- Noted overall satisfaction with layout as proposed.
- Applicant to include for objectives as set out for this KDA 1 in Clane LAP 2017-2022.
- Advised that, despite the limits set in Kildare County Development Plan, ABP are seeking densities higher than those currently proposed, and that proceeding with application as is would likely lead to refusal. Advised applicant to re-look at proposed layout and to seek additional densities.
- Requested applicant engage with owner of the 'nursing home lands' to gauge proposals for this adjacent site and to make allowances where possible for future connection and integration.

##### Meeting No. 2 (2<sup>nd</sup> formal Section 247 Meeting)

Date: 7<sup>th</sup> February 2019

Attendees: Liam Currie (LC) – Executive Planner, Kildare County Council  
George Willoughby (GW) – Senior Executive Engineer, Kildare County Council  
Dermot Donohue (DD) – Executive Engineer, Kildare County Council  
David Hall (DH) – Senior Executive Engineer, Kildare County Council  
Sharon Whelan (SW) – Architectural Project Manager, Kildare County Council  
Patrick G. Fadden (PGF) – Westar Investments Limited  
William Fadden (WF) – Westar Investments Limited  
Brian Connolly (BC) – Brian Connolly Associates  
Conor Moriarty (CM) – Brian Connolly Associates

At this meeting a proposal for 300 no. dwellings (comprising 130 no. apartments and 170 no. houses) and a crèche was tabled. The following main meeting notes/points of discussion from this meeting are presented below, for ease of reference we note the separation of the main points under the headings of the various departments within Kildare County Council which were present in the meeting:



### Planning Department

- Noted overall satisfaction with layout as proposed.
- Requested review of landscaping fronting duplex units, to create lively elevation to address the street.
- Commented on units 118-121, 19-20 and 130 and requested that these areas be tidied.
- Requested additional colouring of proposed walkway and green belt along the Liffey in design drawings.
- Advised Statement of Compliance re Design Standards required as part of Pre-Application Submission. Noted typical wish for unit layout to maximise sunlight (north south) but given particular site location agreed with design layout as proposed with units orientated east west, facing toward the River Liffey. KCC submission to An Bord Pleanála to reference same.

### Parks Department

- KCC queried hedgerows to be left in place as part of proposed site layout. Requested that any hedgerows dividing 2 units / at rear of both proposed units be removed so as to avoid future maintenance issues. Noted ongoing maintenance issues at other existing developments and policy to seek removal for new builds.
- Requested updated landscape design and arborist report re 300 units. WIL noted preparation of updated report underway.
- KCC noted re tree planting; 1) margins are less than 1.5m, no trees should be planted, 2) no trees should be planted within 3/5m of any light poles, 3) root barriers to be considered for trees planted near underground services. Requested that native, pollinator friendly plant species be chosen.
- KCC requested a bound surface be laid for walkway along the Liffey so as to provide universal access.
- For any play or amenity items proposed along river walkway, KCC requested that they have 'no moving parts' so as to avoid future maintenance issues.
- Requested emphasis be placed on proposed landscape detail near apartment Block A. Also requested review of car park spacing fronting duplex units so as to provide greater area for planting.

### Water Services Department

- KCC detailed application process and stages of review by Water Services Dept. KCC to report on behalf of / as agent of Irish Water at Stage 1 and 2, not at Stage 3. Noted Statement of Design Acceptance from Irish Water required to proceed with Stage 3.
- KCC noted updated IW Pre-Connection letter re. 300 units required. WIL noted letter re 270 units held on file and updated letter re 300 units awaited. KCC noted IW Pre-Connection letters may seek further engineering assessment.
- KCC noted updated Flood Risk Assessment required for 300 units. WF noted preparation of updated report underway.
- KCC advised ULVSS Contract 2B to proceed and works to be before YE 2019.
- KCC advised GIS data held by IW re foul water from existing Abbeypark estate is incorrect. The GIS shows flow through Central Park, however actual route of flow is via Abbeylands.
- KCC requested allowance be made where possible for future foul and storm flows from 'strategic reserve' lands to the North of subject site.

### Roads Department

- KCC noted several requests to be addressed in submission to An Bord Pleanála.
- Extend river walkway from boundary at Alexandra Park to boundary at northern end of applicant/subject site. Provide link to river walkway from proposed development.
- 5.5m roadways and 2m footpaths to be provided throughout.
- KCC noted parking requirements contained in County Development Plan. WF recognised but raised point regarding increased densities required and physical limitation of space available.
- KCC requested provision of suitable disabled and e-car charging spaces.
- KCC commented re upgrade of junction of R403 and by-pass road towards Kilcock and requested that consideration of this junction be included as part of application. WIL highlighted that per Clane

LAP 2017-2023, the upgrade of junction is to be carried out as part of the separate KDA2 development area and the LAP does not seek for junction upgrade as part of KDA1, i.e. the applicant site. Separate Connectivity/Movement objectives are set for KDA1, including riverside pathways and provision of access to existing residential developments at southern boundary.

- KCC advised they wish to see traffic lights set up at junction of R403 and the by-pass road towards Kilcock. WF highlighted findings of traffic impact assessment completed for this application which concluded that placement of traffic lights at this junction would lead to increased traffic build-up and delays, when compared with option of leaving junction as is, i.e. with no traffic lights.
- KCC requested that the applicant/agent contact representatives of KDA2 applicant and seek traffic data for inclusion in KDA1 reports. WF, aware that KDA2 applicant had submitted Pre-Application documentation to KCC including traffic reports, requested that data held on file be shared however KCC advised that they are unable to do so.
- KCC highlighted pinch point on roadway fronting proposed duplex units to be reviewed.

### Housing Department

- KCC to confirm separately exact housing need, but indicated general satisfaction re layout, including proposed number of Part V units, unit type and location.
- Noted satisfaction with and appeal of 2 bed 'maisonette' type units included.
- Confirmed costs payable per Dept. Guidelines.
- WF noted ongoing discussion and submissions made re Part V. Awaiting formal agreement.

### **3.2 Consultation with An Bord Pleanala**

Following consultations with Kildare County Council, a request to enter into pre-planning consultations with An Board Pleanala was submitted and a pre-planning consultation meeting was facilitated on 18<sup>th</sup> June 2019.

An Bord Pleanala subsequently issued a Notice of Pre-Application Consultation Opinion on 5<sup>th</sup> July 2019, which identified 4 no. items to be addressed, in order for the application to constitute the reasonable basis for a Strategic Housing Application. These 4 no. items were as follows:

1. *Further consideration/amendment of the documents as they relate to the provision and design of car parking within the proposed development. The documentation submitted at application stage should provide a robust rationale for the amount of car parking that is proposed. This should have due regard to the pattern of demand for travel that is likely to arise from the occupation of the proposed development, as well as to the likely demand from households to have access to private transport even where it does not provide the primary mode for travel to work or school.*

*The documentation should also take proper account of the advice concerning car parking and cycle parking design provided for in the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities – 2018 and the design and layout of car parking outlined in the Design manual for Urban Roads and Streets. Visitor car parking and car parking associated with apartments requires particular attention to ensure residential amenity is not compromised. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.*

2. *Further consideration/amendments of the documents as they relate to the provision of high quality, safe and usable public open space. Particular attention is drawn to; the configuration and location of open spaces (public and semi-private), especially in relation to proposed apartments and duplex apartments; amalgamation and interconnectivity of open spaces and rationale for same; the potential for passive supervision and usability of open spaces and play areas; the design of the streets, associated on-street parking, turning heads and the creation of building edges/street frontages that reflect a clearly defined street hierarchy within the scheme; the location and design of bin and bicycle storage also requires greater consideration. The application of the principles of the Design Manual for Urban Roads and Streets and the advice provided by the Guidelines for Planning Authorities on Sustainable Residential Development in urban Areas' (including the associated 'Urban Design Manual') is strongly*

advised. Further consideration of these issues may require amendment to the documents and/or design proposals submitted.

3. Further consideration/clarification of the documents as they relate to wastewater infrastructure constraints in the network serving the proposed development in particular as it relates to Contract 2B of the Upper Liffey Valley Sewerage Scheme. The documentation at application stage should clearly indicate phasing proposals to address the constraints such as they and the timelines involved in addressing the constraints relative to the construction and completion of the proposed development. (The prospective applicant may wish to satisfy themselves that an application is not premature having regard to the information sought above).
4. Further consideration of the documents as they relate to surface water management for the site. This further consideration should have regard to the requirements of the Drainage Division as indicated in their report dated 21 May 2019 and contained in Appendix B of the Planning Authority's Opinion. Any surface water management proposals should be considered in tandem with a Flood Risk Assessment relating to groundwater and pluvial flood risk, in addition appropriate flood risk assessment that demonstrates the development proposed will not increase flood risk elsewhere and, if practicable, will reduce overall flood risk. A Flood Risk Assessment should be prepared in accordance with 'The Planning System and Flood Risk management' (including the associated 'Technical Appendices'). Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

The Board also requested, pursuant to article 285(5)(b) of the Planning and Development Act 2000 (As amended by the Residential Tenancies Act 2016), the provision of the following specific information:

1. A detailed residential density calculation that should have regard to, inter alia, the methodology for the calculation of densities provided for in the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009) in relation to such Outer Suburban/Greenfield sites. Particular regard should be had to appendix A of the guidelines that sets out how to measure residential density.
2. A report and map that details pedestrian and cycle facilities connecting the proposed development with nearby centres, existing transport services and existing amenities and facilities.
3. Landscaping proposals including an overall landscaping masterplan for the development site and a site layout plan indicating the full extent of tree retention and removal if proposed. This plan should show how new public open spaces will successfully integrate with existing open space areas and amenity walks, such as the 'Liffey Walk'. Details of proposed tree protection measures during construction. Details pertaining to the quantity, type and location of all proposed hard and soft landscaping including details of play equipment, street furniture including public lighting and boundary treatments should be submitted. Sections should be submitted at key locations where the public open spaces interface with proposed residential units.
4. A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority. Streets should be shown up to the boundaries of the site and facilitate future access.
5. A detailed phasing plan for the proposed development, to include the delivery of housing and public open space.
6. Waste management details.
7. Details in respect of the proposed residential units including a schedule of Accommodation and Quality Assessment Report that has regard to Specific Planning Policy Requirements set out in the Sustainable Urban Housing: Design Standards for Apartment Guidelines, Guidelines for Planning Authorities 2018 as they pertain to the proposed development. A Building Life Cycle Report in respect of the proposed apartments.
8. Construction and Demolition Waste Management Plan



A Statement of Response to Pre-application Consultation Opinion has been prepared by Hughes Planning and Development Consultants, detailing how each of the items outlined in the pre-application consultation opinion from An Bord Pleanála have been addressed in full by the applicant and design team prior to lodgement of this application.

#### 4.0 Planning History

##### 4.1 Planning History of the Subject Site

A review of Kildare County Council's online planning register revealed no applications lodged in respect of the subject site as a whole. A review of the Kildare County Council's online planning register did reveal one application lodged in respect of part of the subject site (eastern most section), details of which are as follows:

**Reg. Ref. 062674** Planning permission granted on 21<sup>st</sup> October 2008 for a 91 no. bedroom nursing and convalescing centre, 40 no. unit retirement complex and associated site works.



Figure 3.0 Site Layout Plan approved under Reg. Ref. 062674

The above development was appealed to An Bord Pleanála by a third party, under An Bord Pleanála Ref.: PL 09.231741, but this appeal was subsequently withdrawn.

This planning permission was extended (under Reg. Ref. 13/705) until 19<sup>th</sup> July 2019. The permission was not acted upon and has since expired.

## 4.2 Planning History of the Adjoining Land

A review of the Kildare County Council planning register revealed a number of applications on the land surrounding the subject site. They are as follows:

### **Capdoo Commons, Clane, Co. Kildare (immediately west/south of the subject site)**

**Reg. Ref. 032064** Planning permission granted by An Bord Pleanála on 9<sup>th</sup> March 2005 for construction of 160 no. dwellings; a new road access from the Clane Road and all other ancillary site development works. The 160 no. dwellings proposed consisted of: 1 no. 2 storey 5 bedroom detached house; 19 no. 2 storey 4 bedroom detached houses with garage; 16 no. 2 storey 4 bedroom dormer bungalows; 8 no. 2 storey 4 bedroom semi-detached houses; 68 no. 3-bedroom 2-storey terraced houses; 8 no. 2-bedroom 2-storey terraced houses; 2 blocks of apartments each being 2-storey to eaves with third floor in roof space featuring a total of 10 no. 1-bed apartments; 15 no. 2-bed apartments and 15 no. 3-bed apartments.

The above application was lodged on 15<sup>th</sup> October 2003. It is noted that further information and clarification of further information were requested on 5<sup>th</sup> December 2003 and 2<sup>nd</sup> March 2004, respectively. Following a review of the associated Planner's Reports, it is understood that the principle of development was not contested but, rather, the Planning Authority sought to guide the design of the development, ensure appropriate protocols were in place to manage the development post-construction and to ensure that associated drainage/transport infrastructure would be capable of accommodating the extent of residential units proposed.

The responses to the requests for further information and clarification of further information were submitted to the Planning Authority on 4<sup>th</sup> February 2004 and 8<sup>th</sup> April 2004, respectively, with a decision to grant issuing on 5<sup>th</sup> May 2004. It is noted that this decision was subsequently subject to a 3<sup>rd</sup> party appeal to An Bord Pleanála on 31<sup>st</sup> May 2004 (ABP Ref. No. PL09.207390) with the Board granting permission for the development by Order dated 9<sup>th</sup> March 2005. We note the Board's reasoning for approving the development as per the following commentary from the aforementioned Order:

*'Having regard to the residential zoning of the site as set out in the current Clane Development Plan, the existing pattern of development in the area, the nature and scale of the proposed development, including the availability of land to provide a pedestrian linkage to the adjoining estate and the availability of infrastructure to serve the development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.'*

*'In deciding not to accept the Inspector's recommendation to refuse permission, the Board had particular regard to the residential zoning of the site, the pattern of development in the area and the availability of a pedestrian linkage to the adjoining estate and considered that in these circumstances notwithstanding the Regional Planning Guidelines for the Greater Dublin Area 2004-2016 that the proposed development would be in accordance with the proper planning and sustainable development of the area. Furthermore, the Board considered that any indication of local flooding is due to inadequate local drainage and overgrown ditches which will be improved as part of the development proposals.'*

Further to the above, we note the location of the lands approved for residential development under Reg. Ref. 032064 (ABP Ref. No. PL09.207390) in respect of the subject application site as per the aerial image presented in Figure 4.0, below.



Figure 4.0 Aerial image illustrating location and extent of residential development approved under Reg. Ref. 032064 / ABP Ref. No. PL09 .207390 (yellow outline) within close proximity to the site of the subject SHD application (red outline).

***Abbeylands, Clane, Co. Kildare (immediately south of the subject site)***

**Reg. Ref. 04141** Planning permission granted on 22<sup>nd</sup> June 2005 for 148 units as follows: 23 no. 3 bed 2 1/2 storey dwellings; 29 no. 4 bed 2 1/2 storey dwellings; 12 no. 2 bed 1 1/2 storey dwellings; 28 no. 4 bed 2 1/2 storey semi detached dwellings etc

The above application was lodged on 26<sup>th</sup> January 2004.

It is noted that a further information and 2 no. subsequent clarification of further information requests were requested on 19<sup>th</sup> March 2004, 28<sup>th</sup> July 2004 and 3<sup>rd</sup> December 2004, respectively. Following a review of the associated Planner's Reports, it is understood that the principle of development was not contested but, rather, the Planning Authority sought to protect the residential amenity of existing residential units, ensure appropriate protocols were in place to manage the development post-construction, consider the impact of the development on the adjoining Natura 2000 site and to reconsider the site layout in the context of both the applicable zoning objectives, housing mix proposed and accessibility.

The responses to the requests for further information and clarification of further information were submitted to the Planning Authority on 4<sup>th</sup> June 2004, 18<sup>th</sup> October 2004 and 29<sup>th</sup> March 2005, respectively, with a decision to grant issuing on 22<sup>nd</sup> June 2005. We note the location of the lands approved for residential development under Reg. Ref. 04141 in respect of the subject application site as per the aerial image presented in Figure 5.0, overleaf.





Figure 5.0 Aerial image illustrating location and extent of residential development approved under Reg. Ref. 04141 (yellow outline) within close proximity to the site of the subject SHD application (red outline).

### 4.3 Planning History of Clane

A review of the Kildare County Council and An Bord Pleanála planning registers revealed a number of applications for development within the wider Clane area. They included:

#### ***Loughbollard Commons, Clane, Co. Kildare (c. 1.25km west of application site)***

**Reg. Ref. 05/576** Approved following third party appeal to An Bord Pleanála (Ref. No. 217279) on 19<sup>th</sup> June 2007

**Development:** Construction of 200 no. residential units, 20 no. industrial units, an amenity area (c. 2Ha) and site works, including a distributor road from the Kilcock Road to the site. The 200 no. residential units comprised of: 7 no. one-bedroom apartments; 7 no. two-bedroom apartments; 6 no. two-bedroom maisonettes; 20 no. three-bedroom maisonettes; 16 no. four-bedroom dormer bungalows; 18 no. four-bedroom houses; 33 no. three-bedroom houses; 74 no. three-bedroom houses; and 11 no. two-bedroom houses.

It is noted that the above application was subject to 2 no. extension of duration applications (Reg. Ref. 05/576 & Reg. Ref. 12/113) and is currently under construction.

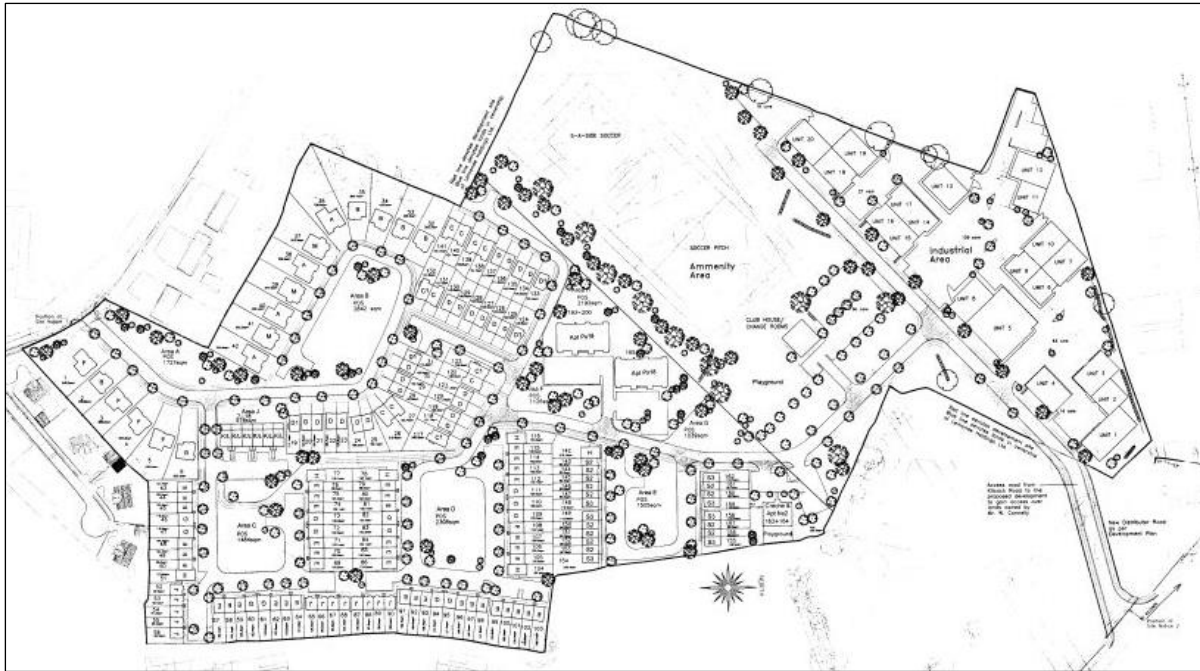


Figure 6.0 Site layout of development approved under Reg. Ref. 05/576

**Capdoo, Clane, Co. Kildare (c. 600m north-west of application site)**

**ABP Ref. ABP-304632**

Strategic Housing Development application approved by An Bord Pleanála on 26<sup>th</sup> September 2019.

**Development:**

Demolition of all existing structures on site, including 1 no. habitable house, agricultural structures and domestic sheds; development of 366 no. new residential units; a childcare facility (316sqm GFA approx.); a new Link Road connecting the R407 (College Road/Kilcock Road) to Capdoo Park and the R403 (Celbridge Road) beyond, incorporating cycle tracks and footpaths on both sides of the carriageway, together with a new roundabout on the R407 and all necessary upgrades to existing junctions and road realignments at both the R407 and Capdoo Park; associated internal access roads, pedestrian and cycle paths and linkages; open space; and, all associated site and development works. The 366 no. residential units comprised of: 6 no. one-bedroom apartments; 118 no. two-bedroom apartments; 12 no. one-bedroom duplex apartments; 36 no. three-bedroom duplex apartments; 19 no. two-bedroom houses; 75 no. three-bedroom houses; 77 no. four-bedroom houses; and 12 no. five-bedroom houses.

The following commentary is noted from the Inspectors Report, dated 10<sup>th</sup> September 2019, prepared in respect of the above application:

*'The development is acceptable in principle with regard to the zoning of the site in the Clane Local Area Plan 2017 - 2023. The housing density and mix are acceptable with regard to the zoning objective and to the location of the site c. 500m north of Clane town centre. The proposed residential design and layout are generally in accordance with relevant national and local policies on residential development and will provide a satisfactory standard of residential accommodation, while achieving residential density that reflects the strategic nature of the site and the importance of consolidation on zoned and serviced lands within established urban areas. I am satisfied that the development would not have any significant adverse impacts on visual or residential amenities. It is considered that the development will enhance pedestrian and cycle connectivity in the*



*area and would not result in undue adverse traffic impacts. I am also satisfied that the development does not result in a significant flood risk at the development site or upstream or downstream.'*



Figure 7.0 Site layout of development approved under ABP Case No. ABP-304632

It is noted that, as per the provisions of the Clane Local Area Plan 2017 – 2023, the 2 no. application sites at Capdoo and Loughbolland Commons discussed above are identified as Key Development Area (KDA No. 2 & 3 respectively). It is considered, that the development of the subject site, which is located within KDA No. 1, is appropriate in the context of consolidating the growth of Clane Town in a sufficient and sustainable manner.

If approved, the proposed residential development will further contribute to the growth of Clane Town for the benefit of existing community facilities, the efficiency of public transport systems and the protection of rural lands within the wider environs of Clane against uncontrolled sprawl and will improve the vitality of this urban centre. The design team have duly considered the planning history and development context of the area and have designed the subject development in accordance with principles of integration and connectivity with existing and proposed surrounding land uses.



## 5.0 Proposed Development

The proposed development, as designed by Brian Connolly Associates, involves the construction of a residential housing scheme comprising 112 no. houses, 159 no. apartments and 34 no. duplex units (providing a total of 305 no. residential dwellings), a 340sqm crèche and a public park on the 10.36Ha site. The proposed scheme has a housing density of 37.62 dwellings per Ha, a gross plot ratio of 0.14 and a site coverage of 16.78% (all calculated using a net site area of 8.1Ha).



Figure 8.0 Site layout plan of proposed development of 305 no. residential dwellings and crèche

The proposed development will be constructed in 4 no. phases as follows:

- Phase A - Construction of 49 no. residential units adjacent to the sites western entrance and development of River Liffey linear park;
- Phase B - Construction of 104 no. residential units adjacent to the sites eastern entrance and immediately north of the sites western entrance;
- Phase C - Construction of 68 no. residential units in the north-western part of the site; and
- Phase D - Construction of 84 no. residential units in the north-eastern part of the site.





Figure 9.0 Proposed phasing of development for the proposed residential development

The proposed development will feature 4 no. character areas, as illustrated in Figure 10.0 overleaf. The character areas create a sense of place for future residents within the development through a combination of unit types, parks/open space areas, materials and finishes, nearby natural elements and infrastructure and the hierarchy of streets. Please refer to the Architectural Design Statement, prepared by Brian Connolly Associates for further information.

The layout of the proposed development has been informed by the topography of the subject site, its proximity to the River Liffey, existing hedgerows on site as well as the policies and objectives set out for the Key Development Area 1 in the Clane Local Area Plan 2017 – 2023. As illustrated in the site layout plan, the site layout provides for a considerable separation distance between the proposed residential units and the River Liffey to the east of the site. In similar manner to existing residential development to the immediate south of the application site, this separation space will accommodate public amenity space associated with an existing linear walkway along the river for the benefit of existing and future residents of Clane and its environs. Inclusive of this new public amenity area, the development will provide a total of c. 3.15 hectares of appropriately designed communal/public open spaces throughout the application site.





Figure 10.0 Character areas proposed within the proposed residential development

The proposed development also includes upgrade works to an existing spur road along the southern boundary within the Brooklands Residential Estate. Access to the site will be provided principally via the existing Brooklands and Alexandra Walk Residential Estates via previously developed spur roads which were provided to allow access in the event of future development. The proposed development will provide 2 no. similar spur links along the northern site boundary to support further development in the future.

The proposed development includes a total of 553 no. car parking spaces, inclusive of 256 no. spaces to serve the proposed apartments/duplex units, 224 no. spaces to serve the houses and 55 no. visitor parking spaces. The development also provides 18 no. parking spaces to serve the crèche facility.

Further to vehicular parking, the development provides a total of 508 no. bicycle parking spaces, inclusive of 500 no. spaces to serve the proposed apartments/duplex units and 8 no. spaces to serve the creche facility.

### 5.1 Proposed Apartments, Duplexes and Maisonette Units

The development proposal will include the construction of 193 no. apartment/duplex units on the application site. Apartments will be provided within 12 no. purpose-built apartment blocks scattered throughout the development. More, specifically:



Apartment Block	No. of Storeys	Total No. of Units	Position on the Site
Apartment Block A	3	8 no.	North-western corner
Apartment Block B	3	10 no.	North-western corner
Apartment Block C	4	16 no.	Western development boundary
Apartment Block D	4 (crèche at gf level)	9 no.	Western development boundary
Apartment Block E	3	8 no.	North-western corner
Apartment Block F	4	40 no.	South-eastern corner
Apartment Block G	3	10 no.	Eastern development boundary
Apartment Block H	3	8 no.	Eastern development boundary
Apartment Block I	3	8 no.	Eastern development boundary
Apartment Block J	3	8 no.	Eastern development boundary
Apartment Block K	3	8 no.	Eastern development boundary
Apartment Block L	3	40 no.	North-eastern corner

Table 1.0 Break-down of apartments featuring in the proposed development.

