



Kildare County Council



Clane

Local Area Plan 2009

Plean Cheantar Áitiúil 2009 Chlaonadh



Kildare County Council

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Part A – Review Context



1. Introduction

1.1 LAP Status and Process

Part II, Chapter II, Sections 18 - 20 of the Planning and Development Act 2000 (the Act), as amended, provides that a Local Area Plan (LAP) may be prepared in respect of any area which a Planning Authority considers suitable, in particular for areas which require economic, physical and social renewal and for areas likely to be the subject of large-scale development within the lifetime of the Plan.

- A local area plan shall be made in respect of an area which –
- (i) Is designated as a town in the most recent census of population, other than a town designated as a suburb or environs in that census,
 - (ii) Has a population in excess of 2,000 and
 - (iii) Is situated within the functional area of a planning authority which is a county council

The written statement shall take precedence over the Map should any discrepancy arise between them. The period of this plan shall be taken as being six years from the date of its adoption or until it is reviewed or another plan made.

The statutory time frame as set out in the Planning and Development Act 2000 (as amended) commences upon the date of public display of the Local Area Plan. The following table sets out the timeframe of the preparation of this