All apartments will have direct access to a private balcony or terrace directly accessible from the main living area.

The figures included in the subsequent sections below contain extracts from the architectural drawings, prepared by Brian Connolly Associates, showing the floor layouts of the proposed apartment buildings on the application site. Please refer to submitted plans for full consideration. The apartment blocks are described as follows:

Duplex Apartment Blocks A, E, H, I & K

Apartment Blocks A, E, H, I & K are each 3 storeys in height and together comprise a total 40 no. duplex apartments (20 no. two-bedroom apartments and 20 no. three-bedroom apartments). Apartment Block H will be developed in Phase B, Blocks A and E will be developed in Phase C and Blocks I and K will be developed in Phase D.

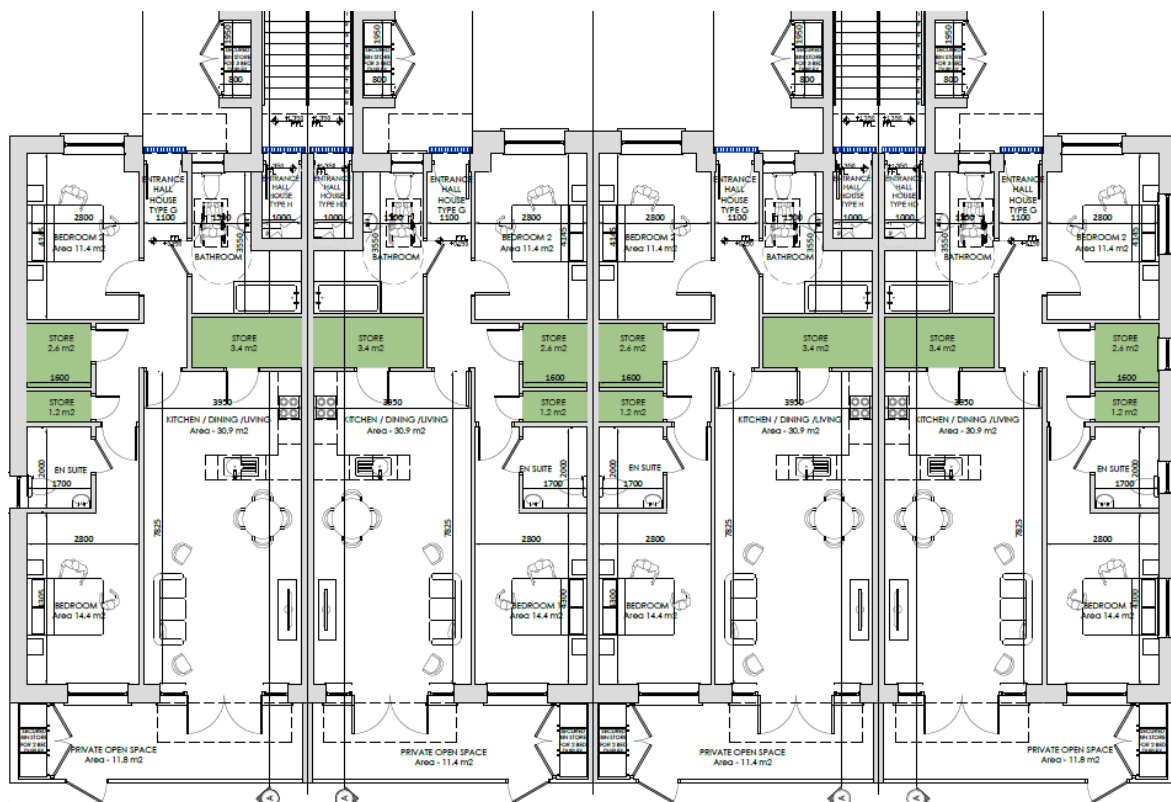


Figure 11.0 Proposed ground floor plan of Duplex Apartment Blocks A, E, H, I & K.

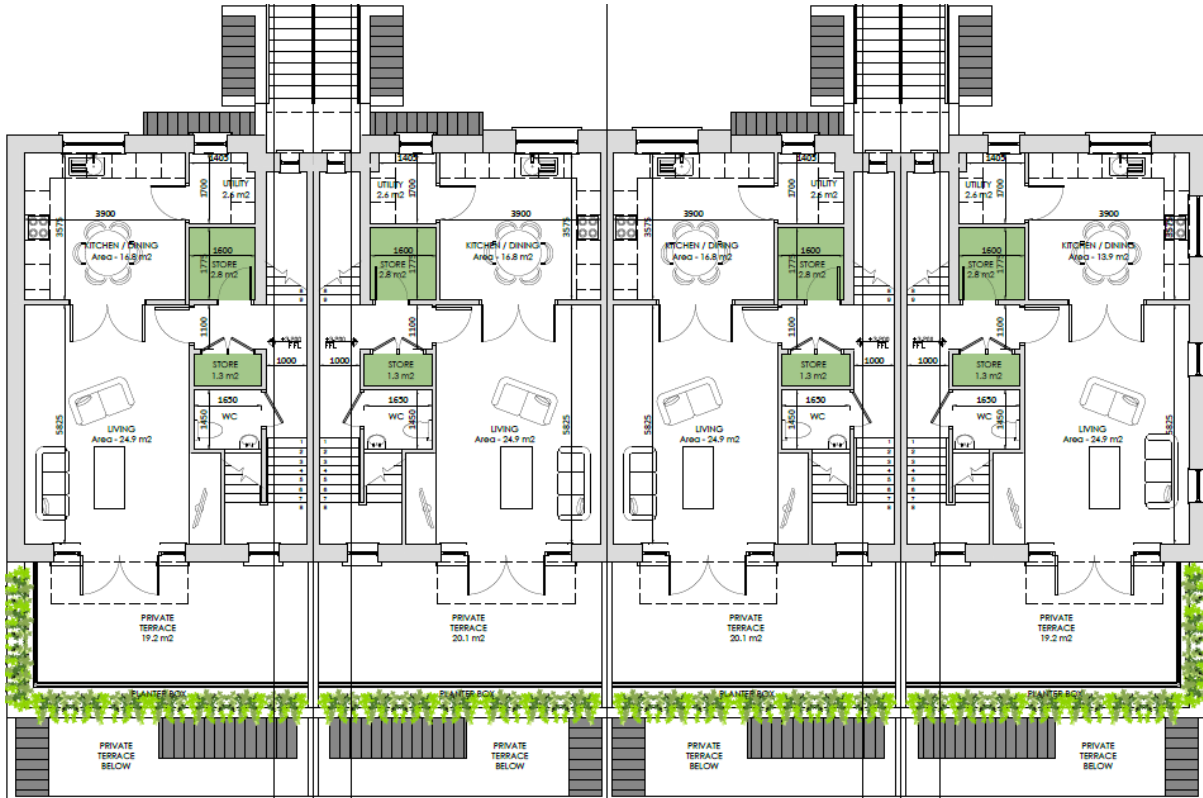


Figure 12.0 Proposed first floor plan of Duplex Apartment Blocks A, E, H, I & K

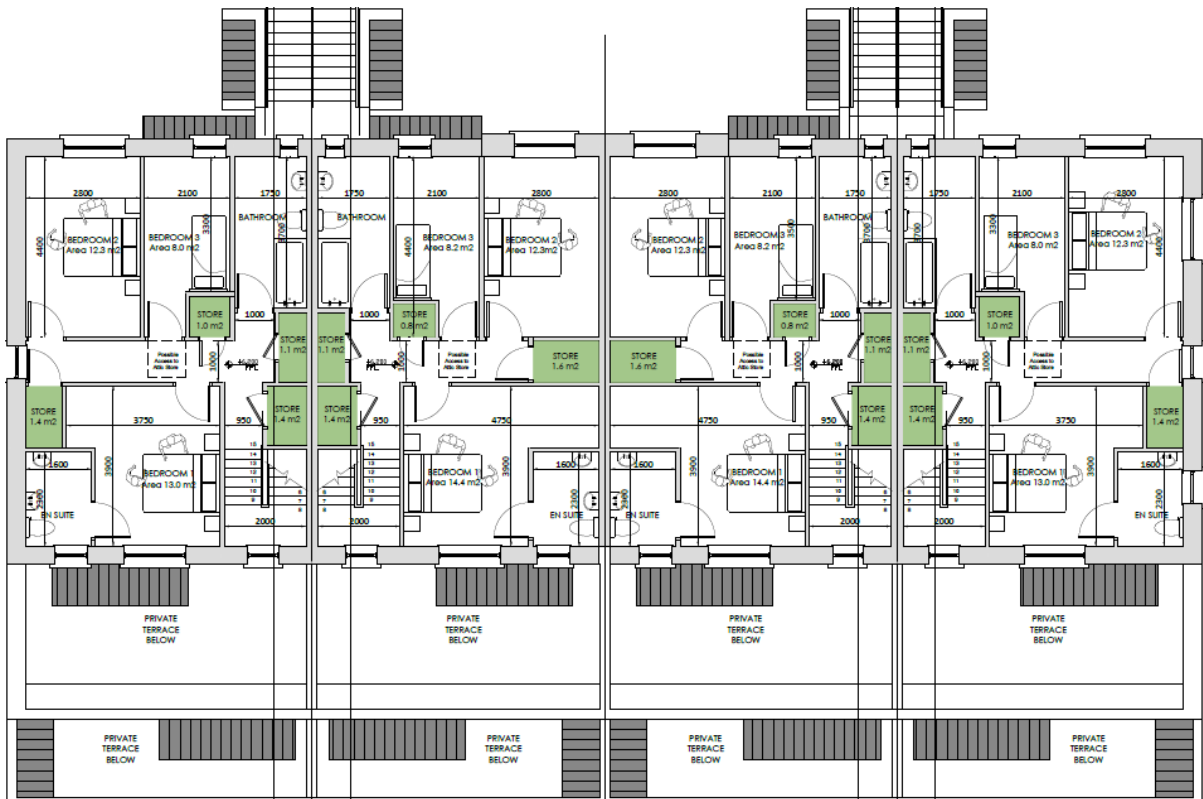


Figure 13.0 Proposed second floor plan of Duplex Apartment Blocks A, E, H, I & K.



Figure 14.0 Front elevation of Duplex Apartment Blocks A, E, H, I & K.

Apartment Block B

Apartment Block B is of 3 storey height and comprises a total of 10 no. duplex apartments (5 no. two-bedroom apartments and 5 no. three-bedroom apartments). Apartment block B will be developed in Phase C.

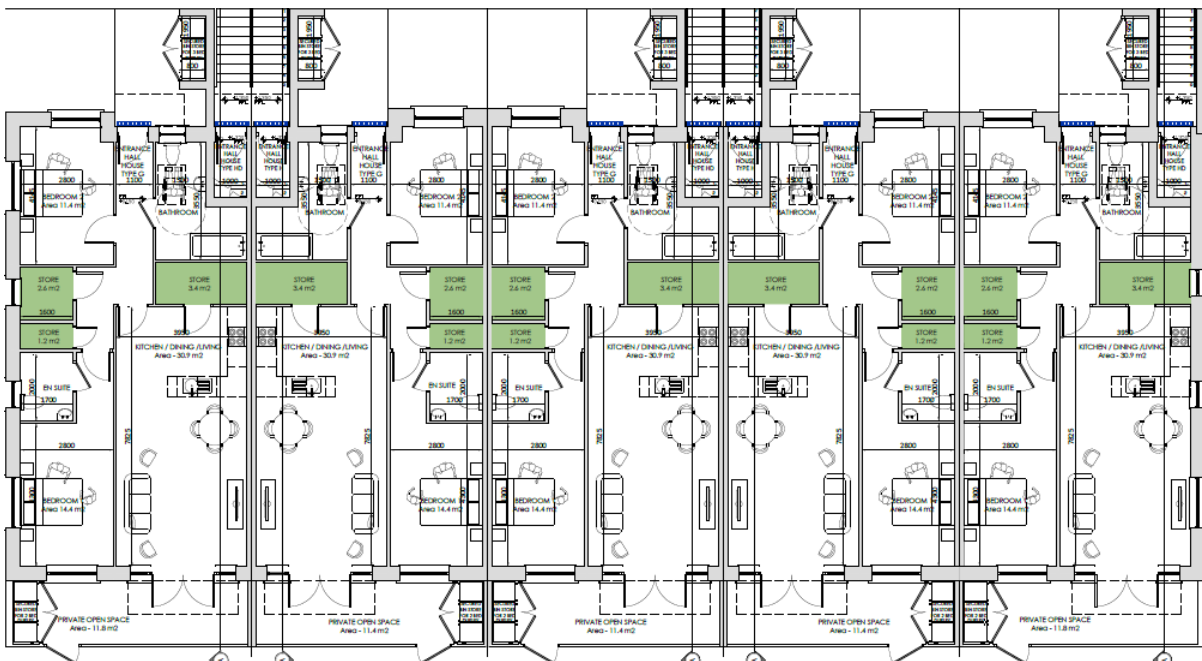


Figure 15.0 Proposed ground floor plan of Duplex Apartment Block B.

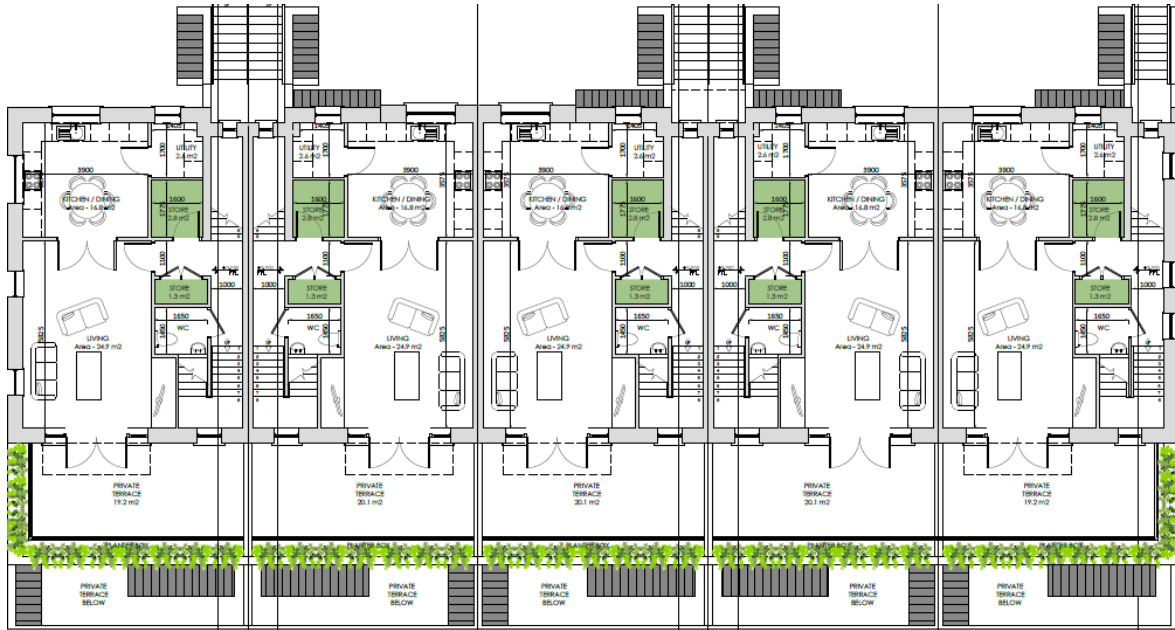


Figure 16.0 Proposed first floor plan of Duplex Apartment Block B.

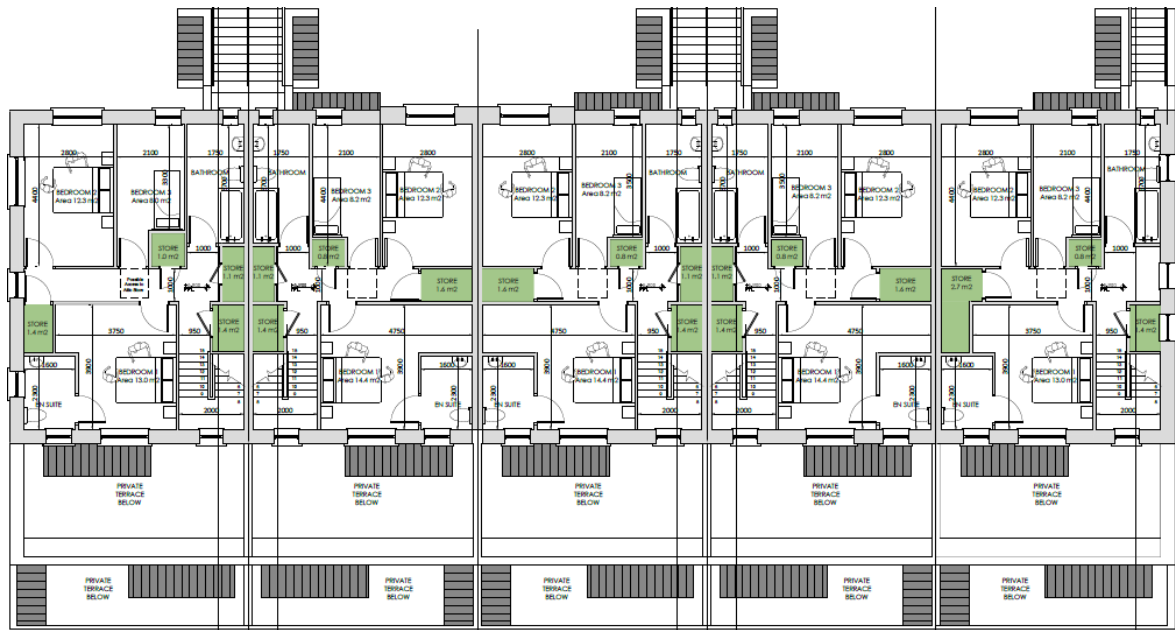


Figure 17.0 Proposed second floor plan of Duplex Apartment Block B.



Figure 18.0 Front elevation of Duplex Apartment Block B.



Apartment Block C

Apartment block C is of 4 storey height and comprises a total of 16 no. apartments (1 no. one-bedroom, 1 no. three-bedroom and 14 no. two-bedroom apartments). Apartment block C will be developed in phase B.

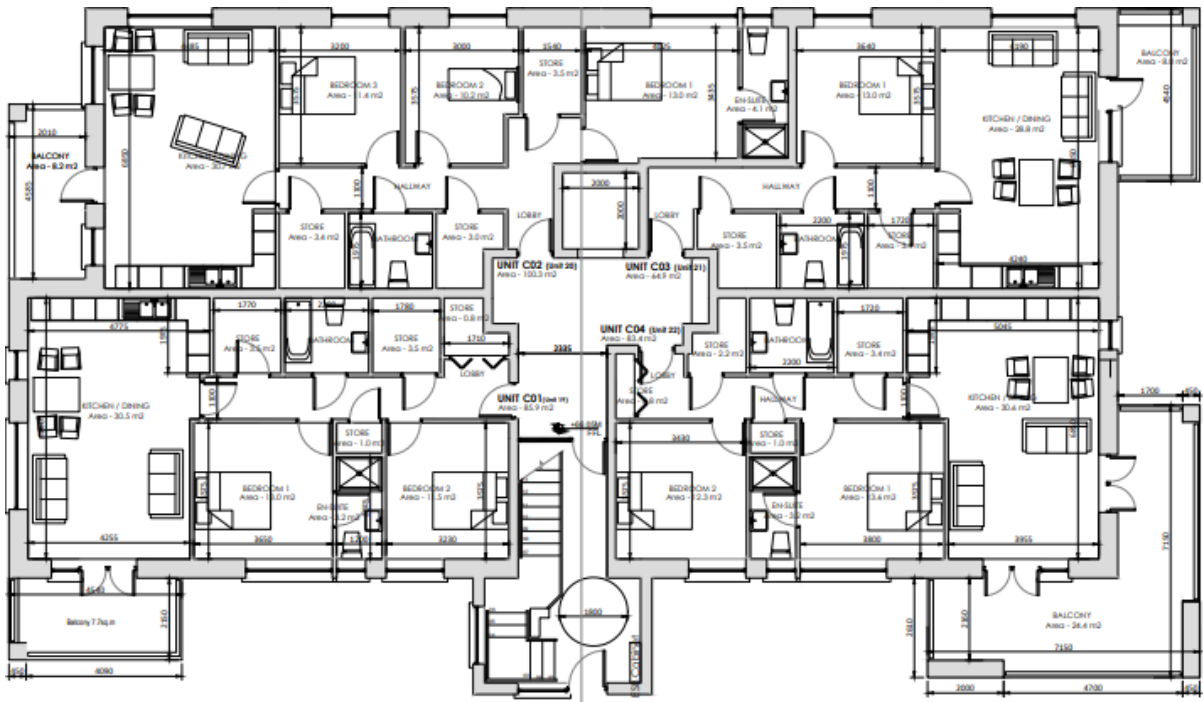


Figure 19.0 Proposed ground floor plan of Apartment Block C.

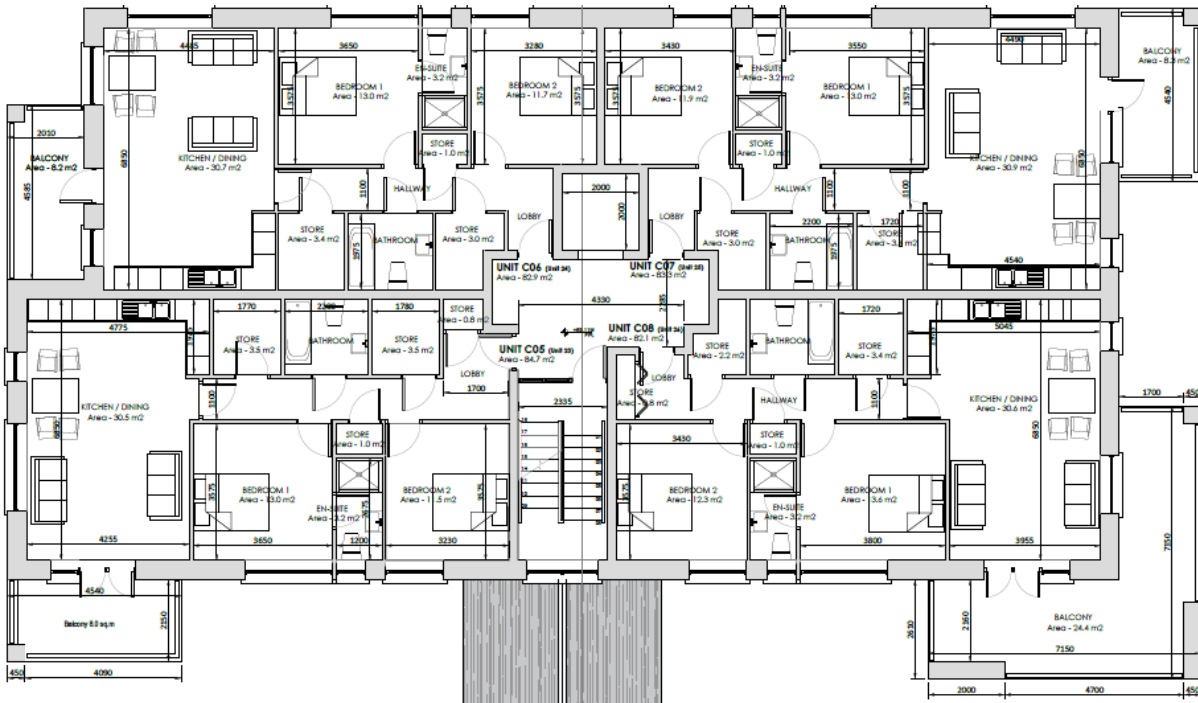


Figure 20.0 Proposed first floor plan of Apartment Block C.

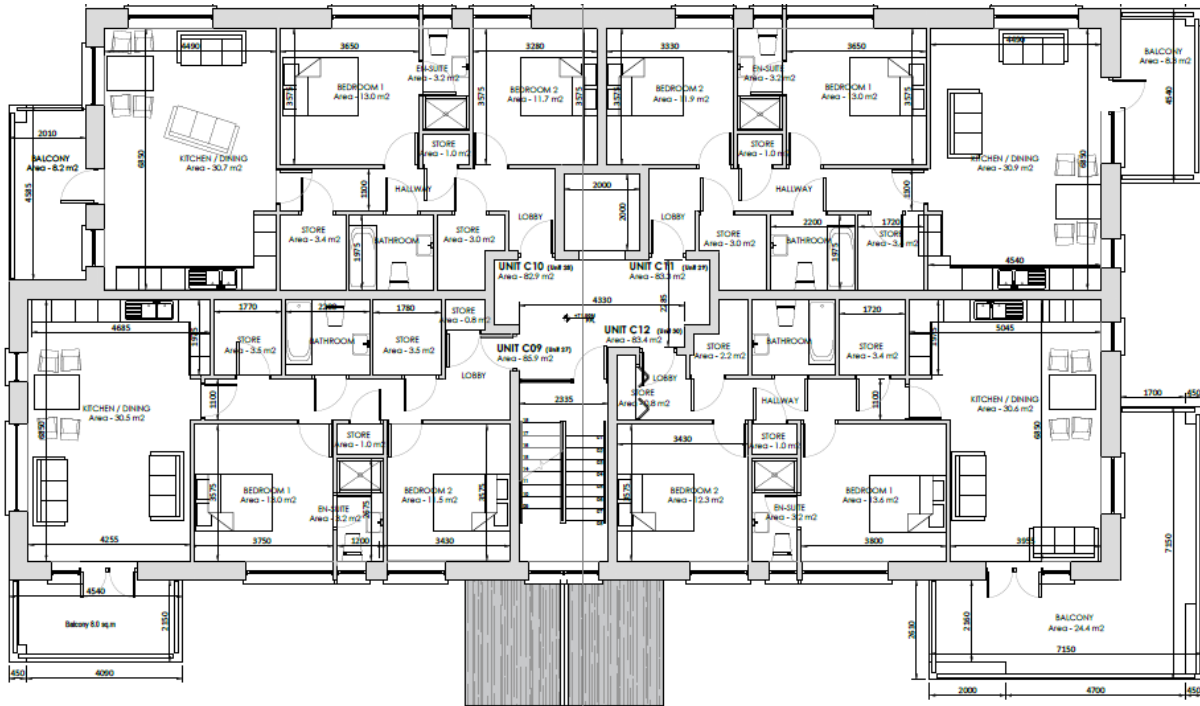


Figure 21.0 Proposed second floor plan of Apartment Block C.

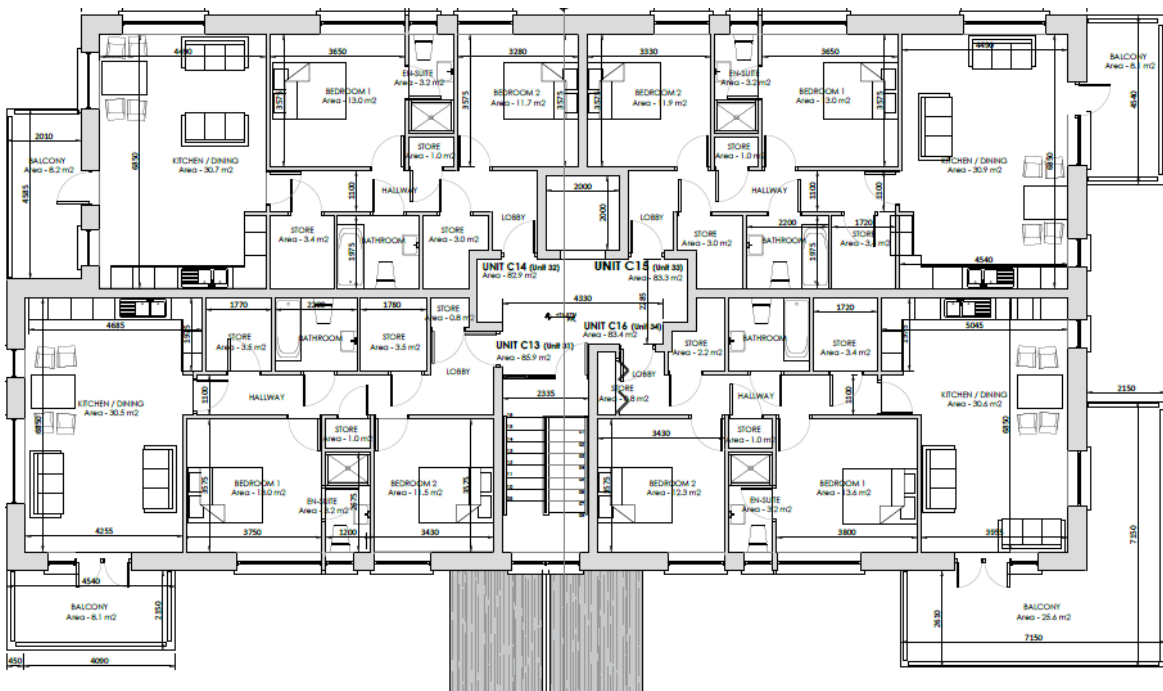


Figure 22.0 Proposed third floor plan of Apartment Block C.



Figure 23.0 South-west elevation of Apartment Block C



Figure 24.0 North-east elevation of Apartment Block C

Apartment Block D

Apartment Block D is of 4 storey height and comprises a total of 9 no. apartments (9 no. two-bedroom apartments). Apartment Block D will be developed in Phase A.

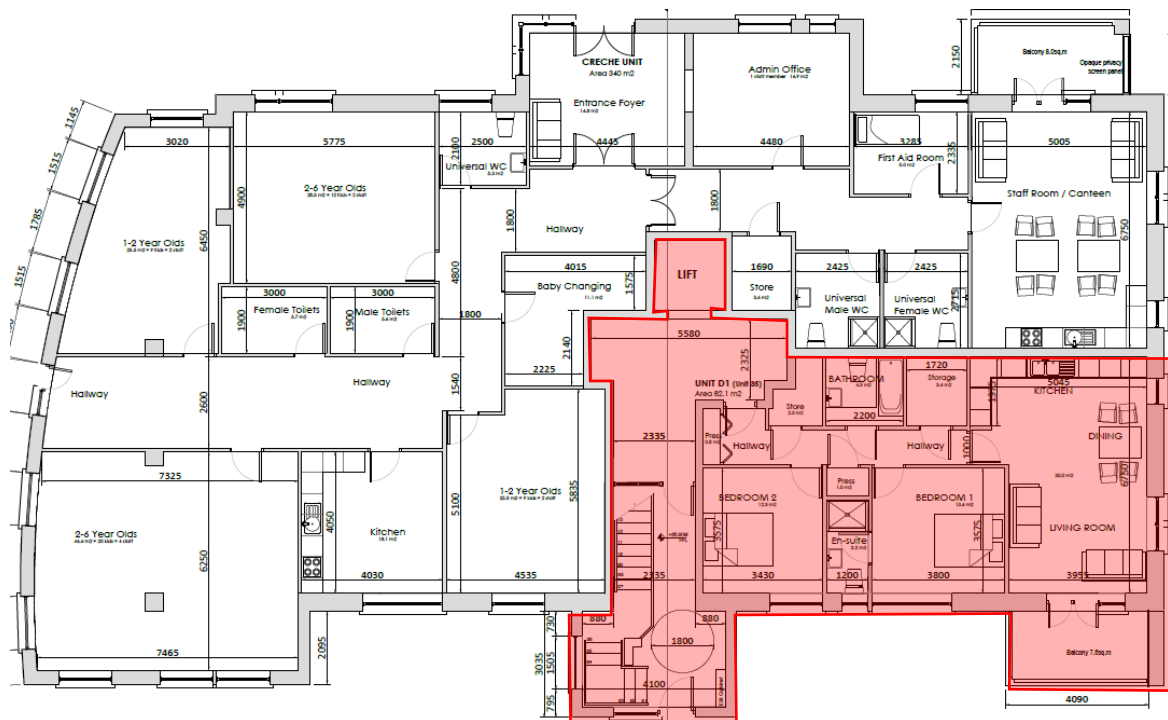


Figure 25.0 Proposed ground floor plan of Apartment Block D. There is one no. residential apartment provided at this level. This apartment, its associated access corridor and the lift to the upper floor levels are outlined in red above, with the balance of this floor accommodate a crèche facility.

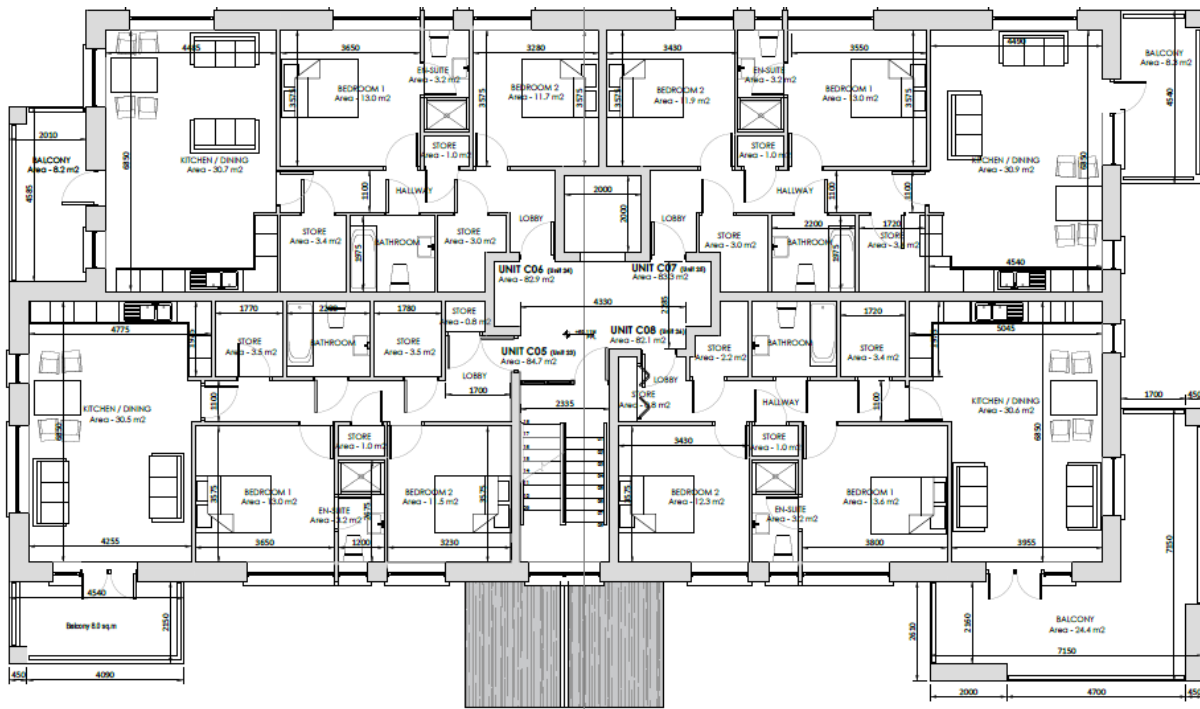


Figure 26.0 Proposed first floor plan of Apartment Block D.

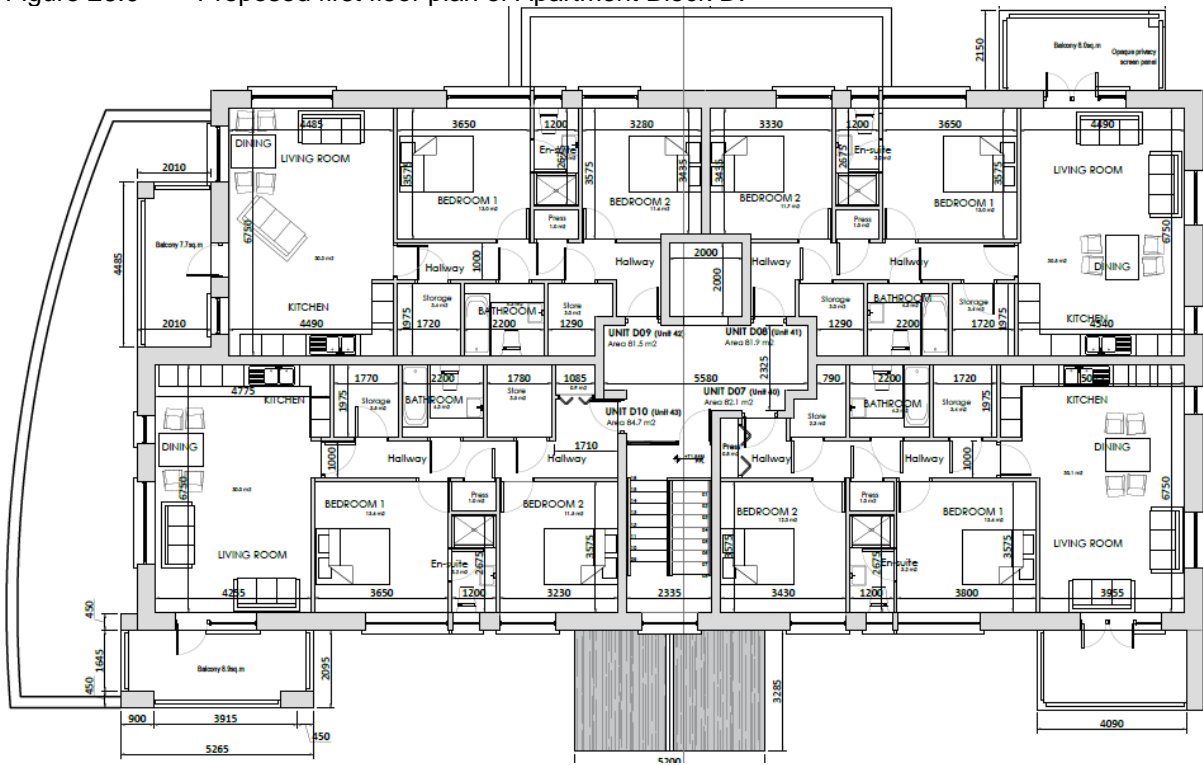


Figure 27.0 Proposed second floor plan of Apartment Block D





Figure 28.0 South-west elevation of Apartment Block D.



Figure 29.0 North-east elevation of Apartment Block D.

Apartment Block F

Apartment Block F is of 4 storey height and comprises a total of 40 no. apartments (40 no. two-bedroom apartments). Apartment Block F will be developed in Phase B.



Figure 30.0 Proposed ground floor plan of Apartment Block F.

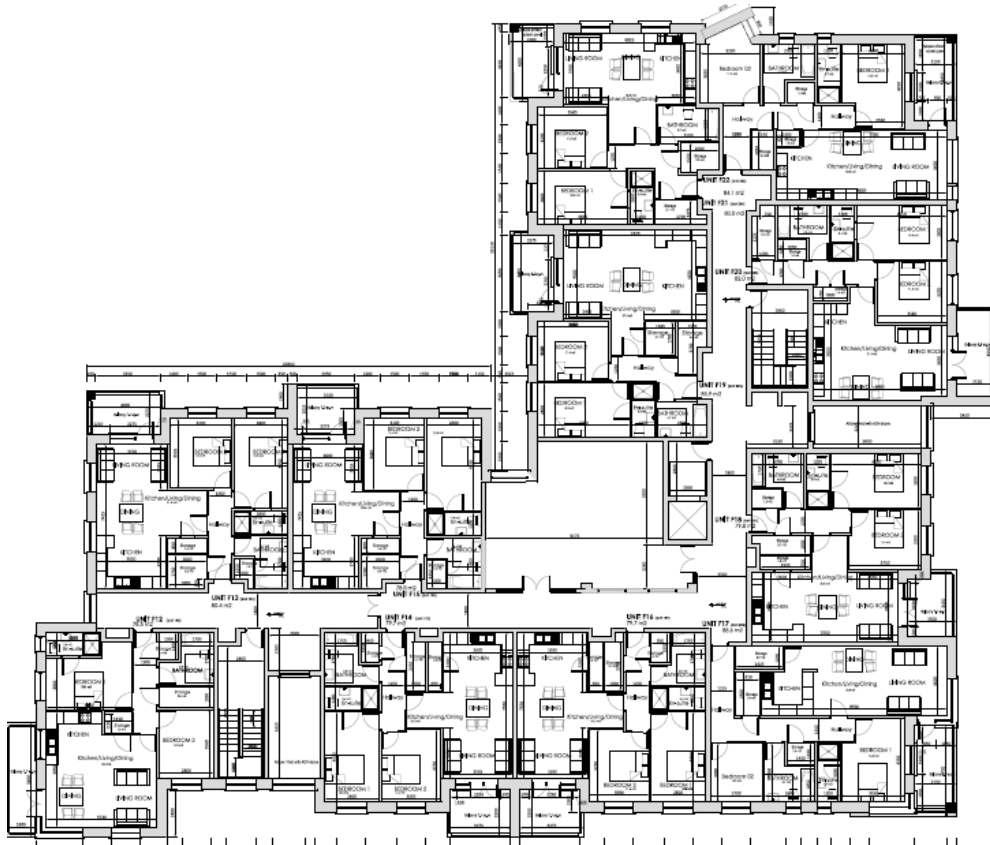


Figure 31.0 Proposed first floor plan of Apartment Block F.

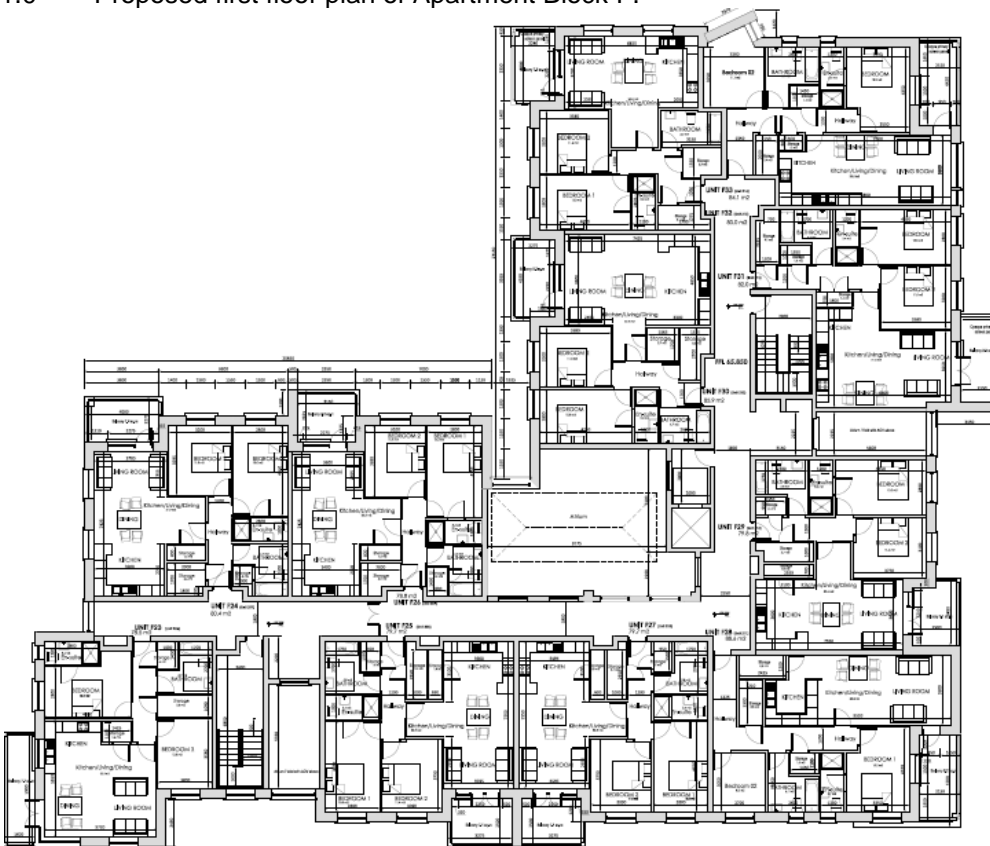


Figure 32.0 Proposed second floor plan of Apartment Block F.



Figure 33.0 Proposed third floor plan of Apartment Block F



Figure 34.0 Eastern elevation of Apartment Block F



Figure 35.0 Northern elevation of Apartment Block F.

Duplex Apartment Block G

Apartment Block G is of 3 storey height and comprises a total of 10 no. duplex apartments (5 no. two-bedroom apartments and 5 no. three-bedroom apartments). Apartment Block G will be developed in Phase B.

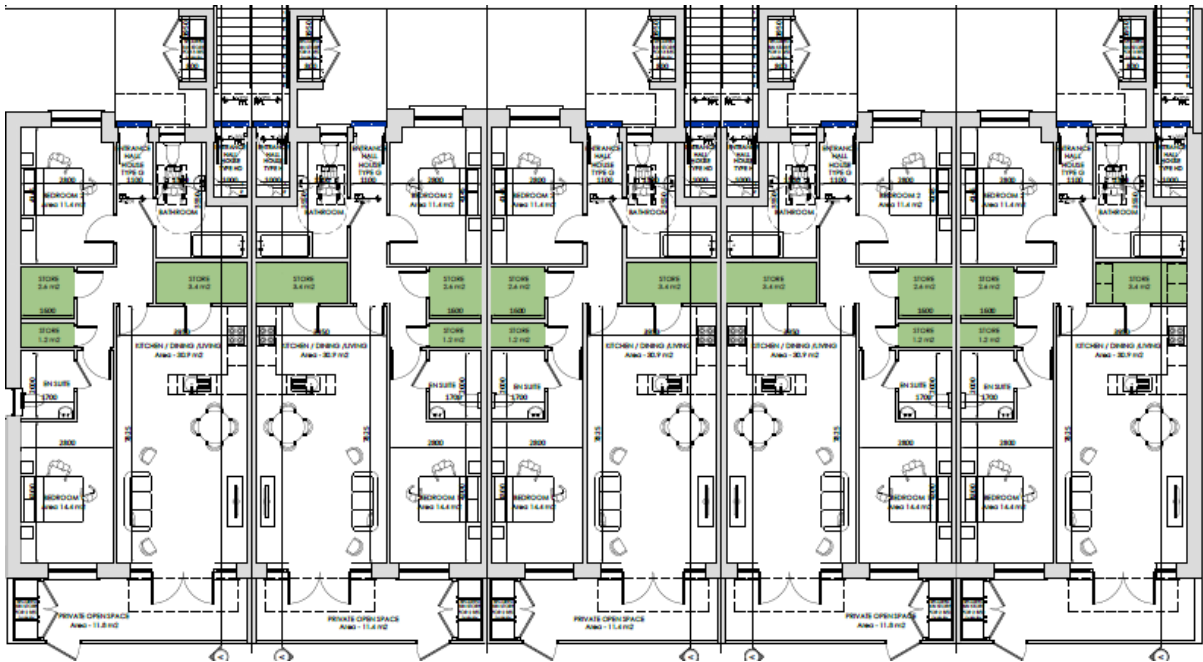


Figure 36.0 Proposed ground floor plan of Duplex Apartment Block G.

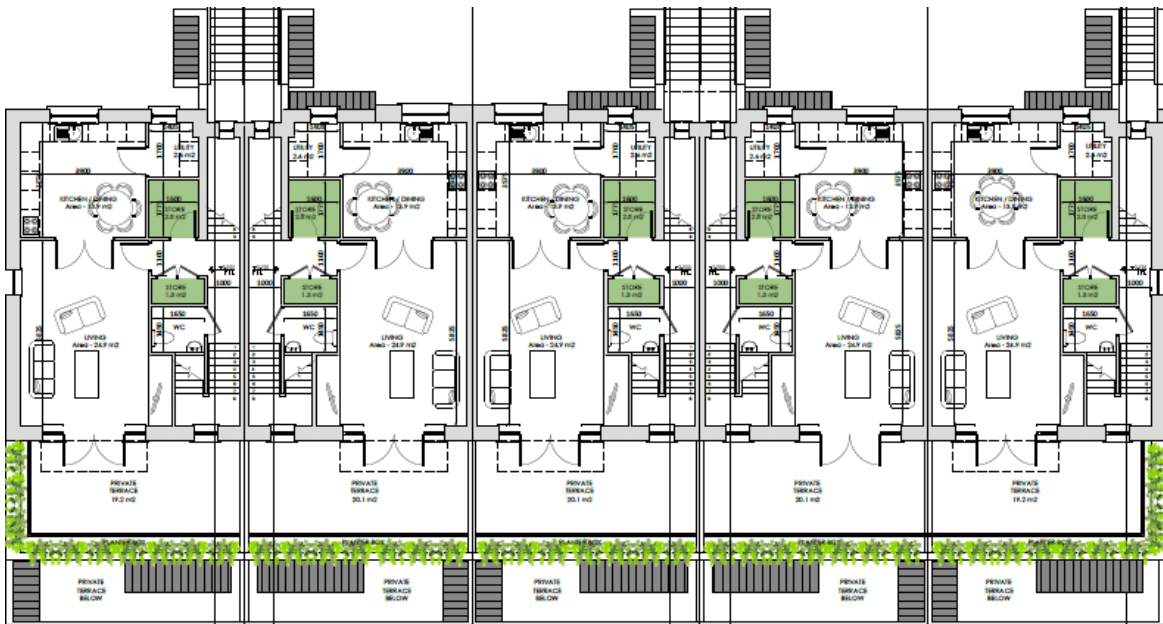


Figure 37.0 Proposed first floor plan of Duplex Apartment Block G.



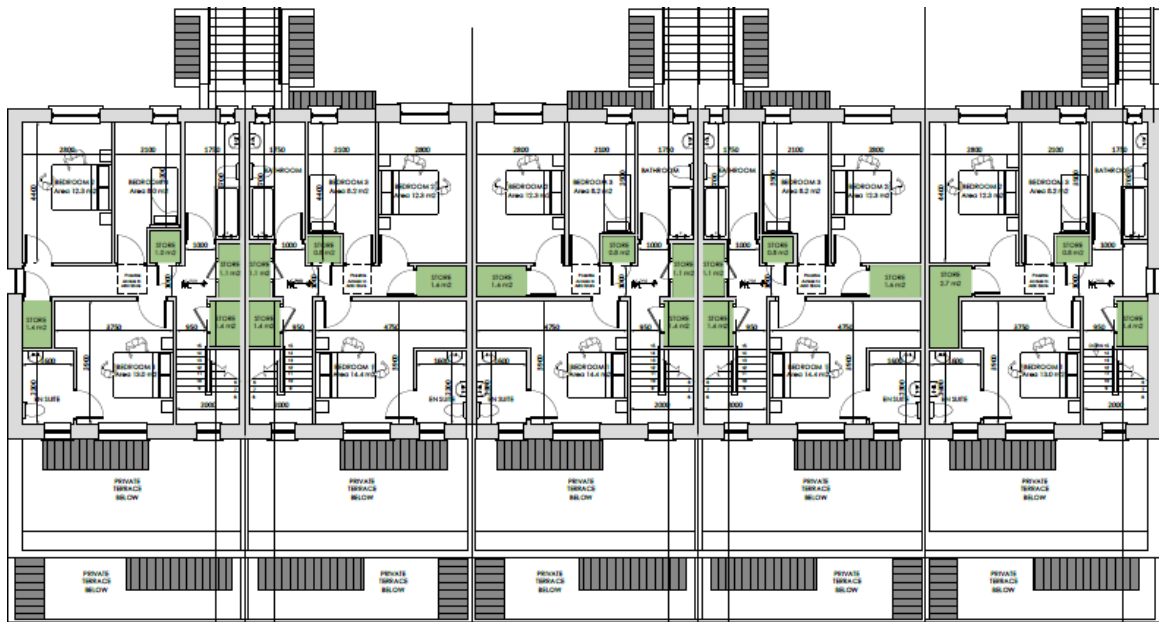


Figure 38.0 Proposed second floor plan of Duplex Apartment Block G.



Figure 39.0 Front elevation of Duplex Apartment Block G.

Duplex Apartment Block J

Apartment Block J is of 3 storey height and comprises a total of 8 no. duplex apartments (4 no. two-bedroom apartments and 4 no. three-bedroom apartments). Apartment Block J will be developed in Phase D.

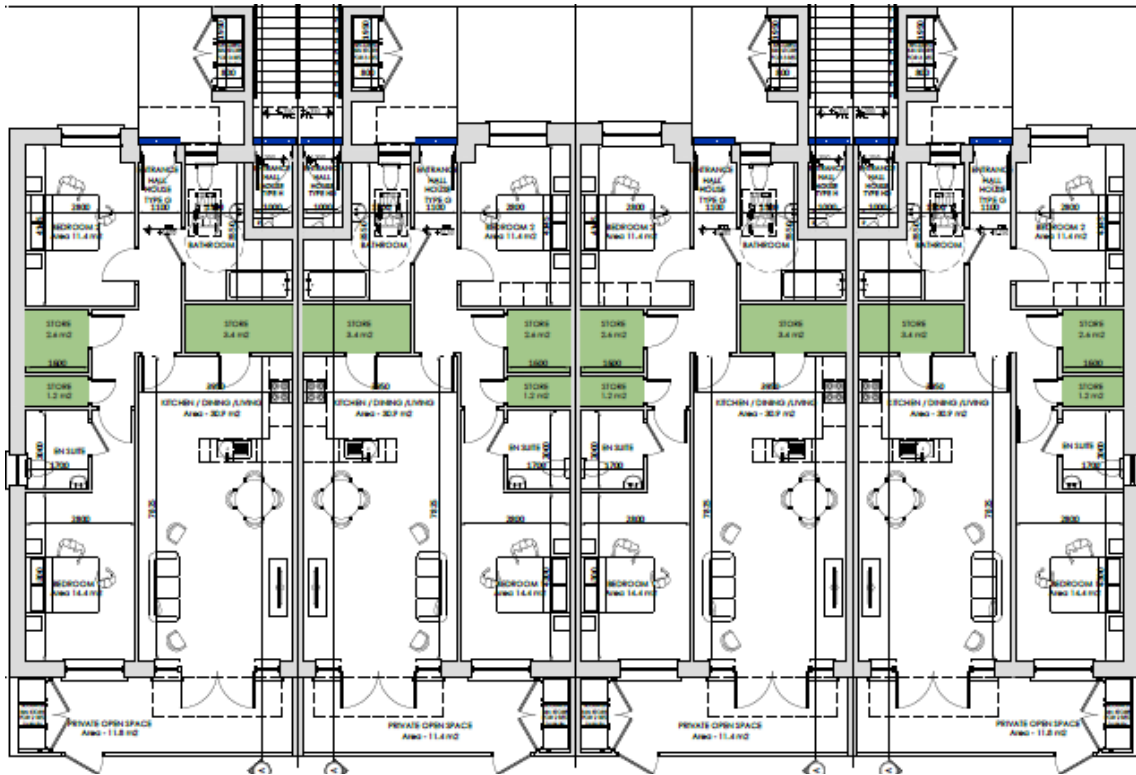


Figure 40.0 Proposed ground floor plan of Duplex Apartment Block J.

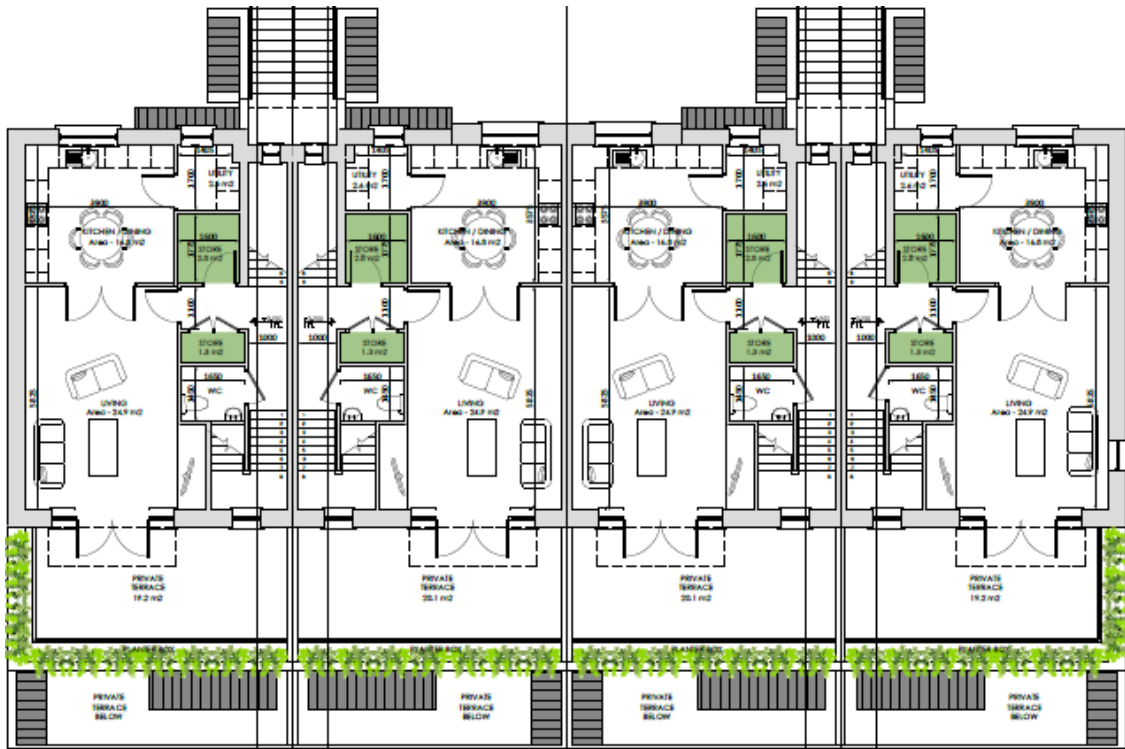


Figure 41.0 Proposed first floor plan of Duplex Apartment Block J.

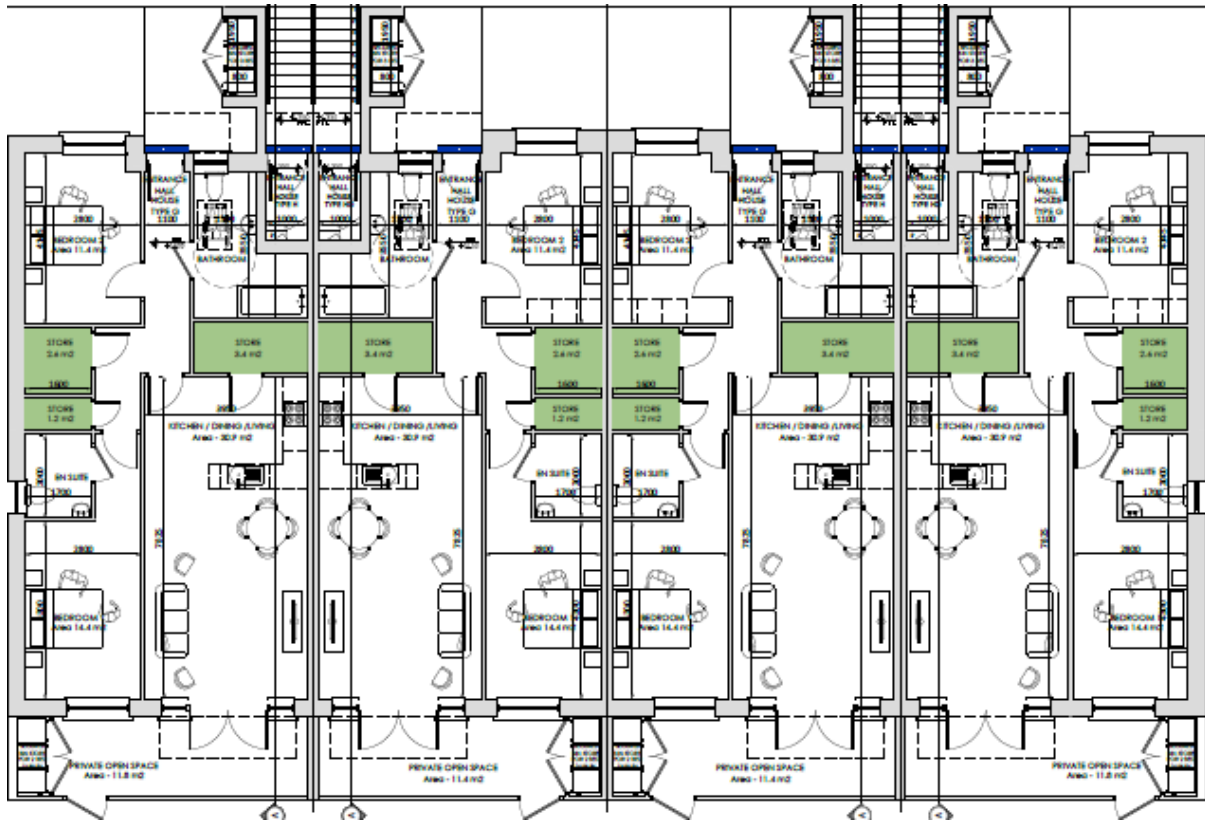


Figure 42.0 Proposed second floor plan of Duplex Apartment Block J.



Figure 43.0 Front elevation of Duplex Apartment Block J.

Apartment Block L

Apartment Block L is of 4 storey height and comprises a total of 40 no. apartments (40 no. two-bedroom apartments). Apartment Block L will be developed in Phase D.



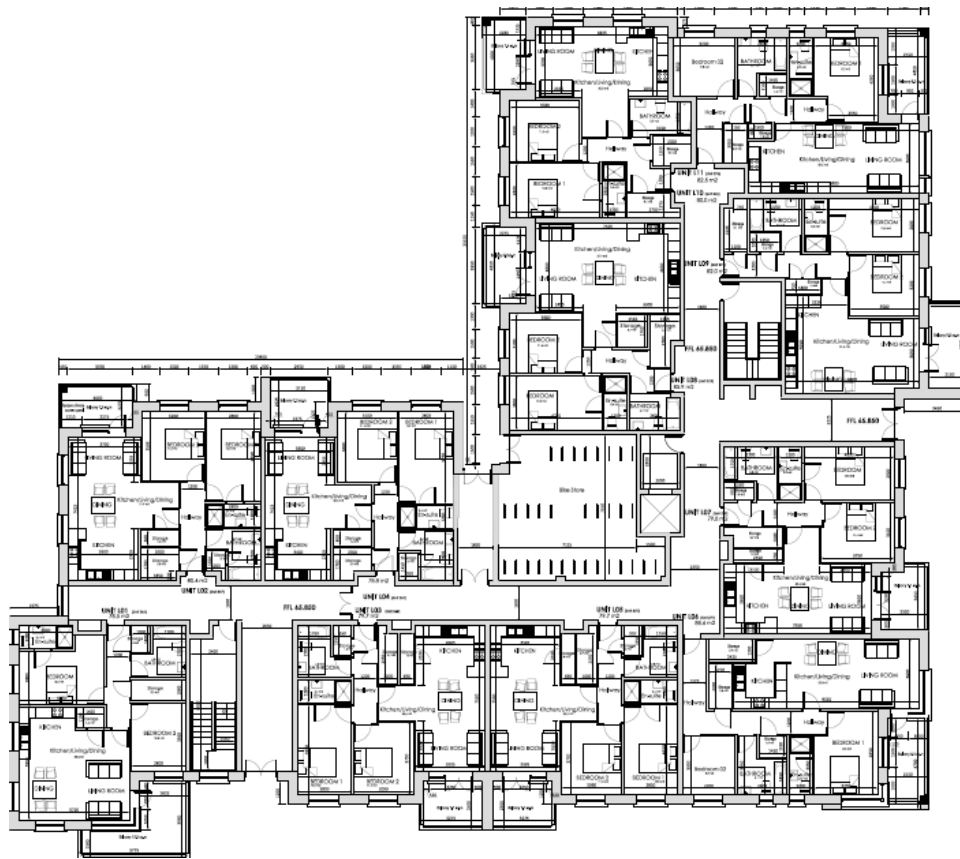


Figure 44.0 Proposed ground floor plan of Apartment Block L

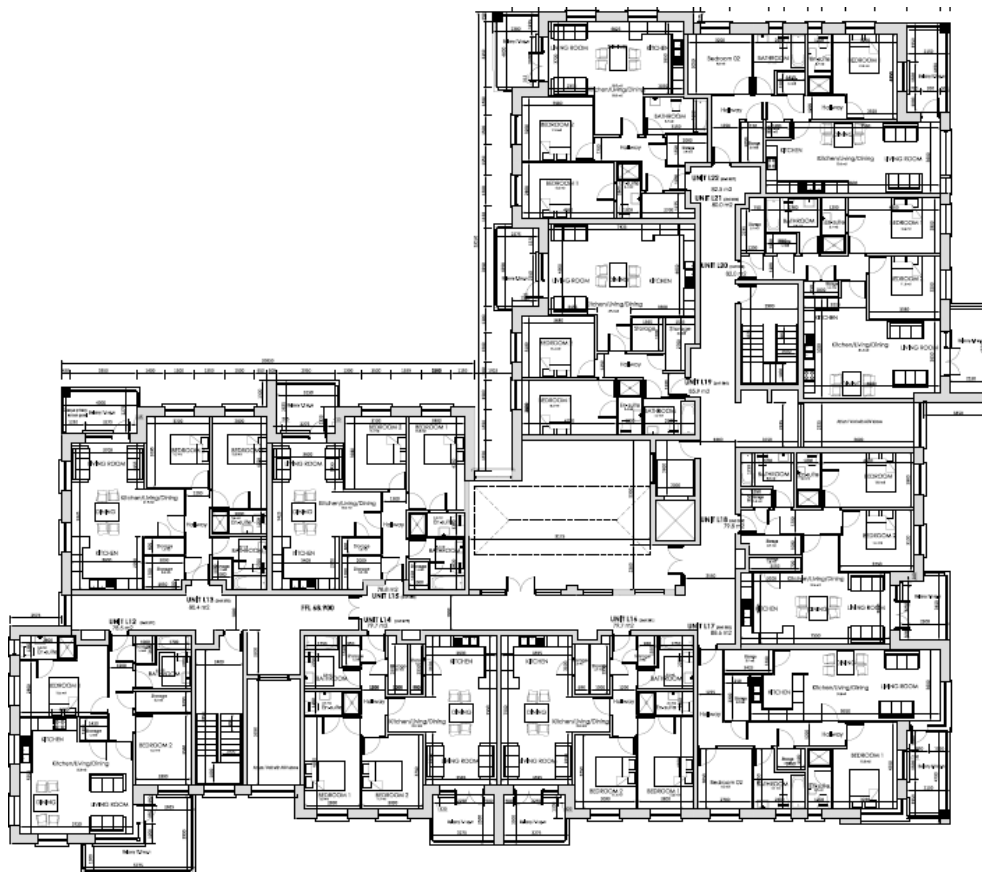


Figure 45.0 Proposed first floor plan of Apartment Block L

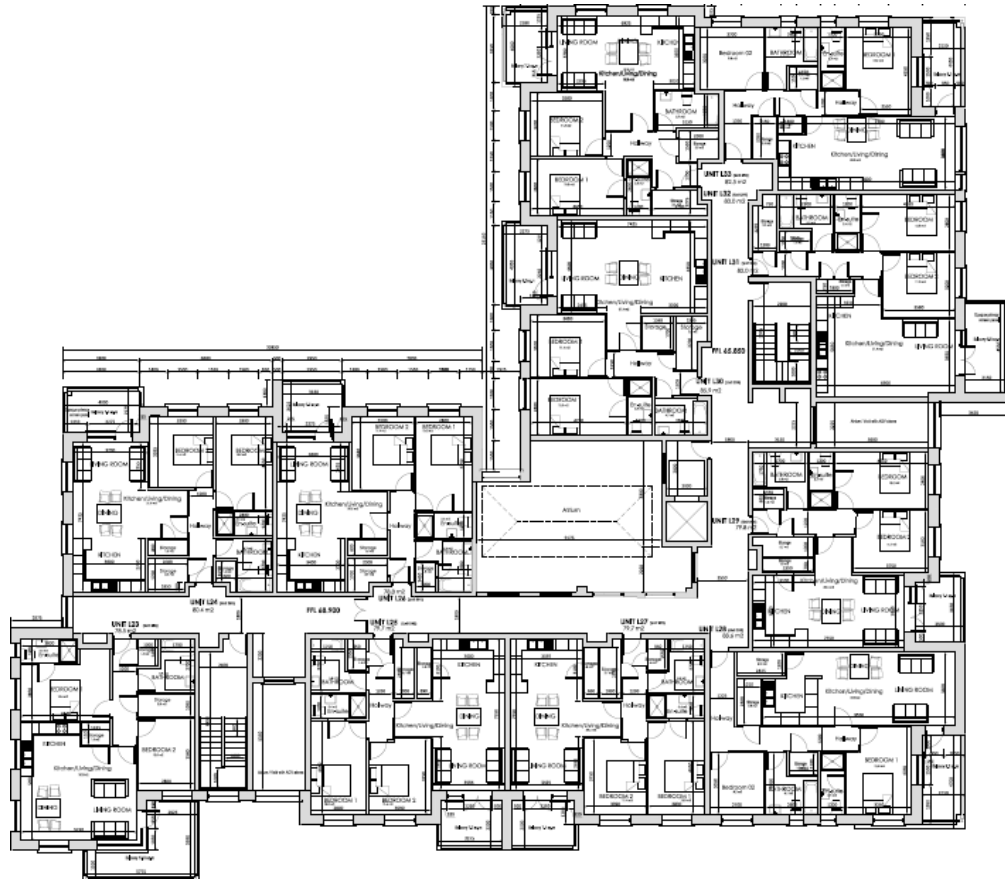


Figure 46.0 Proposed second floor plan of Apartment Block L.



Figure 47.0 Proposed second floor plan of Apartment Block L.



Figure 48.0 Eastern elevation of Apartment Block L.



Figure 49.0 Southern elevation of Apartment Block L.



Figure 50.0 Northern elevation of Apartment Block L.

## 5.2 Proposed Maisonettes

Further to the apartment blocks, 8 no. varieties of maisonette units comprising 20 no. units (12 no. one-bedroom & 8 no. two-bedroom) will be provided as part of the proposed development. The maisonette types, which are all similar in form are described as follows:



**Maisonette-Types L & M / J & K**

Maisonette-Types L, M, J and K are all contained within the footprint of a semi-detached dwelling as agreed with Kildare County Council at pre-planning stage. These units comprise 12 no. one-bedroom flats within the development and will be constructed within Phase B.



Figure 51.0 Ground floor plan (left) and first floor plan (right) of Maisonette-Types L & M / J & K

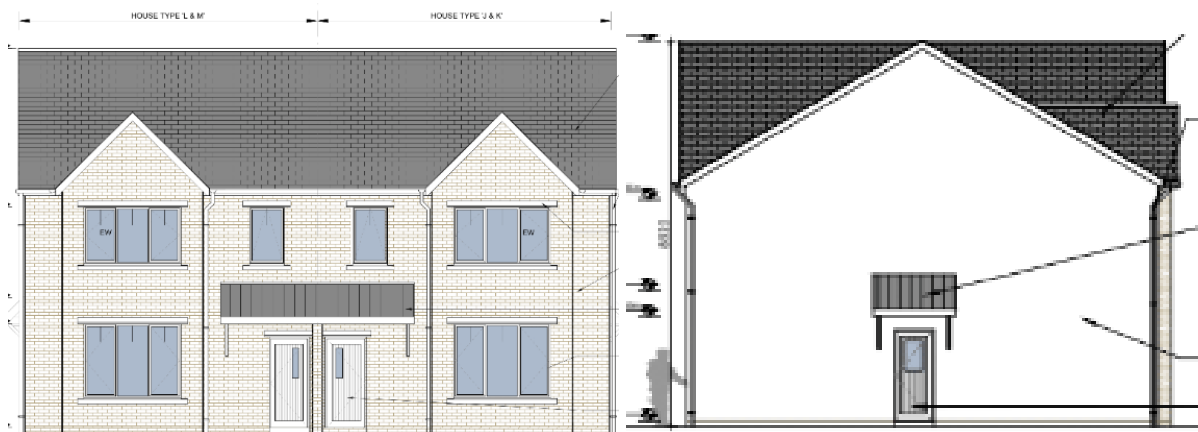


Figure 52.0 Front (left) and side (right) elevations of Maisonette-Types L & M / J & K

**Maisonette-Types N & ND / O / OD**

Maisonette-Types N, ND, O and OD are all contained within the footprint of a semi-detached dwelling as agreed with Kildare County Council at pre-planning stage. These units comprise 8 no. two-bedroom flats within the development and will be constructed between Phases A and B.

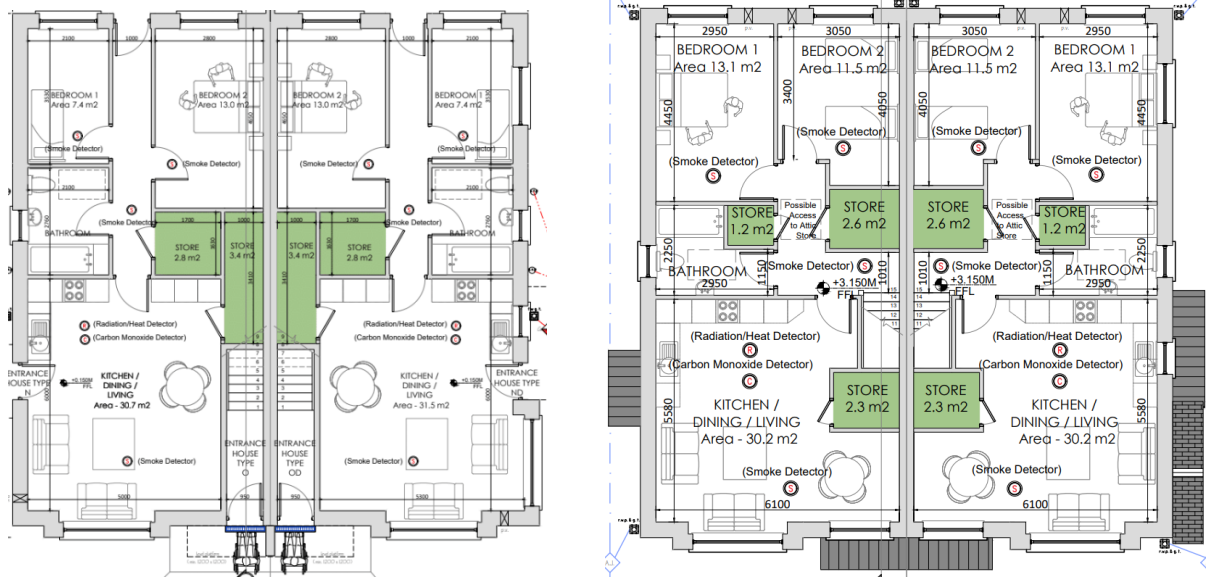


Figure 53.0 Ground floor plan (left) and first floor plan (right) of Maisonette-Types N & ND / O / OD

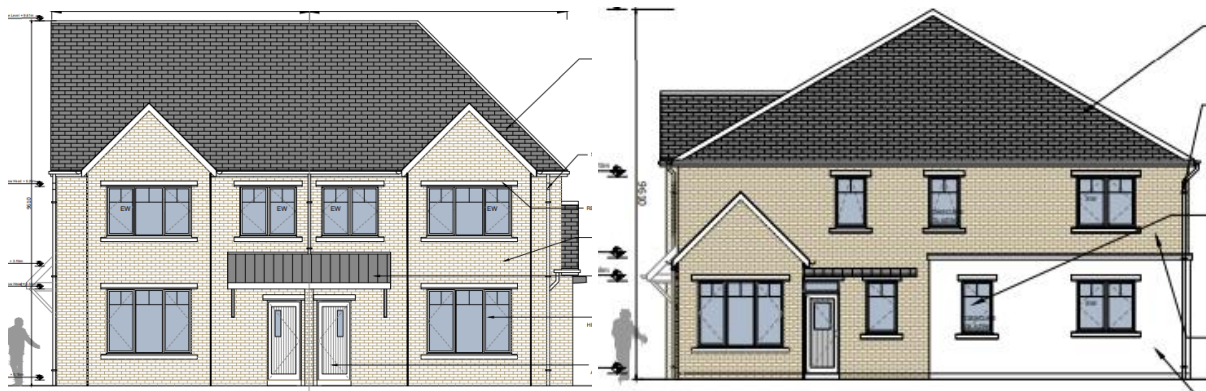


Figure 54.0 Front (left) and side (right) elevations of Maisonette-Types N & ND / O / OD

**5.3 Proposed Dwellings**

The development proposal will include the construction of 112 no. houses on the application site. The scheme caters for growing families and those trading up from apartment living, offering 1-bedroom, 2-bedroom, 3-bedroom and 4-bedroom dwellings in various configurations. The dwelling units will be categorised in 13 no. dwelling types which will be discussed in further detail below. The scale of the proposed dwellings is consistent with and complimentary to that of other recent residential developments in the vicinity of the application site and in Clane.

House Type	No. of Storeys	Total No. of Units
A	2	38 no.
AD	2	6 no.
B	2	29 no.
BD	2	3 no.
D	2	8 no.
DD	2	1 no.
E	2	1 no.
ED	2	3 no.
F	2	4 no.
FG	2	16 no.

Table 2.0 Break-down of houses featuring in the proposed development.

The housing types, which are all similar in form are described as follows:

House-Types A & AD

House-Type A comprises 38 no. two-storey, 4-bedroom, semi-detached dwellings within the development. This house type has a maximum gross floor area of 135.8sq.m and accommodates an entrance hall, living room, shared kitchen/dining room, utility/store areas and WC at ground floor and four double bedrooms, including an en-suite master bedroom, storage room and family bathroom at first floor level.

House-Type AD comprises 6 no. two-storey 4-bedroom, semi-detached with dual-frontage dwellings within the development. This house type has a maximum gross floor area of 132.3sq.m and accommodates an entrance hall, living room, shared kitchen/dining room, store area and WC at ground floor and four double bedrooms, including an en-suite master bedroom, storage room and family bathroom at first floor level.

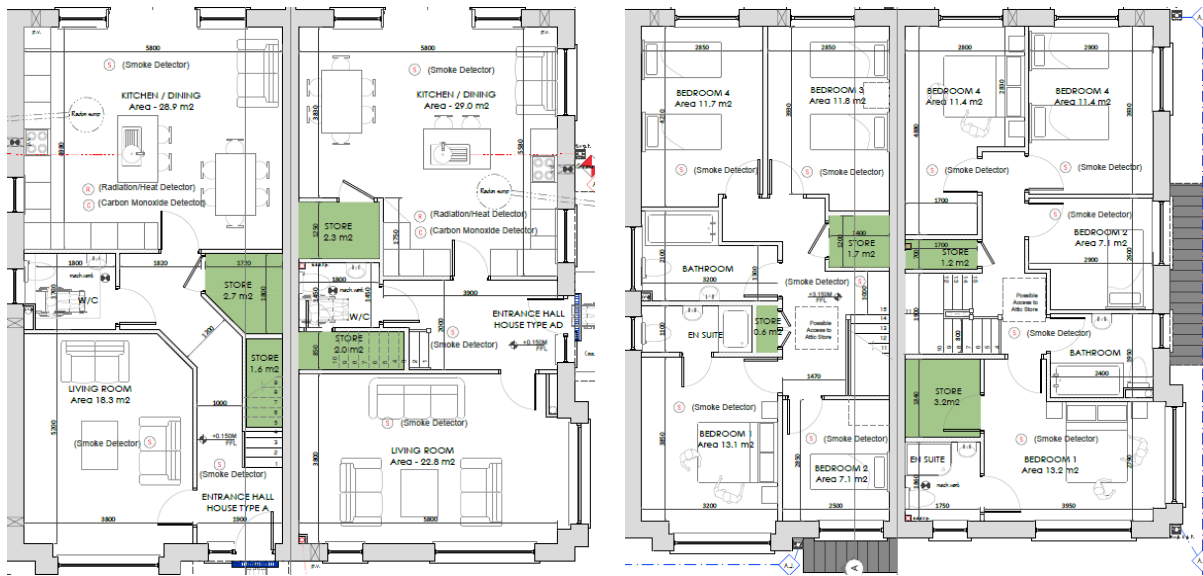


Figure 55.0 Typical ground floor plan of House Type A and House Type AD, respectively (left) and typical first floor plan of House Type A and House Type AD, respectively (right)



Figure 56.0 Front elevation of House Types A and AD (left) and side elevations of House Types A and AD illustrating entrance to House Type AD (right).



House-Types B & BD

House-Type B comprises 29 no. two-storey, 3-bedroom, semi-detached dwellings within the development. This house type has a maximum gross floor area of 118.4sq.m and accommodates an entrance hall, living room, shared kitchen/dining room, utility, storage and WC at ground floor, three bedrooms including an en-suite master bedroom, family bathroom and storage rooms at first floor level.

House-Type BD comprises 3 no. two-storey 3-bedroom, semi-detached with dual frontage dwellings within the development. This house type has a maximum gross floor area of 118.4sq.m and accommodates an entrance hall, living room, shared kitchen/dining room and WC at ground floor and three bedrooms including an en-suite master bedroom, 2 no. storage rooms and family bathroom at first floor level.

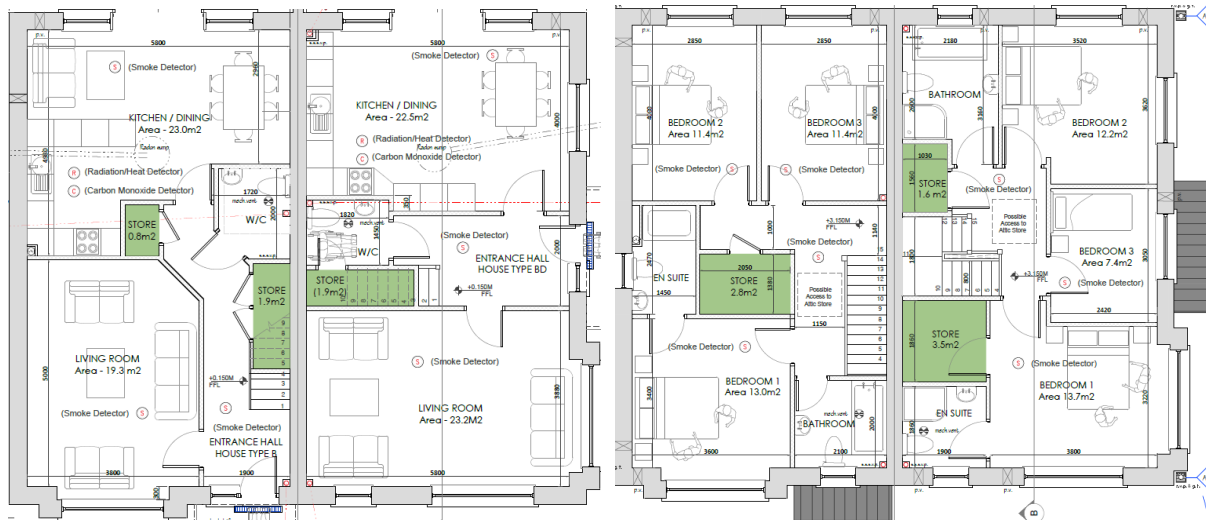


Figure 57.0 Typical ground floor plan of House Type B and House Type BD, respectively (left) and typical first floor plan of House Type B and House Type D, respectively (right)



Figure 58.0 Front elevation of House Types B and BD (left) and side elevations of House Types B and BD illustrating entrance to House Type BD (right).

House-Types D & DD

House-Type D comprises 1 no. two-storey, 3-bedroom, semi-detached dwelling within the development. This house type has a maximum gross floor area of 120.6sq.m and accommodates an entrance hall, living room, shared kitchen/dining room, storage and WC at ground floor and three bedrooms including an en-suite master bedroom, family bathroom and storage area at first floor level.

House-Type DD comprises 1 no. two-storey 3-bedroom, semi-detached with dual-frontage dwelling within the development. This house type has a maximum gross floor area of 122.8sq.m and accommodates an entrance hall, living room, shared kitchen/dining room, utility, storage and WC at ground floor and three bedrooms including an en-suite master bedroom, family bathroom and 2 no. storage rooms at first floor level.

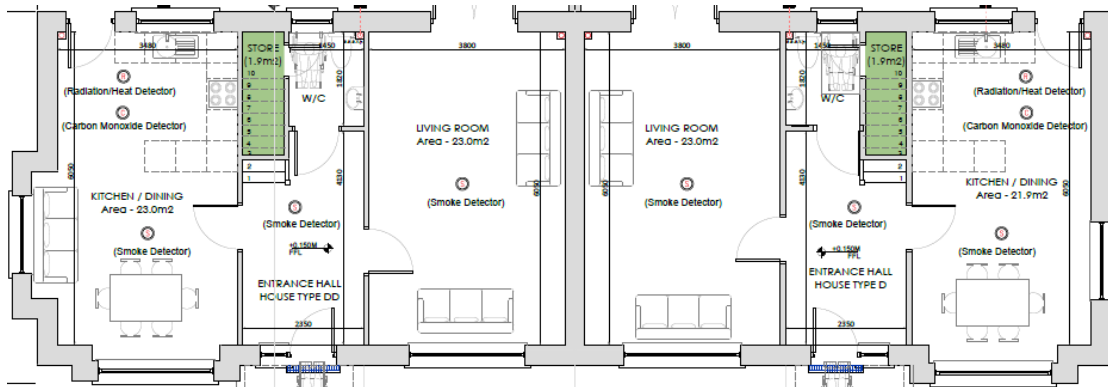


Figure 59.0 Ground floor plan of House Type DD (left) and House Type D (right)

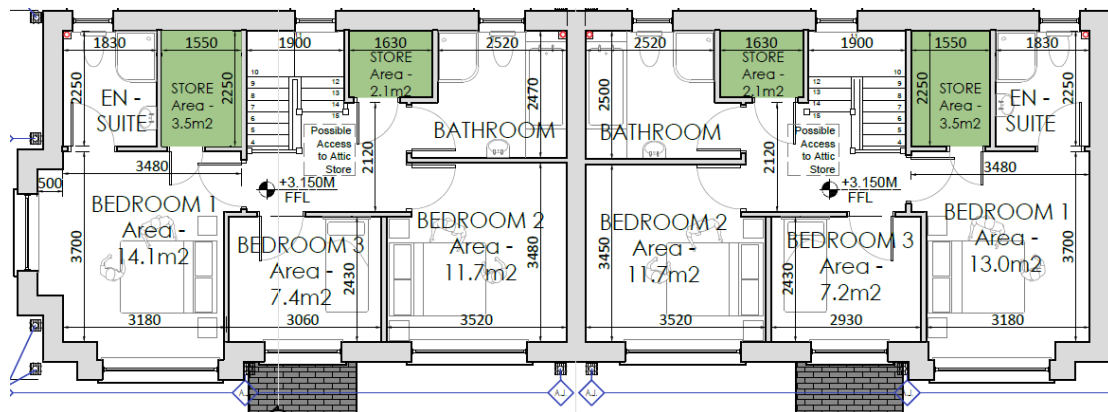


Figure 60.0 Typical first floor plan of House Type DD (left) and House Type D (right)



Figure 61.0 Front elevation of House Type DD (left) and House Type D (right)

House-Types E, ED, F & FG

House-Type E comprises 11 no. two-storey, 3-bedroom, end of terrace dual frontage dwellings within the development. This house type has a maximum gross floor area of 108.1sq.m and accommodates an entrance hall, living room, shared kitchen/dining room, utility, storage and WC at ground floor and three bedrooms including an en-suite master bedroom, family bathroom and 2 no. storage rooms at first floor level.

House-Type ED comprises 3 no. two-storey 3-bedroom, end of terrace with dual frontage dwellings within the development. This house type has a maximum gross floor area of 118.4sq.m and accommodates an entrance hall, living room, shared kitchen/dining room and WC at ground floor and three bedrooms including an en-suite master bedroom, 2 no. storage rooms and family bathroom at first floor level.

House-Type F comprises 4 no. two-storey, 2-bedroom, mid-terrace dwellings within the development. This house type has a maximum gross floor area of 98.4sq.m and accommodates an entrance hall, living room, shared kitchen/dining room, storage and WC at ground floor and three bedrooms, including an en-suite master bedroom, family bathroom and 2 no. storage rooms at first floor level.

House-Type FG comprises 3 no. two-storey 2-bedroom, semi-detached with dual frontage dwellings within the development. This house type has a maximum gross floor area of 98.4sq.m and accommodates an entrance hall, living room, shared kitchen/dining room, storage area and WC at ground floor and three bedrooms, including an en-suite master bedroom, family bathroom and 2 no. storage rooms at first floor level.



Figure 62.0 Front elevation of Units No. 114-119 showing front elevations of House Types E, ED, F & FG (not in order)

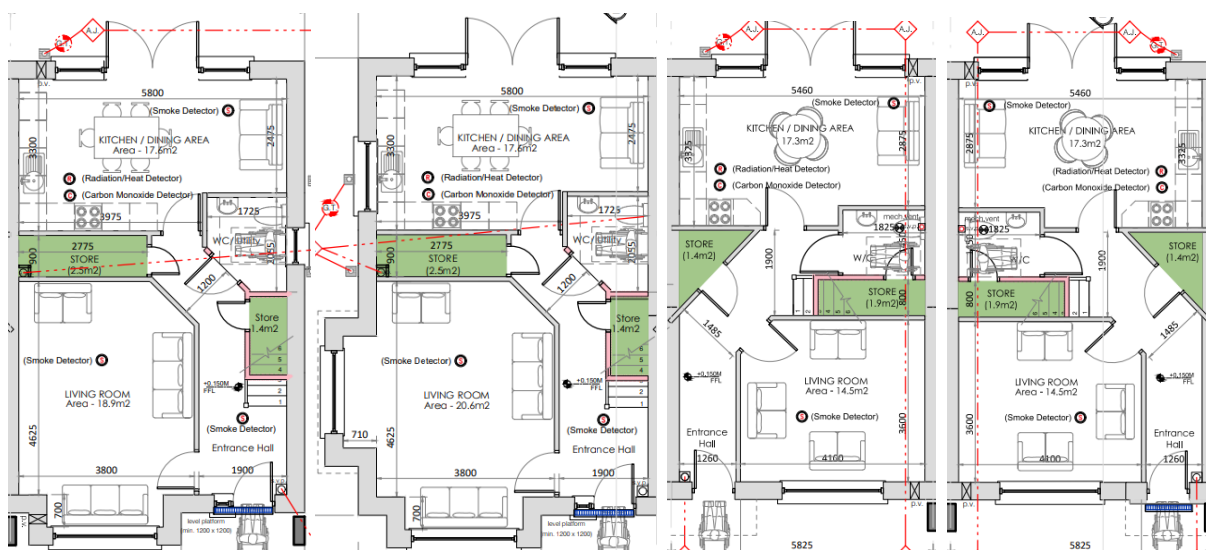


Figure 63.0 Ground floor plan of House Types E (left), ED (centre left), F (centre right) & FG (right)



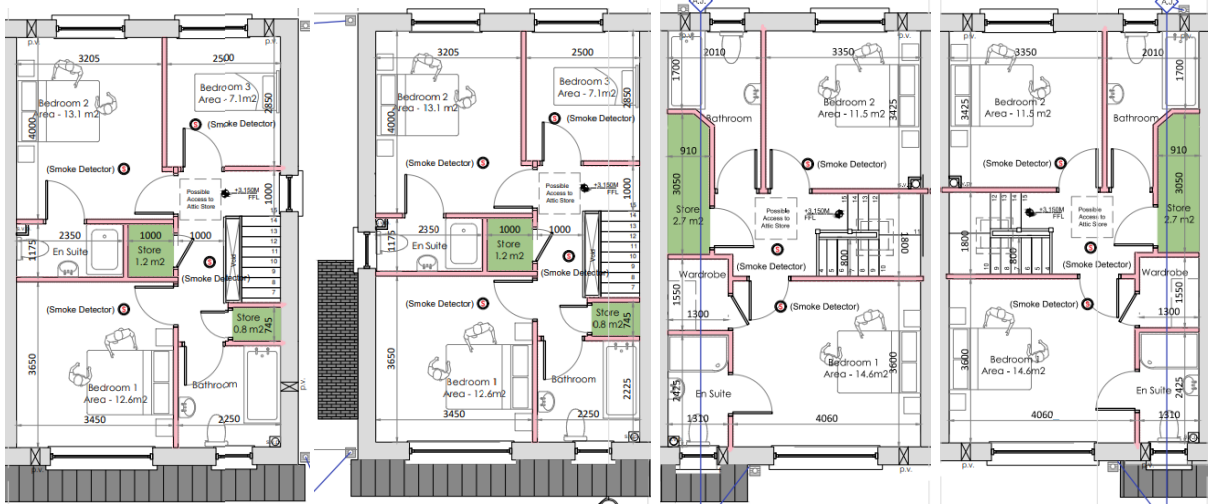


Figure 64.0 First floor plan of House Types E (left), ED (centre left), F (centre right) & FG (right)

**5.4 Proposed Creche**

The proposed development includes a 340sq.m crèche contained within the ground floor level of Apartment Block D within close proximity to the site's western boundary and accessible via the new access route provided from Brooklands Residential Estate to the south of the site. The crèche will accommodate 50 no. children and will provide 11 no. of jobs in childcare services. The crèche will be provided with 18 no. parking spaces, for both staff and crèche drop off, and 8 no. bicycle parking spaces.

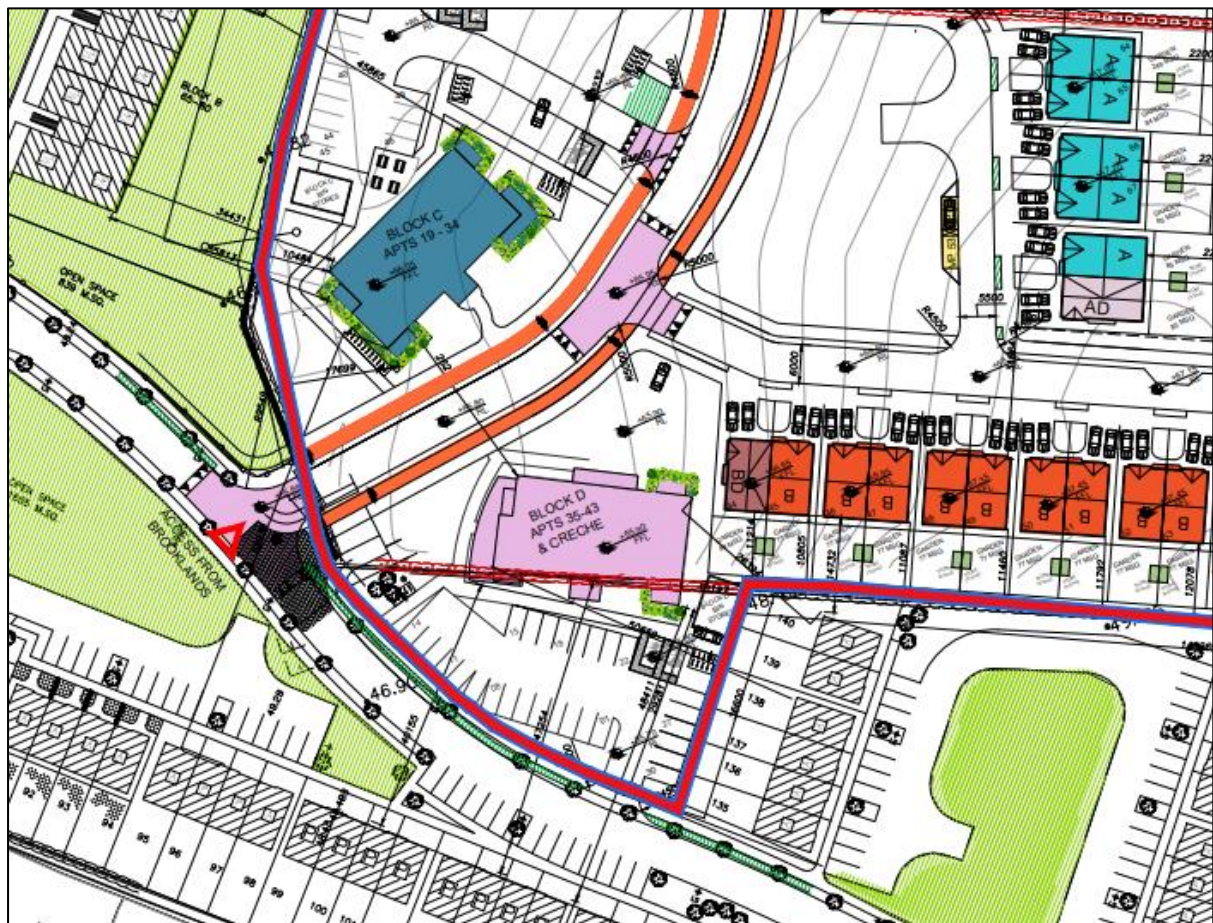


Figure 65.0 Excerpt from site layout plan showing location of the proposed creche

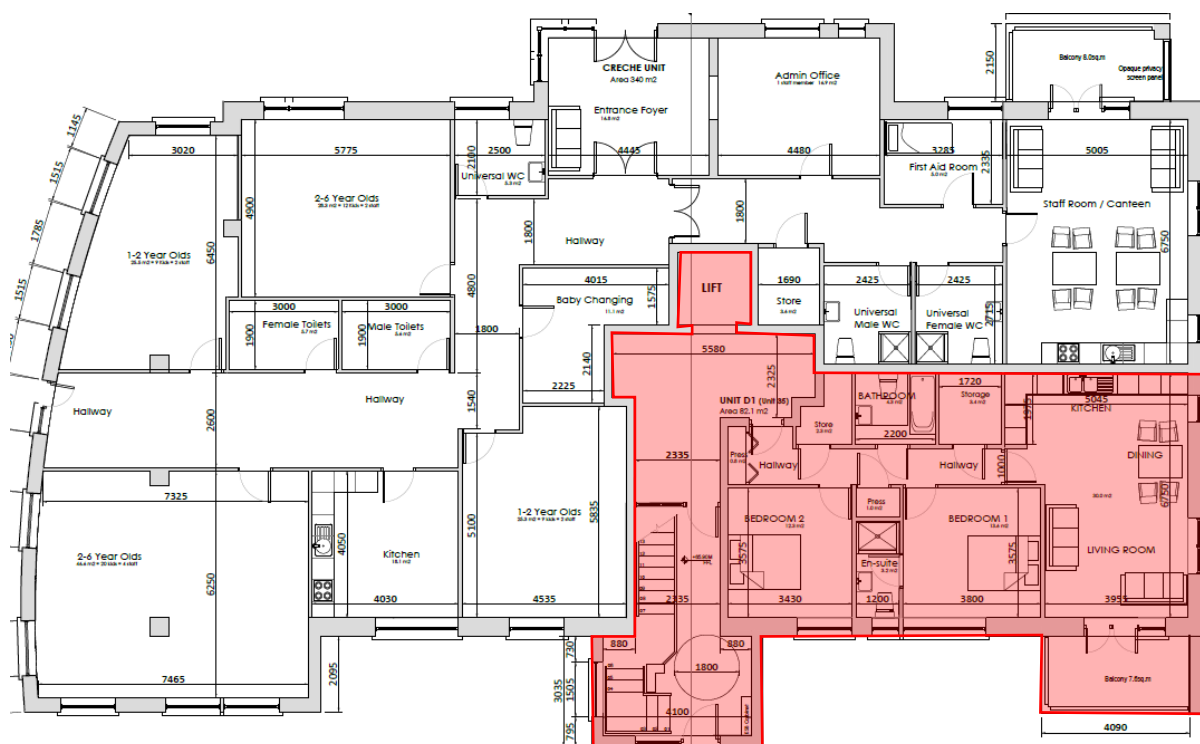


Figure 66.0 The ground floor plan of Apartment Block D accommodates 1 no. residential apartment and access to the upper floor residential units (red outline) and the proposed crèche facility. The crèche provides dedicated rooms for 1-2 year olds and 2-6 year olds, in conjunction with staff/admin facilities.

## 6.0 Planning Policy Context

This section of the statement will examine the planning framework, including national, regional and local, that informs the use and development of the subject land. Documents of note are as follows:

- Project Ireland 2040 – National Planning Framework (2018);
- Urban Development and Building Heights - Guidelines for Planning Authorities, December 2018;
- Rebuilding Ireland – Action Plan for Housing and Homelessness, July 2016;
- Quality Housing for Sustainable Communities – Guidelines for Planning Authorities (2007);
- Sustainable Residential Development in Urban Areas – Guidelines for Planning Guidelines (2009);
- Urban Design Manual – A Best Practice Guide, 2009;
- Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018);
- Design Manual for Urban Roads and Streets (2013);
- The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009);
- Guidelines for Planning Authorities on Childcare Facilities (2001);
- Smarter Travel: A Sustainable Transport Future - A New Transport Policy for Ireland (2009).
- Regional Spatial & Economic Strategy for the Eastern and Midland Regional Assembly (2019);
- Kildare County Development Plan 2017-2023; and
- Clane Local Area Plan 2017-2023.

## 6.1 Project Ireland 2040 – National Planning Framework (2018)

The Project Ireland 2040 - National Planning Framework (2018) seeks more balanced and concentrated growth, particularly within the five major cities in Ireland. The following target is outlined in relation to national growth:

*We have five cities in Ireland today in terms of population size (>50,000 people): Dublin, Cork, Limerick, Galway and Waterford. In our plan we are targeting these five cities for 50% of overall national growth between them, with Ireland's large and smaller towns, villages and rural areas accommodating the other 50% of growth.*

More specifically, strategies are included in Chapter 2.2 of the Planning Framework which seek to target a greater proportion (40%) of future housing development to be within and close to the existing 'footprint' of built-up areas. This target is to be achieved by making better use of under-utilised land and buildings, including 'infill', 'brownfield' and publicly owned sites and vacant and under-occupied buildings, with higher housing and jobs densities, better serviced by existing facilities and public transport.

The National Planning Framework outlines that;

*"a major new policy emphasis on renewing and developing existing settlements will be required, rather than continual expansion and sprawl of cities and towns out into the countryside, at the expense of town centres and smaller villages".*

The proposed development is appropriately sited within the existing settlement of Clane, and does not constitute urban sprawl. The National Planning Framework also pushes for the growth in population in jobs in the counties surrounding Dublin. The proposed location of the site will ensure that growth is contained within the metropolitan boundary, and will offer 'improved housing choice, transport mobility and quality of life.' The proposed development is consistent with the above as it involves the re-development of underutilised land which is in close proximity to a number of public transport services. The proposed development complies with the relevant National Policy Objectives identified in the National Planning Framework in Appendix 1 on pages 159 to 169.

## 6.2 Urban Development and Building Heights - Guidelines for Planning Authorities, December 2018

These guidelines are intended to set out national planning policy guidelines on building heights in relation to urban areas, as defined by the census, building from the strategic policy framework set out in Project Ireland 2040 and the National Planning Framework.

These guidelines outline that there is significant scope to accommodate anticipated population growth and development needs, whether for housing, employment or other purposes, by building up and consolidating the development of our existing urban areas. The rationale for consolidation and densification to meet our accommodation needs applies in relation to locations that development plans and local area plans would regard as city and town centre areas as well as areas in and around existing urban areas and suburban areas.

This policy encourages the facilitation of increased levels of residential development in our urban centres and significant increases in the building heights and overall density of development through the planning process, particularly at local authority and An Bord Pleanála levels. Increasing prevailing building heights is deemed to have a critical role to play in addressing the delivery of more compact growth in our urban areas, particularly our cities and large towns through enhancing both the scale and density of development. In particular, increased density and height of development within the footprint of developing sustainable mobility corridors and networks, where substantial investment in public transport infrastructure has been made as part of Project Ireland 2040. SPPR 1 goes on to outline the following in relation to this:

*In accordance with Government policy to support increased building height in locations with good public transport accessibility, particularly town/city cores, planning authorities shall explicitly identify, through their statutory plans, areas where increased building height will be actively pursued for both redevelopment and infill development to secure*

*the objectives of the National Planning Framework and Regional Spatial and Economic Strategies and shall not provide for blanket numerical limitations on building height.*

The proposed development is consistent with the above guidance given the subject sites proximity to the Clane Town Centre and multiple public transport services.

### **6.3 Rebuilding Ireland – Action Plan for Housing and Homelessness, July 2016**

The 'Action Plan for Housing and Homelessness' was published in July 2016 as part of the Government's Rebuilding Ireland initiative. This is a whole-of-Government plan seeks to double residential construction output to 25,000 homes per year by 2020; deliver 47,000 units of social housing by 2021; make the best use of existing housing stock; and lay the foundations for a stronger, more stable private rented sector. The Action Plan seeks to address existing issues of housing supply and homelessness in Ireland through five 'Pillars', which include;

1. Address Homelessness
2. Accelerate Social Housing
3. Build more Homes
4. Improve the Rental Sector
5. Utilise Existing Housing

We submit that the proposed development is consistent with the above policy as it provides much needed homes and 10 per cent of the development will be provided for social housing (Part V requirement).

### **6.4 Quality Housing for Sustainable Communities – Guidelines for Planning Authorities (2007)**

The purpose of these Guidelines is to assist in achieving the objectives for Delivering Homes, Sustaining Communities contained in the Government Statement on Housing Policy which focuses on creating sustainable communities that are socially inclusive by promoting high standards in the design and construction and in the provision of residential amenity and services in new housing schemes.

The subject site is located within 650 metres of the centre of Clane Town which features several local amenities such as shops, restaurants, entertainment venues etc. Furthermore, the site is also situated within 400 metres of Bus Éireann Route Nos. 120, 121, 126 and 126 which provide direct access to Dublin City Centre and University College Dublin and 650 metres of a Kenneally's Bus Service Stop which provides direct transport to Naas.

In addition, the subject development provides both a crèche facility and numerous public open spaces which will promote a sense of community within the residents of the scheme.

### **6.5 Sustainable Residential Development in Urban Areas – Guidelines for Planning Guidelines (2009)**

The Sustainable Residential Development in Urban Areas – Guidelines for Planning Guidelines (2009) updated and revised earlier guidance of 1999. These statutory guidelines, which were brought forward to improve the quality of homes and neighbourhoods, set out best practice design criteria and provide a robust framework in which proposals for residential development should be considered. They establish a series of high level aims for successful and sustainable development in urban areas.

The proposed development has been designed to address the provisions of these guidelines, as set out hereunder:

- The design of the proposed development responds appropriately to its locational context in terms of its scale, massing and architectural treatment. It will provide an appropriate form of residential development that respects the existing form of residential growth within the north-eastern environs of Clane Town.



- The location of the proposed development close to public transport routes will ensure good connectivity. The subject site is within proximity to the bus routes operating via both the R403 and the centre of Clane Town.
- By its nature, the proposed development provides a range in housing types to accommodate for a mix of the population demographic. With the growth of Clane as a whole, providing a range of dwelling types is considered an appropriate outcome with sustainably accommodating growth for the future. In terms of layout, the provision of a crèche and a variety of open space areas will facilitate significant levels of interaction.
- The proposed development, by reason of its location on a greenfield site, together with its intended density and layout, will promote the efficient use of land and of energy, including in relation to transport, and thereby minimise greenhouse gas emissions.
- The proposed development incorporates large open space areas adjacent to the River Liffey to the east of the site and is adjoined by lands zoned high amenity to the north of the site. It is considered that the location of the development will provide a distinct sense of place due to its connection to high amenity lands.
- The proposed design provides for a high-quality development of purpose-built residential dwellings and apartments. The private open space areas, as well as the public open spaces areas, will afford a high standard of residential environment to future residents as well as residents of the surrounding area who will frequent the public open space areas provided along the sites northern and eastern boundaries.

Having regard to the foregoing, it is considered that the proposed development would be consistent with the Sustainable Residential Development in Urban Areas Planning Guidelines (2009).

## 6.6 Urban Design Manual – A Best Practice Guide, 2009

The ‘*Urban Design Manual – A Best Practice Guide, 2009*’ is based around twelve questions that have been drawn up to encapsulate a full range of design considerations for residential development such as that proposed on the subject site. These questions are ‘*a distillation of current policy and guidance and tried and tested principles of good urban design.*’

This report reviews the proposed development in this context in an effort to address the key issues of design, scale, massing and integration with the fabric of the area while respecting the amenity of adjacent properties.

### *(i) Context - How does the development respond to its surroundings?*

The proposed development will have a prominent position in the context of the immediate area due to its location adjacent to the River Liffey. The 305 no. proposed units, which are dispersed throughout the site, sit comfortably within the topography of the site and surroundings providing an appropriate density of development, whilst respecting the form and scale of existing built fabric to the immediate south and west of the site and to the east, on the opposite side of the River Liffey.

The form, architecture and landscaping of the proposed development have been informed, but not determined, by the surrounding area.

As indicated on the architectural drawings and discussed in the Architectural Design Statement, prepared by Brian Connelly Associates, submitted with this application, the development would be finished in materials of the highest quality to ensure it creates a distinct scheme with its own character while integrating well with adjacent houses. Each dwelling will feature a mix of brick work and stone/concrete/render finish to external walls and selected blue/black slate or tile finish to roof.

### *(ii) Connections - How well connected is the new neighbourhood?*

The proposed development scheme has been designed to facilitate quality all-round access such as pedestrian, cyclist and vehicular access that links the site with Clane town centre from the R403. The

proposed development features extensive pedestrian and cycle paths throughout the development and ties in with the surrounding areas existing cycle and pedestrian networks including the riverwalk feature adjacent to the River Liffey. In addition, we note that the site is within reasonable commuting distance to the M7/N7 motorway which links the site to the Dublin City Centre.

*(iii) Inclusivity - How easily can people use and access the development?*

The proposed development includes a variety of apartment and dwelling types in various sizes and configurations. All units in the development are accessible for disabled access. The proposed development presents a positive aspect to passers-by and pedestrians traversing both the R403 and River Liffey walkway. The proposed boundary treatments will create a passive and friendly setting, whilst the 2 no. vehicular accesses from the Brooklands and Alexandra Walk Residential Estates and internal footpaths and cycle paths will make the development permeable to all.

*(iv) Variety: - How does the development promote a good mix of activities?*

The range of uses available within the development is limited by the residential zoning of the site, however, the proposed development will provide a crèche facility for the practical benefit of childcare services and the associated benefits of placemaking and community cohesion.

*(v) Efficiency - How does the development make appropriate use of resources, including land?*

The concept of efficiency and sustainable development are key components of the design approach adopted. The proposal provides for moderate density residential development (37.62 units per hectare), taking into account accessibility to Clane town centre and the need to protect adjoining residential amenity as well as adjacent areas of sensitivity. The development has been laid out to exploit the best solar orientation thus minimising energy use.

*(v) Distinctiveness - How do the proposals create a sense of place?*

As discussed in Section 5.0 and in the Architectural Design Statement submitted with this application, prepared by Brian Connolly Associates, the proposed development will feature 4 no. character areas, as illustrated in Figure 10.0. The character areas create a sense of place for future residents within the development through a combination of unit types, parks/open space areas, materials and finishes, nearby natural elements and infrastructure and the hierarchy of streets. Please refer to the Architectural Design Statement, prepared by Brian Connolly Associates for further information.

*(vii) Layout - How does the proposal create people friendly streets and spaces?*

A hierarchy of streets, variety of surface treatments and landscaped areas/parks have been used to create people friendly streets and spaces within the development. Efforts have been made to ensure that the roads are not dominated by vehicle users but rather safely shared by cyclists, pedestrians and drivers. The development scheme features a number of apartments and duplex units which are oriented to face the Liffey River while the proposed crèche facility is accessible from the Brooklands access road as well as internally through the development. These aspects of the development will improve existing streetscape conditions along these interfaces.

*(viii) Public Realm - How safe, secure and enjoyable are the public areas?*

The scheme has been designed with ample public open space with large landscaped areas adjacent to the River Liffey being provided and additional pocket parks, play areas and landscaped areas being provided throughout the development. These public open space areas are located in close proximity to the proposed units and have windows fronting onto them providing passive surveillance and ensuring the safety/security/enjoyment of users of these spaces. The linking of the linear park provided along the eastern interface to the River Liffey walkway, as well as the provision of access through existing residential estates the south, allows for active and passive use by local residents in the surrounding area and ensures cohesion and integration between existing and incoming residents of the area.

*(ix) Adaptability - How will the buildings cope with change?*

All proposed dwellings are energy-efficient and equipped for challenges anticipated from a changing climate. The proposed houses can be extended without ruining adjoining amenity, the character and style of the houses, their layout and outdoor amenity space due to the building footprints adopted and the size of the private open space areas provided as well as the potential for an additional bedroom and en-suite to be provided at attic level in a number of house types.

*(x) Privacy and Amenity - How does the scheme provide a decent standard of amenity?*

All houses in the proposed development will have direct access to an area of useable private garden accessible from ground floor level which greatly exceeds development plan standards. All apartments are provided with individual balconies and terraces which exceed development plan standards. All residential dwellings have access to areas of public open space provided through the site which, in conjunction with the new linear park along the River Liffey, equate to 30.44% of the red line site (excluding the River Liffey). All dwellings and apartments are designed to prevent sound transmission by appropriate acoustic insulation.

*(xi) Parking - How will the parking be secure and attractive?*

The proposed development includes a total of 553 no. car parking spaces provided in highly visible locations throughout the proposed development. Of these, 256 no. car parking spaces serve the proposed apartments/maisonettes/duplex units, 224 no. car parking spaces serve the houses and 55 no. parking spaces are provided for visitor parking as well as 18 no. spaces serving the creche.

*(xii) Detailed Design - How well thought through is the building and landscape design?*

The materials and external design of the proposed development make a positive contribution to the locality. Design of the buildings will facilitate easy and regular maintenance. Care has been taken over the siting of flues, vents, bin storage, etc.

Extensive work and consideration have gone into the landscape design for the proposed development. Please refer to the Green Infrastructure Strategy/Landscape Design Rationale, prepared by Landmark Designs Limited, for further information.

## **6.7 Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018)**

The 193 no. apartment/duplex apartment/maisonettes featuring in the proposed development have been designed to be fully comply with the standards set out in *Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities*, published by the Department of the Environment, Community and Local Government in March 2018. The 2018 Guidelines update previous 2015 guidance in the context of greater evidence and knowledge of current and likely future housing demand in Ireland taking account of the Housing Agency National Statement on Housing Demand and Supply, the Government's action programme on housing and homelessness Rebuilding Ireland and Project Ireland 2040 and the National Planning Framework, published since the 2015 guidelines.

An assessment against each of the applicable standards is provided below and overleaf:

### Housing Mix

The following guidance is provided in relation to housing mix:

#### *Specific Planning Policy Requirement 1*

*Apartment developments may include up to 50% one-bedroom or studio type units (with no more than 20-25% of the total proposed development as studios) and there shall be no minimum requirement for apartments with three or more bedrooms. Statutory development plans may specify a mix for apartment and other housing developments, but only further to an*

*evidence based Housing Need and Demand Assessment (HNDA), that has been agreed on an area, county, city or metropolitan area basis and incorporated into the relevant development plan(s).*

The proposed development provides the following mix of units which have been assessed against the provisions of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018):

- 1 no. one-bedroom apartment & 12 no. one-bedroom maisonettes - 7%;
- 137 no. two-bedroom apartments/duplex apartments & 8 no. two bedroom maisonettes - 75%; and
- 35 no. three bedroom apartments/duplex apartments -18%.

On the basis of the above, the proposed development is compliant with the provisions of the guidelines with regards to unit mix.

#### Minimum overall apartment floor areas

The overall apartment floor area sizes required for apartment units outlined in the 2018 Guidelines are as follows:

- 1-bedroom apartment 45sq.m
- 2-bedroom apartment (3 persons) 63sq.m
- 2-bedroom apartment (4 persons) 73sq.m
- 3-bedroom apartment 90sq.m

All apartments in the proposed development comply with and exceed the required minimum standards, as shown in Table 1.0.

Minimum Overall Required Floor Areas		
Unit Type	Requirement	Floor Area of Proposed Units
One Bedroom	45sq.m	57.3-64.9sq.m
Two Bedroom (3P)	63sq.m	72.1-88.6sq.m
Two Bedroom (4P)	73sq.m	76.9-127.2sq.m
Three Bedroom	90sq.m	100.3-127.2sq.m

Table 1.0 Table showing the required overall floor areas provided for each apartment type

Section 3.8 also requires that the majority of all apartments in a proposed scheme exceed the minimum floor area standards by a minimum of 10%.

#### Minimum Aggregate Floor Areas and Minimum Widths for Living/Dining/Kitchen Areas

The 2018 Guidelines require the following minimum aggregate floor areas in relation to Living/Dining/Kitchen Areas:

- One Bedroom - 23sq.m, minimum width 3.3m
- Two Bedroom (3P) - 28sq.m, minimum width 3.6m
- Two Bedroom (4P) - 30sq.m, minimum width 3.6m
- Three Bedroom (5P) - 34sq.m, minimum width 3.8m

The proposed development is generally compliant with the minimum aggregate floor areas and minimum widths for living/dining/kitchen area, as illustrated in the Room Data Sheet, included in the Housing Mix Statement prepared by Brian Connolly Associates. The slight variations proposed in relation to a small number of apartments are allowable as it falls below 5% and these apartment types achieve overall compliance with the required minimum overall apartment floor areas.



### Minimum Floor Areas, Minimum Widths and Minimum Aggregate Floor Areas for Bedrooms

The 2018 Guidelines require the following minimum aggregate floor areas, minimum widths and minimum aggregate floor areas in relation to bedrooms:

<b>Minimum Floor Areas and Minimum Widths - Bedrooms</b>		
<b>Unit Type</b>	<b>Minimum Width Required</b>	<b>Minimum Floor Area Required</b>
Single Bedroom	2.1m	7.1sq.m
Double Bedroom	2.8m	11.4sq.m

Table 2.0 Table showing the minimum aggregate floor areas and minimum widths for bedrooms

The overall aggregate bedroom floor areas for apartment unit areas is required as follows:

- *One bedroom - 11.4 sq m*
- *Two bedrooms (3 person) - 13 + 7.1 sq m = 20.1 sq m*
- *Two bedrooms (4 person) - 11.4 + 13 sq m = 24.4 sq m*
- *Three bedrooms - 11.4 + 13 + 7.1 sq m = 31.5 sq m*

The proposed development is fully compliant with the minimum aggregate floor areas, minimum widths and minimum aggregate floor areas for bedrooms, as illustrated in the Room Data Sheet, included in the Housing Mix Statement prepared by Brian Connolly Associates.

### Dual Aspect Ratios

The 2018 Guidelines require the following in relation to dual aspect apartments

*In relation to the minimum number of dual aspect apartments that may be provided in any single apartment scheme, the following shall apply:*

- (i) A minimum of 33% of dual aspect units will be required in more central and accessible urban locations, where it is necessary to achieve a quality design in response to the subject site characteristics and ensure good street frontage where appropriate.*
- (ii) In suburban or intermediate locations it is an objective that there shall generally be a minimum of 50% dual aspect apartments in a single scheme.*
- (iii) For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise further discretion to consider dual aspect unit provision at a level lower than the 33% minimum outlined above on a case-by-case basis, but subject to the achievement of overall high design quality in other aspects.*

The proposed development provides 149 no. dual or triple aspect apartments, accounting for 77.2% of the 193 no. apartment units proposed, which complies with the above requirements. In addition, the proposed single aspect apartment units (34 no.) have been orientated to face in a southern, eastern or western direction and towards the open space areas to allow for maximum light exposure for each individual apartment throughout long periods of the daylight hours. This is consistent with the 2018 Guidelines which recommend, in Section 3.18, that single aspect apartments be orientated to face south, east or west, to allow for maximum sunlight exposure.

### Floor to Ceiling Height

The 2018 Guidelines require a minimum floor to ceiling height of 2.4 metres, except in relation to ground floor apartments, where a minimum of 2.7 metres is required.

The proposal complies with the above requirements.

### Lift and Stair Cores

The 2018 Guidelines outline that subject to compliance with the dual aspect ratios specified in these guidelines and building regulations particularly in relation to fire safety, it is a specific planning policy requirement that up to 12 no. apartments per floor per individual stair/lift core may be provided in apartment schemes.

The proposed development complies with this aspect of the guidelines, with a maximum of 11 no. apartments proposed per floor.

### Internal Storage

The minimum internal storage areas required for apartment units outlined in the 2018 Guidelines are as follows:

- *One bedroom - 3sq.m*
- *Two bedrooms (3 person) - 5sq.m*
- *Two bedrooms (4 person) - 6sq.m*
- *Three or more bedrooms - 9sq.m*

Overall the development provides ample storage for each individual apartment that meets the required storage space needs for each unit. See the Room Data Sheet, included in the Housing Mix Statement prepared by Brian Connolly Associates, for further information.

### Minimum private open space requirements

The minimum private open space areas required for apartment units outlined in the 2018 Guidelines are as follows:

- *One Bedroom 5sq.m*
- *Two Bedroom (3 person) 6sq.m*
- *Two Bedroom (4 person) 7sq.m*
- *Three Bedroom 9sq.m*

Overall the development provides ample private open space for each individual apartment and complies with the above. See the Room Data Sheet, included in the Housing Mix Statement prepared by Brian Connolly Associates, for further information.

### Security Considerations

Section 3.40 of the Guidelines recommend that in order to ensure visitor and occupant safety natural surveillance should be maximised for all streets, open spaces, play areas and any surface bicycle or car parking areas. Particular attention should be given to entrance points being well lit and overlooked in building blocks. Consideration should also be given to incorporating privacy strips in instances where ground floor apartments front onto public footpaths.

The proposed development has been designed in a manner that allows for maximum natural surveillance throughout the development site, with windows overlooking all internal and external public spaces and is therefore consistent with the Guidelines in this regard.

### Bicycle Parking

The Guidelines seeks that the design of apartment schemes should ensure that bicycle parking spaces are located to be conveniently accessible to residents, both in terms of proximity to access points to apartments and routes to the external road / street network. The development includes a provision of 500 no. bicycle spaces to serve residents of the apartments, as well as visitors, in secure and convenient locations throughout the scheme.

It is considered that the proposed development is wholly in compliant with all the required floor area and room standards set out in the Sustainable Urban Housing: Design Standards for New Apartments

Guidelines for Planning Authorities (2018). Please refer to submitted floor plans and other technical drawings submitted by Brian Connolly Associates.

### Communal Facilities

Sections 4.5-4.7 of the Guidelines deals with the provision of communal facilities for apartment developments, extending to childcare and gyms. The subject development includes a 340sq.m childcare facility. Due to the location of the crèche, just off the Brooklands Residential Estate through road, it will be capable of serving both the residents of the apartments and dwellings on the subject site and the surrounding area more broadly. The appropriateness of the proposed childcare facilities on site are discussed further in Section 7.0 below.

Further to this, as discussed in detail previously, the apartments and dwellings included in the subject development have access to a number of high quality landscaped communal open space areas.

### **6.8 Design Manual for Urban Roads and Streets (2013)**

The proposed development is considered having regard to the Design Manual for Urban Roads and Streets (2013) in the in the Statement of Consistency with DMURS, prepared by Brian Connolly Associated. This is provided under a separate cover.

### **6.9 The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009)**

The proposed development is considered having regard to the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) in the Flood Risk Assessment Report, prepared by IE Consulting. This is provided under a separate cover.

### **6.10 Smarter Travel: A Sustainable Transport Future - A New Transport Policy for Ireland (2009).**

The purpose of the Smart Travel policy is to provide alternatives to the use of the car through improved public transport services and investment in cycling and walkable. The policy document states that;

*“to achieve the vision of a sustainable transport system, individual lifestyles will have to change and collectively we will have to work progressively on a range of solutions which deal with apparently conflicting goals: economic growth, reduced emissions, less use of motorised transport and better accessibility.”*

The 5 key goals of this transport policy are as follows:

- Improve quality of life and accessibility to transport for all and, in particular, for people with reduced mobility and those who may experience isolation due to lack of transport;
- Improve economic competitiveness through maximising the efficiency of the transport system and alleviating congestion and infrastructural bottlenecks;
- Minimise the negative impacts of transport on the local and global environment through reducing localised air pollutants and greenhouse gas emissions;
- Reduce overall travel demand and commuting distances travelled by the private car; and
- Improve security of energy supply by reducing dependency on imported fossil fuels.

The proposed development complies with Smarter Travel: A Sustainable Transport Future.

The subject site is located c. 400m from Regional Road R403, with this road also providing access to Bus Éireann route Nos. 120, 121, 126 and 126 which provide direct access to Dublin City Centre and University College Dublin. In addition, Kenneally's Bus Service provides direct transport to Naas via bus stops situated c. 650m from the site within the centre of Clane town. Further to the above, the development encourages cycling with 188 no. cycle parking spaces provided.

## 6.11 Regional Spatial and Economic Strategy for the Eastern and Midland Region, 2019

The Regional and Spatial Economic Strategy for the Eastern and Midland's Regional Assembly (RSES) was published on 28<sup>th</sup> June 2019. It is a strategic plan and investment framework to shape future development and to better manage regional planning and economic development throughout the Region to 2031 and beyond. It identifies regional assets, opportunities and pressures and provides appropriate policy responses in the form of Regional Policy Objectives. The RSES builds on the foundations of Government policy in Project Ireland 2040 and replaces the current Regional Planning Guidelines (RPGs).

The following commentary from section 4.7 'Self-Sustaining Growth Towns and Self-Sustaining Towns' of the RSES is noted with regards to Clane Town:

*'Towns recording the highest growth rates in the country over the last ten years (>32%), and which have lower levels of employment provision include; Ashbourne, Balbriggan, Blessington, **Clane**, Kinsealy-Drinan, Lusk, Laytown-Bettystown, Ratoath, and Sallins. Nevertheless, it should also be noted that such towns are important employment and service centres. In addition some of these settlements, such as Ashbourne and Ratoath have the potential to strengthen their employment base and develop as important centres of employment due to their strategic location, connectivity with surrounding settlements, and the availability of a skilled workforce.'*

The above commentary regarding Clane is provided under the subsection entitled Self-Sustaining Towns, with the RSES providing the following definition for these urban areas:

*'Self-Sustaining Towns are towns that require contained growth, focusing on driving investment in services, employment growth and infrastructure whilst balancing housing delivery.'*

The proposed development is consistent with the above as it will provide housing within appropriately zoned lands to accommodate the growing residential population of Clane. It is noted, as per the Land Use Zoning Objectives Map contained within the Clane Local Area Plan, that the Planning Authority retains significant banks of land for the provision of employment based uses within Clane Town and, as such, it is considered that the timing of the proposed development is appropriate in the context of the development of this urban centre.

## 6.12 Kildare County Development Plan 2017-2023

The Kildare County Development Plan is the statutory development plan which governs the development of the application site. The plan identifies Clane as a 'Small Town', within its settlement hierarchy, and notes that such towns are stated to comprise populations of between 1,500 – 5,000 and are designated to develop as key local centres for services with levels of growth to cater for local need at an appropriate scale and to support local enterprise to cater for local demand. The Settlement Strategy seeks to 'direct growth into the Large Growth Towns, followed by Moderate Sustainable Growth Towns and Small Towns, whilst also recognising the settlement requirements of rural communities' (Policy SS2).

Upon review of the Census data available via the Central Statistics Office it is noted that Clane had the fourth highest growth in population in the County's urban areas after Newbridge, Celbridge and Maynooth, rising to a total of 7,077 residents in 2016, thus far exceeding the guided population for a small town. It is further noted that Clane is one of only 2 no. 'Small Towns' which benefits from the undertaken of a Local Area Plan (LAP) to guide future development. This LAP, the Clane Local Area Plan 2017-2023, will be discussed in the following section of this report.

Strategic Objective SO 4 of the Development Plan seeks to 'ensure that the scale and form of developments envisaged within towns and villages is appropriate to their position within the overall Settlement Hierarchy set out in Table 3.1 'County Kildare Settlement Hierarchy 2011-2017'. It is noted, as per Table 3.3 Settlement Hierarchy – Population and Housing Allocation 2016-2023', that the Town of Clane is intended to provide 780 no. additional residential units during the period up until 2023.



The Development Plan envisages that residential expansion conducive to creating sustainable communities can be accommodated within Small Towns whilst also ensuring complementary infrastructure is provided in tandem. This approach will make the best use of the county's land and infrastructure resources by ensuring that new development is linked to existing transport services, physical and social infrastructure and amenities.

### 6.13 Clane Local Area Plan 2017-2023

The Clane Local Area Plan 2017 – 2023 was adopted by Members of the Maynooth Municipal District on 10th May 2017. It has effect from 6<sup>th</sup> June 2017 and will remain in force for a period of 6 years.

#### 6.13.1 Zoning

According to the zoning objectives contained within the Clane Local Area Plan 2017-2023, the proposed development site is subject to 2 no. zoning objectives including 'C – New Residential', which covers the majority of the site, the objective of which is as follows:

*'To provide for new residential development.'*

The second zoning designation, which pertains to a smaller section of the application site, is 'F2 – Strategic Open Space', the objective of which is as follows:

*'To preserve, provide for and improve recreational amenity, open space and green infrastructure networks.'*

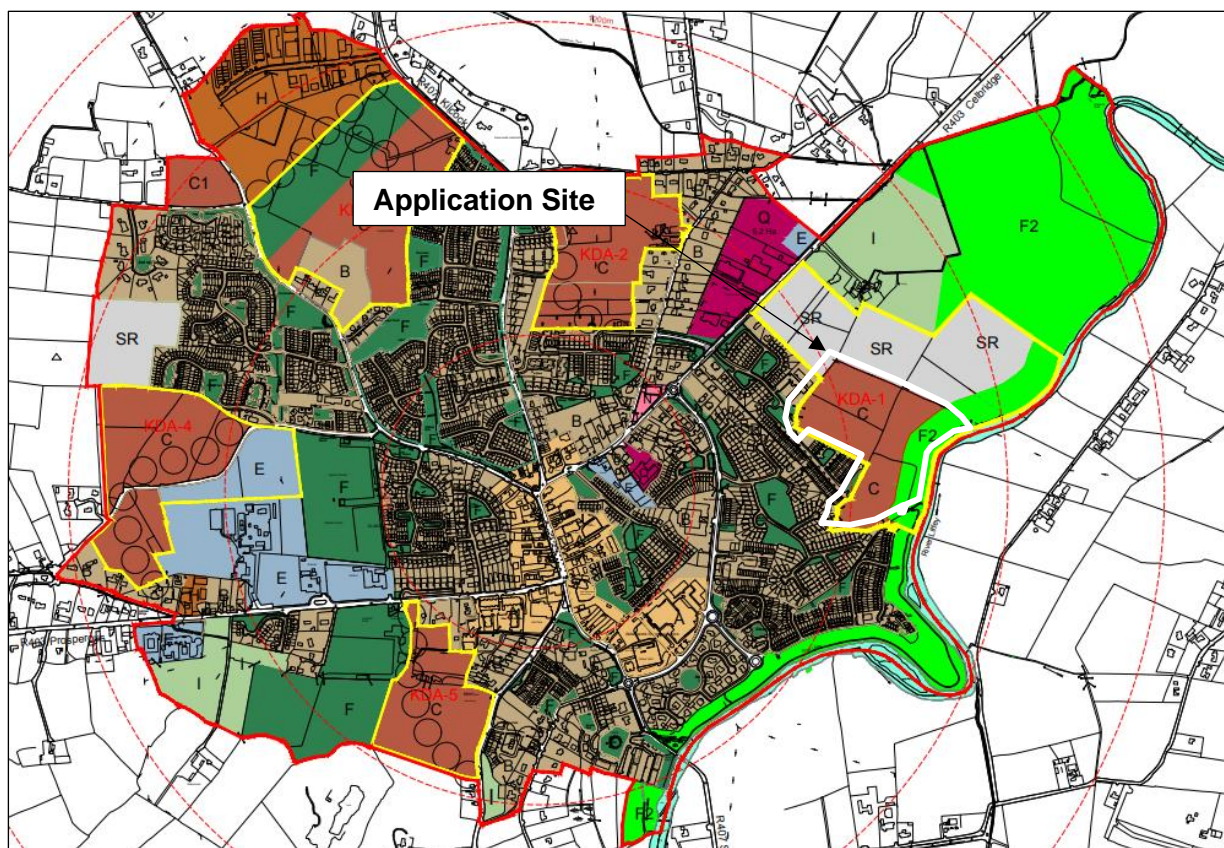


Figure 67.0 Extract from Land Use Zoning Objectives Map of the Clane Local Area Plan 2017 – 2023 illustrating the application site, white outline, within lands subject to the 'C – New Residential' zoning objective and designated as a Key Development Area (KDA1).

The zoning matrix included in the Development Plan indicates 'permissible uses' and 'open for consideration uses' uses in both the 'C – New Residential' and 'F2 – Strategic Open Space' zones

Permissible uses are generally acceptable subject to the normal planning process and compliance with the relevant policies and objectives, standards and requirements set out in the Plan. An open for consideration use is one which may be permitted where the planning authority is satisfied that the proposed development would be compatible with the overall policies and objectives for the zone, would not have undesirable effects on the permitted uses, and would otherwise be consistent with the proper planning and sustainable development of the area. The following uses are 'permissible' and 'open for consideration' within lands subject to the 'C – New Residential' and 'F2 – Strategic Open Space' zoning objectives:

#### C – New Residential Zoning: Permissible Uses

*Crèche/Playschool, Dwelling, Nursing Home/Assisted living for the elderly and Park/Playground*

#### C – New Residential Zoning: Open for Consideration

*Community/Sports buildings, Cultural Uses/Library, Emergency Residential Accommodation, Guest House/Hotel/Hostel, Light Industry, Medical Consultant/Health Centre, Offices, Petrol Station, Place of Worship, School, Shop (Convenience) and Utility Structures*

#### F2 – Strategic Open Space Zoning: Permissible Uses

*Park/Playground*

#### F2 – Strategic Open Space Zoning: Open for Consideration

*Structures*

It is submitted that the proposed residential development is an acceptable use with regards to the 'C- New Residential' zoning objective which applies to the development site, as opposed to the red line boundary of the application site. The proposed houses, apartments and creche facility have been offset from the portion of the subject site zoned 'F2 – Strategic Open Space', with the 'F2' zoned land being primarily used for amenity space associated with the River Liffey.

### **6.13.2 Key Development Areas**

Further to the identified zoning objective, the extract from the Land Use Zoning Objectives Map of the Clane Local Area Plan 2017 – 2023 illustrates that the site is also designated as a Key Development Area 1 (KDA No.1). The objective for KDA's is as follows:

*'to ensure that best practice urban design principles are applied to all new development, based on the principle that well planned and integrated development enhances the sustainability, attractiveness and quality of an area'.*

It is noted that the LAP identifies 5 no. Key Development Areas to accommodate growth during the Plan period. As stated, the application site is located within KDA No. 1 on the Dublin Road which is earmarked for new residential development/open space & amenity lands. Section 12.2.1 'Key Development Area 1 – Dublin Road' of the LAP provides the following detailed information on this KDA:

*This development area extends to the east of the town between the Celbridge Road and River Liffey. There are a number of drainage courses in the area along with an area of woodland and hedgerows of high value. The development area includes lands identified as a Strategic Reserve under the LAP, and an area of Open Space/Amenity, adjacent residential areas and sitting alongside the River Liffey. Further to the north-east lands which are at risk of flooding are identified for Strategic Open Space in the form of a town park. Development in KDA1 will be subject to a Site Specific Flood Risk Assessment to determine the extent of risk.*

It is considered that the proposal, which comprises residential units and open space/amenity areas along the River Liffey, appropriately complies with the provisions of the LAP in respect of the

development of KDA No. 1. It is also noted that a site specific flood risk assessment has been undertaken to alleviate concerns with regards to potential flooding impacts.

Section 12.2.1 provides additional information on a range of site specific design guidance for the development of this KDA as follows:

**Connectivity/Movement** *Achieve vehicular, pedestrian and cyclist permeability throughout the development area, with access from existing residential developments to the south, and providing for future access in conjunction with future development of Strategic Reserve lands. Provide strong pedestrian and cycle links at desire lines to the future town park and River Liffey, extending existing riverside routes and considering pedestrian river crossings. Design all roads and streets in accordance with the Design Manual for Urban Roads and Streets.*

The proposed development ensures successful integration with existing residential estates to the south of the site and provides for new links with potential development to the north in the future. Pedestrian and cycle links are provided throughout the site as well as along the River Liffey park for the benefit of improved recreational routes for residents within the Town. It is noted that all roads and streets have been designed in accordance with the Design manual for Urban Roads and Streets.

**Built Form** *Provide passive surveillance of roads, cycleways, footpaths and open spaces. Address existing unsupervised edges, predominantly through the use of the perimeter block in built form. Create legible development with sense of place. Have regard to residential amenity of existing dwellings at the southern edge. Buildings 2 – 3 storey height with transition in scale from existing residential development. This KDA is likely to accommodate lower to medium density residential development in the order of 25-30 units per hectare.*

All buildings within the proposed development have been designed so as to maximise the passive surveillance of public areas for the benefit of safety and security. It is considered, through the appropriate use of public open space and building form/scale, that the development provides a legible environment and a unique sense of place in close proximity to the River Liffey. Following discussions with the Planning Authority, at pre-planning stage, the proposed density of a 37.62 units per hectare is considered to be appropriate in the context of the subject site.

**Landscape and Spaces** *Provide min. 15% of New Residential lands as public open space. Retain natural heritage and Green Infrastructure features, including area of woodland, through incorporation into areas of open space. Incorporate natural heritage and Green Infrastructure features in addressing flood risk and preparation of SuDs strategy.*

The proposed development provides a minimum of 30.44% of the entire red line area (excluding the River Liffey), which amounts to 3.15 hectares, as public space. This percentage includes the provision of a new public amenity park of 1.88Ha along the River Liffey with associated walkways/cycle routes and recreational features.

Further to the design of each KDA, and as per Section 13.2.1 'Schedule of Phasing', the LAP provides a schedule of phasing which splits the development of each KDA into 3 no. phases. We note the phasing schedule for the subject KDA No. 1 as per the below extract from the LAP:

Key Development Area 1: Dublin Road		
Type of Infrastructure	Description	Phasing
Road Upgrade	Complete vehicular junction at Celbridge Road / Brooklands junction.	To be completed prior to commencement of development.
Strategic Open Space	Extend riverside footpath from Alexandra Walk into the Strategic Open Space lands along the River Liffey (along extent of new residential zoning).	To be completed prior to the commencement of dwelling no. 101 in KDA1.
Childcare	Pro-rata childcare provision at a rate of 0.13 childcare spaces per dwelling.	Pro-rata provision for dwellings 1-100 to be completed prior to the commencement of dwelling no. 101 in KDA1. Pro-rata provision for remainder to be completed prior to the completion of development on zoned lands in KDA1. See note 1 below.

Figure 68.0 Extract from Section 13.2.1 of the Clane Local Area Plan 2017 – 2023 illustrating the phasing schedule for the development of KDA No. 1.

Phasing provisions for the proposed development are in line with the above requirements for the development of KDA No.1

Further to the above, we note the following objectives contained within the LAP which are relevant in the context of the application site's location within KDA No. 1:

**HCO2.1** *To ensure that a good mix of housing types and sizes is provided in each Key Development Area to meet the future needs of the population of Clane.*

The proposed development provides a variety of housing units inclusive of one, two, three and four bedroom units to accommodate a range of family sizes and living circumstances.

**HCO3.2** *To require the provision of a minimum of 0.13 childcare spaces per dwelling on a pro-rata basis in the Key Development Areas, in accordance with the phasing requirements set out in Section 13 Implementation.*

The proposed development provides a creche with space for up to 50 no. children which is in excess of the above requirements.

**MTO1.2** *To maximise connectivity for pedestrians and cyclists in Key Development Areas and identify strategic links in existing areas in order to maximise access to local shops, schools, public transport services and other amenities.*

The proposed development provides cycling and walking routes within the application site to facilitate sustainable methods of transport within Clane.

It is considered that the proposal is in compliance with all provisions set by the Planning Authority in respect of the future development of KDA No. 1 and will provide for the efficient development of residential housing on this site, will provide a new public amenity for existing and future residents of Clane Town and will allow for the clear consolidation of land within this urban centre as sought by the Clane Local Area Plan 2017-2023.



### 6.13.2 Strategic Vision

As noted in Chapter 'Vision for Clane' of the Clane Local Area Plan 2017-2023, the future development of Clane is based on its role as a 'Small Town' in the context of the Kildare Settlement Hierarchy. The Vision Statement for Clane is as follows:

*'To promote the sustainable growth of Clane, building on its established character and supporting its role as a small town and a local services centre. In this context, the plan will provide for growth to cater for local need; will support economic development and job creation based on local strengths; will promote sustainable movement and identify opportunities to enhance connectivity within the built environment; will identify opportunities for the delivery of supporting infrastructure, facilities and amenities to support the growing community and will seek to protect and enhance built and natural heritage and the environment.'*

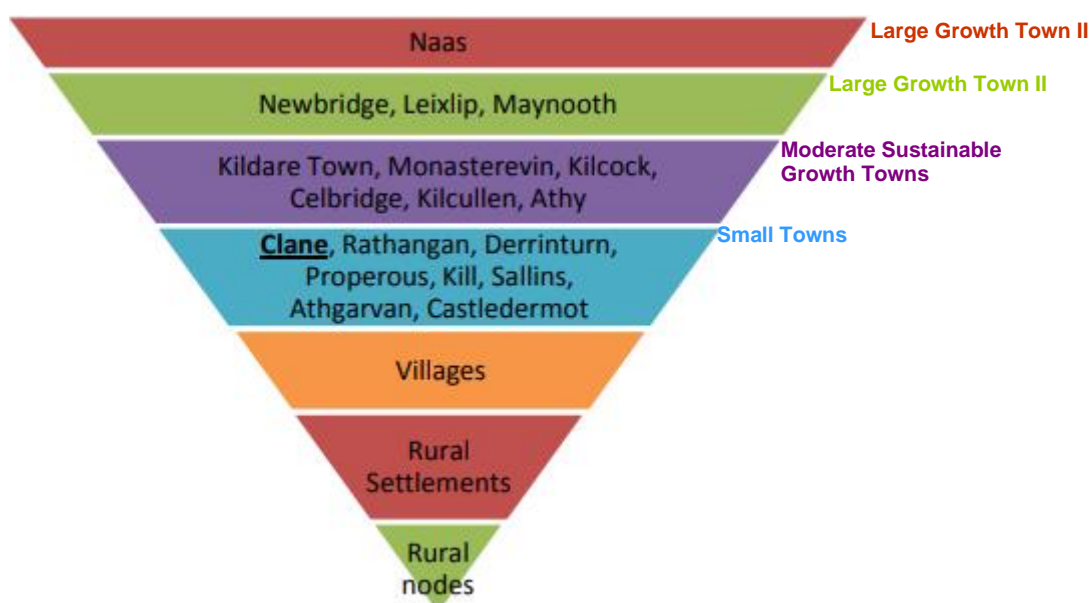


Figure 69.0 Position of Clane in the Kildare Settlement Hierarchy.

It is submitted that the proposed residential housing scheme is appropriate within the context of the future development of Clane. The development is sited on appropriately zoned land and will provide, for the benefit of all existing and future residents of Clane, a new public amenity which will represent a significant feature of the town in the context of placemaking and community integration whilst safeguarding a noticeable greenbelt within the outer environs of the town against future development.

The Kildare County Development Plan 2017-2023 acknowledges that the role of a 'Small Town' is 'to develop as a key local centre for services, with levels of growth to cater for local need at an appropriate scale, and to support local enterprise to cater for local demand'. It is noted that the County Development Plan classes small towns as having a population of between 1,500-5,000 residents whilst Clane, in contrast, has a current population of 8,142 as per the 2016 census.

### 6.13.3 Core Strategy

The guided growth of Clane is recognised in the context of the following Policy CS1 'Core Strategy' Objectives which look to support the sustainable long-term growth of Clane:

**CSO1.1** *To support and facilitate sustainable intensification and consolidation in the town centre and in established residential and industrial areas.*

Whilst the application site is, at present, comprised of undeveloped greenfield lands, it is considered that the proposed development facilitates the consolidation and growth of Clane's environs in a

sustainable manner which will reinforce a sterilising greenbelt to ensure the appropriate protection of the rural environment outside this urban centre.

**CSO1.2** *To focus new residential development into the Key Development Areas identified in the Core Strategy map and new enterprise development into areas identified for light industry and warehousing and business and technology development.*

The application site is located within lands which are representative of a Key Development Area (KDA No. 1) and, as such, is considered appropriate for new residential development.

**CSO1.3** *To support and facilitate development on zoned lands based on the policies and objectives of the Kildare County Development Plan 2017-2023 and the Clane Local Area Plan 2017-2023*

It is considered that the location of the proposed development is appropriate to allow for the compact growth of Clane in a manner that reflects the density of existing settlements within the town and will allow for the efficient use of local transport services.

Further to the above, and noting the provisions of Section 3.2 'Delivering the Strategic Vision' of the Local Area Plan, we would consider it prudent to respond to the strategic objectives listed by the Planning Authority which are derived from the strategic vision for Clane Town:

- *To accommodate 2.4% of Kildare's allocated housing growth in Clane over the period 2017-2023 in accordance with the County Development Plan Core Strategy.*

2.4% of Kildare's allocated housing growth represents 780 no. units. The proposed development will contribute towards meeting this target provided for in relation to housing allocation.

- *To protect and enhance the primacy and character of the town centre, so that it remains attractive to businesses and meets the retailing and service needs of the town and its hinterland, in addition to offering a pleasant and attractive environment for shopping, business, recreation and living.*

The proposed development will ensure the greater efficiency of all businesses and public transport services operating within Clane Town centre and will provide a pleasant and attractive environment for residential accommodation within the environs of the town.

- *To support and facilitate the development of high-quality, integrated residential neighbourhoods that cater for all demographics and deliver community, recreation and amenity facilities in tandem with housing.*

The proposed residential scheme will provide direct links with the existing Alexandra Walk and Brooklands Housing Estates to allow for community integration. The development will also provide a new public amenity in the form of a linear park along the River Liffey for the benefit of existing and future residents of the town.

- *To establish a positive and flexible framework for economic development to meet local needs, optimising on the town's strategic location in Kildare. In addition to supporting the established local services function and existing employment sites, complementary economic activities that are based on local strengths and assets will be encouraged.*

The proposed development will provide a new crèche facility thus providing increased choice for such services within Clane Town. Upon completion the development will also provide an increased population to avail of existing businesses/services available within Clane town for the benefit of the town's economy.

- *To enhance the existing transport network by increasing permeability and connectivity for pedestrians, cyclists and vehicles, in order to enable access to key land uses such as community facilities, public transport nodes and zoned lands.*

As stated previously, the development allows for enhance permeability within the north-eastern environs of Clane Town through links to adjoining residential estates and through the provision of spur roads to adjoin future development to the north of the site. The development also allows for the provision of public amenity space within close proximity to the River Liffey and the upgrading/improvement of the existing river walkway.

- *To phase future growth in line with the capacity and delivery of supporting physical infrastructure.*

The proposal is considered to be appropriate in the context that it allows for the provision of a large-scale public amenity for existing and future residents of the Town and visitors alike. Furthermore, it is considered that the extent of infrastructure provided, with regards to the proposed road network, is appropriate in the context of the scale of development which is intended.

- *To positively enhance the town's built and natural heritage by protecting existing heritage assets and their settings, by promoting the enhancement, management and understanding of these assets and by providing for appropriate development.*

The development will ensure the protection and enhancement of the River Liffey as a key aspect of Clane's natural heritage which will, by result of this application, become more accessible to all.

- *To protect, enhance and develop a multi-functional Green Infrastructure network by building an interconnected network of parks, open spaces, hedgerows, grasslands and watercourses.*

The proposed development will greatly enhance the green infrastructure network of Clane by improving the amenity value of the River Liffey through the provision of a linear park and associated improvements to this natural amenity.

- *To ensure that best practice urban design principles are applied to all new development, based on the principle that well planned and integrated development enhances the sustainability, attractiveness and quality of an area.*

The proposed development is considered representative of best practice urban design principles and key consideration has been given to the quasi-rural nature of the surrounding landscape with regards to the form, scale and design of all development proposed.

- *To phase new development to ensure that it occurs in an orderly and efficient manner in accordance with proper planning and sustainable development.*

It is considered that the provision of additional housing units within the north-eastern environs of Clane Town is, due to the site's location within a Key Development Area, representative of proper planning and sustainable development

Upon consideration of the above, it is submitted that the development is appropriate in the context of protecting the needs of the future population of Clane Town and promoting a strong sense of community, civic pride and social inclusiveness within the local community which is befitting of the town's unique identity.

The objective of the 'Core Strategy' is to ensure the medium-long term sustainable development of Clane through focusing residential development within compact urban forms that allow for the greater use of existing services and increased usage and viability of public transport. The proposed development will provide for the intensification of uses on an undeveloped site which is zoned for residential development and is situated within close proximity to public transport services, operating via Clane Town Centre, which is less than 1km to the south-west of the site. It is submitted that the proposed development is therefore in accordance with the objectives of the 'Core Strategy' as set out in the Kildare County Development Plan 2017-2023.

### 6.13.4 Residential Development

The Clane Local Area Plan 2017-2023 requires a high standard of residential development, which provides good quality accommodation and also protects the character and amenity of the area. This is embedded in the zoning objective of the lands, which is seek to protect and enhance the amenity of developed residential communities, and also pursuant to the following residential-development specific objectives as set out within Sections 6.2 'Residential Development: Capacity and Delivery' and 6.3 'Residential Density, Mix and Design' of the Local Area Plan:

**HCO1.1** *To require new residential developments to meet the standards and guidance as set out in:*

- *The Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, DEHLG (2009) and the accompanying Urban Design Manual Best Practice Guide, DEHLG (2009).*
- *The Design Manual for Urban Roads and Streets, DTTS and DECLG (2013).*
- *The policies, objectives and development management standards contained in this Local Area Plan and in the Kildare County Development Plan.*
- *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, DEHLG (2015).*

The proposed development has been designed to comply with the standards and guidance offered by the Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, DEHLG (2009) and the accompanying Urban Design Manual Best Practice Guide, DEHLG (2009); the Design Manual for Urban Roads and Streets, DTTS and DECLG (2013); and the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, DEHLG (2015), as discussed previously. The proposed developments compliance with the policies, objectives and development management standards contained in this Local Area Plan and in the Kildare County Development Plan, will be assessed below.

**HCO1.2** *To promote and facilitate the phased development of identified Key Development Areas in accordance with the guidance set out in Section 12.*

The development, as per section 5.0 of this report, is to be constructed over 4 no. phases (A-D).

**HCO1.3** *To secure the provision of social infrastructure and community and recreational facilities in tandem with residential development, in accordance with the implementation strategy in Section 13 of the LAP.*

The proposed development is consistent with this policy, providing a creche facility on site as well as a 1.88Ha linear park adjacent to the River Liffey.

**HCO1.5** *To encourage the development of brownfield and infill sites for residential uses.*

The proposed development allows for the provision of residential housing on a site which is considered appropriate for residential development due to its associated zoning objective and proximity to existing residential estates at Brooklands and Alexandra Walk to the south.

**HCO2.1** *To ensure that a good mix of housing types and sizes is provided in each Key Development Area to meet the future needs of the population of Clane.*

The proposed development provides for variety of housing and apartment types/sizes as is considered appropriate in the context of both visual interest and community integration.

**HCO2.2** *To require the submission of a Design Statement (CDP Section 17.3 refers) and Housing Mix Statement (CDP Section 17.4.3 refers) with applications for residential development in accordance with the provisions of the County Development Plan.*

The subject application is accompanied by a Housing Mix Statement and an Architectural Design Statement, both prepared by Brian Connolly Associates.



**HCO2.3** *To apply a 10% social housing requirement, pursuant to Part V of the Planning and Development Act 2000 (as amended) to all sites that are zoned solely for residential use or for a mixture of residential and other uses (save where the development is exempt from the provisions of Part V).*

The proposed development provides a total of 10% of units to meet its obligations under Part V of the Planning and Development Act 2000.

The proposed development is considered to be appropriate in the context of delivering upon the above key objectives for the future development of the subject site identified upon review of the Clane Local Area Plan 2017-2023. It is submitted that this proposal make efficient use of greenfield lands suitable for infill development, within an area of Clane's north-eastern environs that has historically been subject to large scale residential development. Furthermore, it is considered that the scale, density and design of the proposed development is sufficient to protect neighbouring amenities.

### 6.13.5 Residential Standards

It is noted that the Clane Local Area Plan 2017-2023 does not provide prescriptive guidance with regards to management standards for residential developments. In this regard, we will now provide an assessment of the proposed development against the standards relating to residential developments as outlined by the Planning Authority in Chapter 17 'Development Management Standards' of the Kildare County Development Plan 2017-2023.

#### Site Coverage

The Development Plan provides the following commentary with regards to site coverage:

*'The maximum site coverage shall be 50% for residential development, 75% for industrial and 66% for retail and commercial development. Within town centre zones, the maximum site coverage shall be 80% for all development.'*

The proposed development provides a site coverage percentage of 16.78% (calculated based on 8.1Ha of residentially zoned land) and is therefore compliant with the guidance outlined by the Planning Authority with regards to appropriate site coverage levels for residential development.

#### Plot Ratio

The Development Plan provides, as per Table 17.1 'Plot Ratio Standards', a list of appropriate plot ratios for a variety of development locations as follows:

<i>Town Centre / Brownfield</i>	<i>1.0-2.0</i>
<i>Inner Suburban</i>	<i>0.5 -1.0</i>
<i>Outer Suburban (Proximate to public transport)</i>	<i>0.35 - 0.5</i>
<i>Outer Suburban (Remote from public transport)</i>	<i>0.25 - 0.35</i>

The proposed development provides a net plot ratio of 0.41 within a location that is considered representative of an 'Outer Suburban' area and is therefore compliant with the guidance outlined by the Planning Authority with regards to appropriate plot ratio levels for residential development.

#### Residential Density

The Development Plan provides, as per Table 4.2 'Indicative Density Levels', a list of appropriate density levels for large towns (population - >5,000) as follows:

<i>Town Centre &amp; Brownfield Sites</i>	<i>Site Specific</i>
<i>Public Transport Corridors</i>	<i>50 units per ha</i>
<i>Inner suburban/infill</i>	<i>Site Specific</i>
<i>Institutional Lands</i>	<i>35-50units per ha</i>
<i>Outer Suburban /'Greenfield'</i>	<i>30-50 units per ha</i>

The proposed development provides a residential density of 37.62 units per hectare within a location that is considered representative of an outer suburban/greenfield area and is therefore compliant with the guidance outlined by the Planning Authority with regards to appropriate densities for residential development.

### Building Height

Section 17.2.1 'Building Heights' states the following with regards to the appropriate height of new residential developments:

*'The appropriate maximum or minimum height of any building will be determined by the prevailing building height in the surrounding area; the proximity of existing housing and the formation of a cohesive streetscape pattern, including height and scale of proposed development relative to width of street or area of open space.'*

The proposed development has duly considered the height of adjoining built form and adjoining land uses within the immediate area to provide what is considered to be an appropriate maximum height of four no. storeys within the application site. It is further noted that the majority of the site is to be constructed to two-storey height thus providing a strong degree of integration with existing residential developments in the wider area.

### Public Open Space

Section 17.4.7 'Public Open Space for Residential Development' states the following with regards to the provision of public open space for residential developments:

*In Greenfield sites, the minimum area of open space required is 15% of the total site area. SuDS are not generally acceptable as a form of public open space provision, except where they contribute in a significant and positive way to the design and quality of open space. Where the Council considers that this is the case, in general a maximum of 10% of the open space provision shall be taken up by SuDS.'*

The proposed development provides 30.44% of the entire red line area (excluding the River Liffey) for the purposes of open space provision and, as such, exceeds the above requirements in this regard.

### Car Parking Standards

Table 17.9 'Car Parking Standards' of the Development Plan provides the following minimum standards in respect of car parking provision for residential units:

- 2 spaces per house
- 1.5 spaces per apartment unit
- 1 visitor space per 4 apartments
- 0.5 per staff member plus 1 per 4 children for Crèche facilities

Further to the above the guidance emphasises that the design quality of the street is paramount and that new residential development should not be dominated by car parking along access streets, yet, provided within the curtilage or residential units or within close proximity to apartment buildings. Notwithstanding the provision of car parking spaces for residential apartments, which has been guided by the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018), the development ensures that all dwelling houses provide for 2 no. parking spaces within the curtilage of the individual unit.

The subject proposal includes a total of 553 no. car parking spaces are proposed. Of these, 224 no. spaces serve the proposed dwellings which is consistent with the above requirements. 256 no. spaces serve the residents of the proposed apartments/maisonette units/duplex units which equates to a rate of 1.3 per apartment unit, and 55 no. spaces serve visitors to the development. 18 no. spaces serve the proposed childcare facility.

The proposed car parking allocation complies with the above minimum requirements, save for in relation to the apartment allocation which requires a variation to the above. This slight variation is considered appropriate having regard to national planning policy which encourages a reduction in car parking provision and an increased uptake in green transport modes (such as walking and cycling). In particular, the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities – 2018, encourages reduced car parking provision to serve apartments where the site is well serviced by public transport and is accessible to services and amenities. As discussed in the Mobility Management Plan, prepared by Roadplan Consulting, as well as in Section 2.0 of this report, the subject site is proximate to a number of bus and cycle routes and is within walking distance of the Clane Town Centre.

### House Area Standards

Notwithstanding the proposed development's compliance with unit standards for residential apartments, as is outlined in Section 6.8 of this report, we note that the Development Plan provides minimum floor area standards for dwelling houses throughout Chapter 17. In this regard we would consider it prudent to note the development's compliance with the applicable standards as outlined below.

<b>Residential Standards for 2 Bedroom Houses</b>			
	<b>Target Gross Floor Area</b>	<b>Private Amenity Space</b>	<b>Storage</b>
<b>2 Bedroom Houses</b>	85sq.m	55sq.m	6sq.m
<b>Proposed Houses</b>	98.4sq.m	57-105sq.m	9.5sq.m

Table 3.0 Table illustrating the proposed development's compliance with standards outlined by the Planning Authority in respect of two-bedroom houses.

<b>Residential Standards for 3 Bedroom Houses</b>			
	<b>Target Gross Floor Area</b>	<b>Private Amenity Space</b>	<b>Storage</b>
<b>3 Bedroom Houses</b>	100sq.m	60sq.m	9sq.m
<b>Proposed Houses</b>	106.5-123sq.m	60-373sq.m	9-10.5 sq.m

Table 4.0 Table illustrating the proposed development's compliance with standards outlined by the Planning Authority in respect of three-bedroom houses.

<b>Residential Standards for 4 Bedroom Houses</b>			
	<b>Target Gross Floor Area</b>	<b>Private Amenity Space</b>	<b>Storage</b>
<b>4 Bedroom Houses</b>	110sq.m	75sq.m	10sq.m
<b>Proposed Houses</b>	132.3-135.8sq.m	79-258sq.m	10.1-12.2sq.m

Table 5.0 Table illustrating the proposed development's compliance with standards outlined by the Planning Authority in respect of four-bedroom houses.

### Boundary Treatments

Section 17.4.5 Dwelling Houses – Design/Layout/Boundary Treatment of the Development Plan provides the following guidance with regards to boundary treatments for dwelling houses:

- *A 1.8m – 2m high wall of solid block, capped and plastered on both sides is generally acceptable as boundary treatment enclosing private open space; alternative treatments shall be considered on their merits.*
- *Boundaries between the rear of existing and proposed dwellings shall be a minimum of 1.8m high, constructed as capped, rendered concrete block or brick walls.*
- *Post and wire or timber post and panel fencing is not permitted.*

- *Concrete post and base with timber panel fencing will be considered for the side boundaries between rear gardens, provided a 2m length of 1.8-2m high block wall, capped and plastered, is provided for the initial 2m from the rear building line of the house.*
- *2m high screen walls should be provided between all areas of public space and rear gardens. Where concrete screen walls along the edge of public areas are proposed (e.g. open space or footpaths) they should be suitably rendered and capped. Proposals for planting along the public side of the wall shall be included on a landscaping plan. An additional inner grass verge shall be provided at the footpath to facilitate this if necessary.*
- *In the interest of passive surveillance, where side boundary walls adjoin the public footpath, the walls shall be a maximum of 1 metre in height as far as the rear building line of the dwelling (beyond which a 2m wall may be provided).*

The proposed development complies with the above guidance as illustrated in the Boundary Treatment Plan (Drawing No. 304D), prepared by Brian Connolly Associates, which accompanies the application.

The above-mentioned section also states the following with regards to aspect, waste storage and separation distances:

*'All units should be dual aspect.'*

All dwellings proposed are dual or triple aspect.

*'Adequate provision for the storage and collection of 3 'wheelie' bins per dwelling, screened where necessary.'*

All dwellings have ample space within their rear gardens for storage of 3 'wheelie' bins, including terrace dwellings which have access to their rear garden via a series of paths provided.

*'A minimum distance of 2.5m between semi-detached and detached housing.'*

The subject proposal provides a minimum separation distance of 2.5 metres between semi-detached dwellings proposed (no detached dwellings feature in the scheme) consistent with this requirement, as illustrated in the Site Layout Plan (Drawing No. 306F), prepared by Brian Connolly Associates, which accompanies the application.

### **6.13.5 Urban Design**

Section 12.1 'Urban Design' of the Clane Local Area Plan 2017-2023 sets out the urban design framework for Clane in an effort to both safeguard the existing urban environment and guide the design of future developments to provide a coherent and legible Town with a distinct identity and sense of place. Subsection 12.1.1 'Criteria for Good Urban Design' outlines the 12 no. principles which are used to encapsulate the range of design considerations assessed in the context of residential development.

Subsection 12.1.2 'Guiding Principles' of the LAP outlines the following principles, which we have provided a response to, which should be considered in the context of residential development.

*Permeability*                      *Central to the vitality of any urban centre is its network of pedestrian paths and routes. All new development should provide a fully permeable and recognisable interconnecting network of streets. Permeability within existing development must be protected and where possible improved through opening up of new routes as part of the development.*

It is considered that the proposed development provides a fully permeable and recognisable network of streets and improves permeability within the immediate area through allowing for new linkages between the Alexandra Walk and Brooklands Housing Estates for which all movement previously required residents to travel via the R403. The development also ensures future linkages can be provided along the northern boundary to adjoining sites can improve the accessibility and use of the River Liffey walkway.



**Legibility** *All new development should provide recognisable routes with a coherent and easily-read pattern of streets and spaces, including intersection and landmark buildings to aid orientation, and should have visible activities and functions.*

The proposed development provides landmark buildings at the main vehicular entrances to the site and utilises a range of amenity spaces and materials/finishes to reinforce a sense of place and aid orientation through the site.

**Public Space** *Public spaces should be designed to vary in size and use and thus serve the entire community. Spaces should be linked through high quality pedestrian and cycle routes combined with views and vistas, and should be overlooked by adjoining accommodation to ensure passive surveillance.*

Public spaces within the development are varied in size and associated use with some spaces appropriate for sitting and walking and others appropriate for sporting activities. All public spaces are appropriately overlooked and are linked through pedestrian and cycle routes to ensure passive surveillance.

**Transportation Network** *Development must emphasise permeability for all modes of transport and should be designed on the basis of serving pedestrians, cyclists and public transport, enabling access for emergency vehicles, promoting efficient circulation of local traffic, and externalising non-local traffic. Cycling and pedestrian linkages should seek to achieve convenient and prominent access points, have a choice of routes, provide as direct a route as possible to facilities and utilize green open space networks where possible.*

The transportation network serving the development, both existing and proposed, appropriately allows for the permeability of all modes of transports. Cycling and pedestrian linkages have been maximised to ensure sustainable methods of transport are the most prominent mode of transport within the residential scheme.

**Street Hierarchy** *A network of high quality, attractive streets comprising of a high standard of quality finishes and treatments such as paving and landscaping, to create an environment with a definite sense of place, should be achieved. All development should include a hierarchy of streets; compliance with the Design Manual for Urban Roads and Streets will be required.*

The Green Infrastructure Strategy/Landscape Design Rationale, prepared by Landmark Designs, and the Architectural Design Statement, prepared by Brian Connolly Associates, illustrate the hierarchy of streets achieved in the proposed scheme. The road/street layout adopts the principles of the Design Manual for Urban Roads and Streets and the advice provided by the Guidelines for Planning Authorities on Sustainable Residential Development in urban Areas' (including the associated 'Urban Design Manual'). The application is accompanied by a Statement of Consistency with DMURS, prepared by Brian Connolly Associates.

**Streetscape/Built Form** *The streetscape should be characterised by quality buildings and a high consistent standard of finishes and treatments such as paving, landscaping and street furniture, therefore creating an environment with a definite sense of place. Particular elements to consider include:*

**Scale, Mass & Composition:** *A building size should be relative to its surroundings.*

The size of all buildings within the development have been directly determined by their respective locations within the site, their proximate distance to site entrances and their location in the context of public open spaces.

**Key Buildings:** *Gateway and landmark buildings can emphasise the urban identity of a place and can provide a signal of a significant place either in terms of movement or use. These buildings have the potential to act as important landmarks and create first impressions of a town.*

Blocks C and D represent gateway buildings into the site via the existing Brooklands Residential Estate whilst Block F, in conjunction with the River Liffey, forms a gateway to the site via the Alexandra Walk Residential Estate.

*Corner Sites: Corners shall be reinforced by buildings which address both street frontages. Various options in terms of design can be explored i.e. an increase in height with set-backs, a round corner etc. High quality finishes will be required for all elevations.*

Dwellings and apartment/duplex units featuring at corners have been designed to be dual or triple aspect to ensure both street frontages are appropriately responded to.

*Building Line: Building line is an important consideration in the design of places, as it influences the sense of enclosure created by buildings and boundaries.*

The proposed development is considered to appropriately respond to existing building lines within the vicinity of the site. Notwithstanding this, and due to the scale of development proposed, it is considered that new building lines which have been created are effective in reinforcing the sense of enclosure within the residential scheme for the benefit of associate placemaking effects.

*Perimeter Block: Residential layouts should generally utilise the perimeter block principle, as a departure from more recent cul-de sac type layouts, to increase permeability and legibility.*

The proposed development conforms to the above with entrances to houses facing the street, and private gardens provided to the rear of the buildings, in addition, entrances to apartment buildings are visible from the street. This arrangement is intended to provide good social interaction among people.

*Building Type & Height: In general, building heights should respect the local streetscape and take due cognisance of the receiving environment. The design briefs set out in Section 12.2 make specific reference to the ability of certain sites within Clane to absorb buildings of more than 2/3 storeys. In the interest of clarity, 'Tall Buildings' are defined as buildings which exceed 5 storeys and 'Higher Buildings' are those that are higher than the predominant building height in an area.*

It is considered that the range of building type and height provided within the development is appropriate in the context of providing visual interest within the residential scheme and providing a legible and enclosed streetscape. It is noted that, where applicable, proposed building heights have been designed to respect adjoining buildings and it is considered that the scale of development proposed is appropriate in the context of the quasi-rural nature of adjoining lands to the north and east.

*Materials & Finishes: The use of materials and finishes is one of the most defining elements of a street. The material palette can define space, calm traffic and improve legibility. All materials and finishes should be of the highest quality and used in a consistent manner which is in keeping with an overall design concept for the proposal. Where appropriate, environmentally friendly finishes should be used and the use of Irish material will be encouraged.*

The proposed development features high quality materials and finishes as well as architectural design.

### **6.13.6 Surface Water and Flood Risk**

Section 9.3 'Flood Risk Management' of the Clane Local Area Plan 2017-2023 states the following with regards to flooding within the town and environs:

*'Clane has a history of flooding at various locations throughout the town, arising from the fluvial sources of the Rivers Cott/Butterstream, Gollymochy and Liffey and from groundwater and artificial drainage systems. Works have been carried out to alleviate flooding in the recent past including those at the Butterstream and from Millicent Road*

*junction to Clane Hospital. In line with The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009), Strategic Flood Risk Assessment (SFRA) has informed the preparation of the LAP.'*

Further to the above we note the below extract of Map No. 9.1 'Strategic Flood Risk Assessment Recommendations' which illustrates the extent of flood risk within the town of Clane.

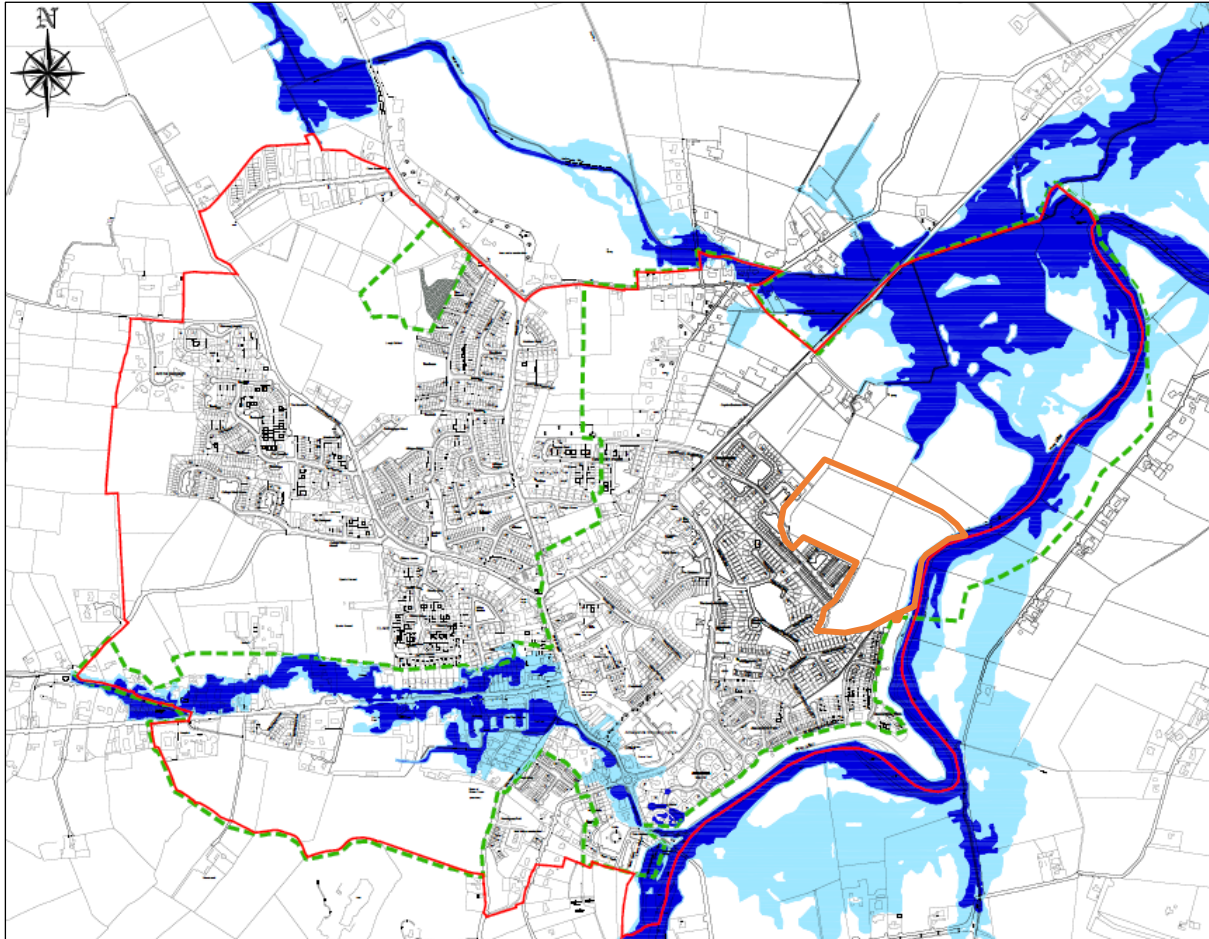


Figure 70.0 Extract from the Strategic Flood Risk Assessment Recommendations Map of the Clane Local Area Plan 2017-2023 illustrating the location of the application site (orange outline) in the context of Flood Risk Zone A (dark-blue hatching - 1.0% AEP), Flood Risk Zone B (light-blue hatching – 0.1% AEP) and the Pluvial Flood Risk Zone (green dashed line).

The subject application is accompanied by a Site Specific Flood Risk Assessment, as prepared by IE Consulting, which was undertaken in accordance with the requirements of "The Planning System and Flood Risk Management, Guidelines for Planning Authorities" and its Technical Appendices. This assessment concludes that the proposed residential development is appropriate for the site's flood zone category and that the sequential approach outlined in Planning System and Flood Risk Management Guidelines has been adhered to and that the 'Avoid' principal has been achieved.

### 6.13.7 Natural Heritage and Green Infrastructure

Section 9.3 'Natural Heritage' of the Clane Local Area Plan 2017-2023 states the following with regards to green infrastructure within the town and environs:

*'There are a number of areas within the Plan boundary that are considered to be of heritage value including hedgerows, trees, watercourses, etc. Habitat and landscape features have an important role to play as ecological corridors as they allow for*

*movement of species and help sustain the habitats, ecological processes and functions necessary to enhance and maintain bio-diversity. It is important that these areas are conserved and well managed.'*

Further to the above, we note additional commentary from Section 11.1 'Green Infrastructure and Natural Heritage' of the LAP as follows:

*'Enhancing and protecting open spaces and natural heritage for both biodiversity and recreational uses has benefits for the town's sustainability and attractiveness as a place to live, work and visit. The River Liffey is identified in the County Development Plan as an Area of High Amenity, and also as a Landscape Character Area, with 'special' sensitivity. This is described as an area with low capacity to accommodate uses without significant adverse effects on the appearance or character of the landscape. Table 14.3 of the CDP identifies the likely compatibility between a range of land uses and proximity of less than 300m to the principal landscape sensitivity factor. The character and sensitivities identified for the River Liffey has informed the Green Infrastructure and Open Space objectives in this Plan.'*

We note the below extract of Map No. 11.1 'Green Infrastructure Map' which illustrates details of habitats and green infrastructure within the town of Clane.

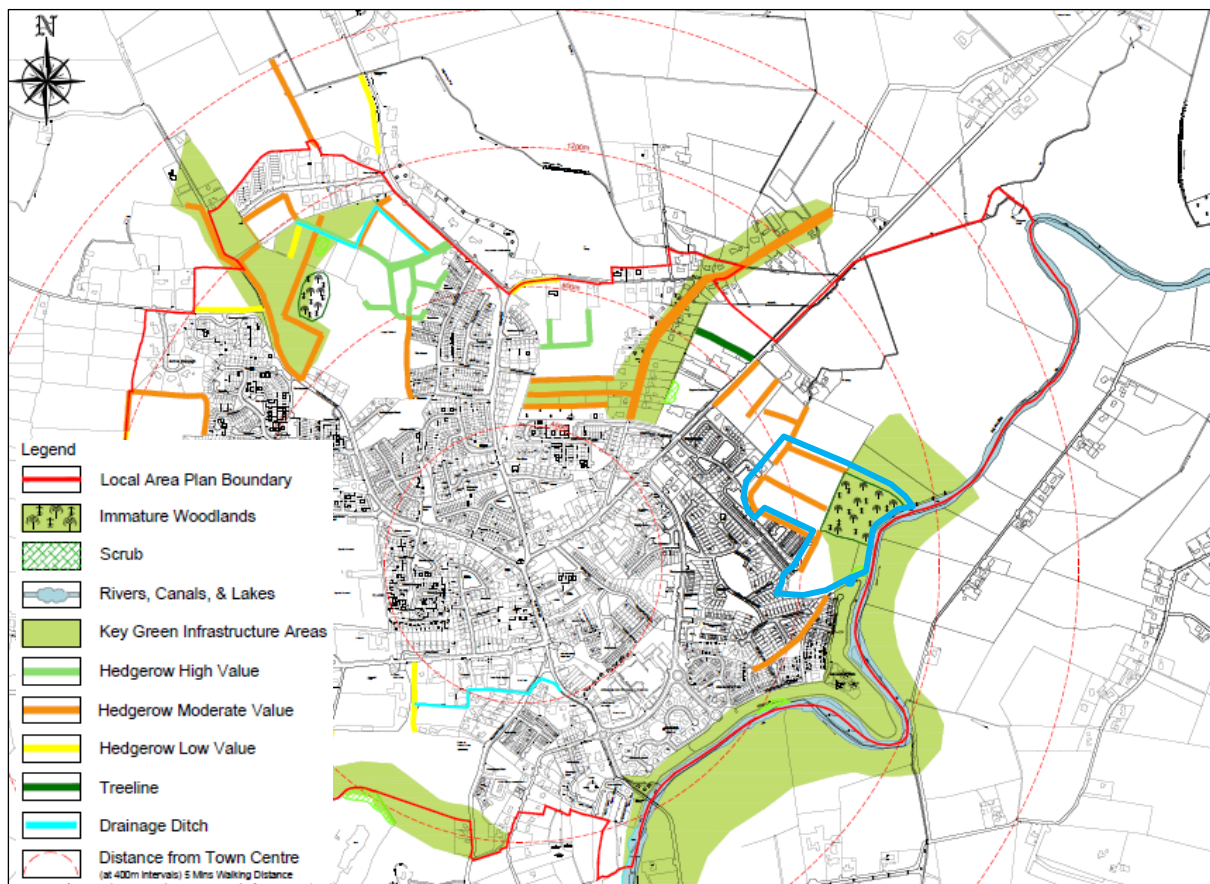


Figure 71.0 Extract from Green Infrastructure Map of the Clane Local Area Plan 2017-2023 illustrating the location of the application site (blue outline). The site is noted to comprise moderate value hedgerows, immature woodlands and an extent of land situated within a key green infrastructure area.

The LAP identifies a number of higher and moderate value hedgerows on the subject site. The LAP provides that where possible such hedgerows should be retained in order to protect important ecological corridors and maintain biodiversity.



Particular attention has been paid to the existing hedgerows on site with portions proposed to be retained and incorporated within the public open space of the new development, where possible. It is noted that the primary motivation for the retention of the hedgerows is to protect habitats and ecological corridors of local importance. In order to offset the loss of higher significance hedgerow and treelines it is proposed to create new, biodiversity planting within areas of public open space, along the new through roads and within the linear park adjoining the River Liffey to provide a larger area of new habitat.

The species to be planted include a wide range of native trees and shrubs while the maintenance plan is intended involve minimal interference – i.e. no use of herbicide sprays, no cutting or mowing - effectively allowing for new linear woodlands to emerge. This planting will effectively create a new biodiversity corridor which will provide connectivity for the species which are currently recorded in this location. While this woodland will take time to mature it will ultimately compensate for the loss of hedgerows and green infrastructure arising from the development.

## 7.0 Childcare Facilities

The Clane Local Area Plan 2017-2023 includes the following policies in relation to childcare facilities:

- HCO3.1** *To support and facilitate improvements to existing educational, childcare and healthcare facilities within Clane.*
- HCO3.2** *To require the provision of a minimum of 0.13 childcare spaces per dwelling on a pro-rata basis in the Key Development Areas, in accordance with the phasing requirements set out in Section 13 Implementation.*
- HCO3.3** *To support the provision of a purpose-built childcare facility or facilities to meet the pro-rata childcare needs of housing development during the Plan period.*

The Guidelines for Planning Authorities on Childcare Facilities (2001) indicate that Development Plans should facilitate the provision of childcare facilities in appropriate locations. These include larger new housing estates where planning authorities should require the provision of a minimum of one childcare facility with 20 no. places for each 75 no. dwellings. The threshold for provision should be established having regard to existing location of facilities and the emerging demography of the area where new housing is proposed. The Guidelines advise that sites should be identified for such facilities as an integral part of the pre-planning discussions.

The following definition of Childcare is included in the Guidelines:

*In these Guidelines, "childcare" is taken to mean full day-care and sessional facilities and services for pre-school children and school-going children out of school hours. It includes services involving care, education and socialisation opportunities for children. Thus, services such as pre-schools, naíonraí (Irish language playgroups), day-care services, crèches, playgroups, and after-school groups are encompassed by these Guidelines. Conversely childminding, schools, (primary, secondary and special) and residential centres for children are not covered by these Guidelines.*

The total number of units within the proposed development is 305 no. units. Excluding the 1 bed units (13 no.) there are a total of 292 no. units considered appropriate for families. Based on the average family size of 2.75 it can be considered that the proposed development will result in c. 800 no. persons. According to Census 2016 the average family in the State contains 1.38 children (0-18 years old) and so the proposed development would theoretically accommodate c. 402 no. children.

According to the 2016 Census, approximately 7.8% of the population of Kildare was of pre-school age (0–4) and 13.2% was of primary school age (5-12). Applying this rate to the projected population of c. 800 no. persons, the proposed development would accommodate 62 no. pre-school aged (0–4) children and 105 no. primary school aged (5-12) children.

As set out on the architectural drawings accompanying this application, the proposed childcare facility of c. 340sq.m is considered appropriate for the subject site. The exact capacity of the proposed childcare facility will only become apparent when an operator comes on board and will be subject to

operator's particular requirements and will be dependent on what types of childcare facility are already available in the area. However, it is estimated that this childcare facility could cater for up to 50 no. children. This exceeds the requirements set out in the Kildare Development Plan which means that there is potential for the adjacent residents to benefit from this facility also.

## **8.0 Part V, Section 96 of the Planning and Development Act**

The Planning and Development Act 2000 was issued on 28<sup>th</sup> August 2000. Section 96 of the Planning and Development Act 2000 (as amended) states that any development for residential use or for a mixture of residential and other uses shall provide a percentage of the proposed residential units for the purpose of social and affordable housing. The current legislation regarding the transfer of residential units under Part V, as amended by the Residential Tenancies Act of 2014, requires 10% of units to be transferred to the local authority.

The applicant consulted Kildare County Council's Housing Department regarding their housing needs in Clane while developing the subject proposal. The applicant proposes to satisfy their Part V obligations for the proposed development by building and transferring 30 no. dwellings to the ownership of the Planning Authority, or to the ownership of persons nominated by the authority. Please consult the Part V drawings, prepared by Brian Connolly Associates, for specific details on the units proposed for construction/transfer.

This proposal has been discussed with Kildare County Council's Housing Department and they agree in principle with the Part V proposal put forward (a letter confirming this, dated 1<sup>st</sup> October 2019, accompanies this application under a separate cover).

## **9.0 Environmental/Appropriate Assessment**

An Environmental Impact Assessment Report and a Screening Report for Appropriate Assessment Natura Impact Statement have been prepared as part of this application which looks at the potential effects of the proposed project on the receiving environment and Natura 2000 sites, respectively. They accompany this planning application under a separate cover. In summary, there are no apparent characteristics or elements of the design of the scheme that are likely to cause significant effects on the environment or Natura 2000 sites.

It is noted that screening for Appropriate Assessment has been undertaken for the proposed development in accordance with the Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities (2009) and will form part of the application documentation. The AA Screening Report concludes that significant effects are not likely to arise, either alone or in combination with other plans or projects to the Natura 2000 network.

## **10.0 Conclusion**

In conclusion, we submit that the proposal, which comprises the construction of 305 no. dwellings (193 no. apartments/duplex apartments/maisonettes & 112 no. houses), a crèche facility and a public park on c. 10.36 ha of land, is considered to be acceptable and compliant with the policies and objectives as set out in the applicable national, regional and local planning policy context.

At a national and regional level, this statement has demonstrated consistency with the following:

- Project Ireland 2040 – National Planning Framework (2018);
- Urban Development and Building Heights - Guidelines for Planning Authorities, December 2018;
- Rebuilding Ireland – Action Plan for Housing and Homelessness, July 2016;
- Quality Housing for Sustainable Communities – Guidelines for Planning Authorities (2007);
- Sustainable Residential Development in Urban Areas – Guidelines for Planning Guidelines (2009);
- Urban Design Manual – A Best Practice Guide, 2009;
- Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018);
- Design Manual for Urban Roads and Streets (2013);

- The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009);
- Guidelines for Planning Authorities on Childcare Facilities (2001);
- Smarter Travel: A Sustainable Transport Future - A New Transport Policy for Ireland (2009); and
- Regional Spatial & Economic Strategy for the Eastern and Midland Regional Assembly, 2019.

Consistency is also demonstrated with the policies and provisions of both the Kildare County Development Plan 2013-2019 and the Clane Local Area Plan 2017-2023, which are representative of key planning policy documents at a local level.

It is considered that the proposed residential development comprising 305 no. residential units at this application site in Clane presents an appropriately scaled residential development on residentially zoned land. It is further considered that the subject site has the capacity to accommodate additional residential accommodation and respond to the current housing shortage.

The development has been designed to an exceptionally high standard to contribute to the urban form of the area and it is considered that the proposal will not give rise to any undue impacts on the amenity of any adjacent properties. We are of the opinion that the development is generally compliant and in accordance with the qualitative and quantitative standards as set out in the relevant statutory development plans and other national guidance documents.



Kevin Hughes MIPI MRTPI  
Director  
for HPDC.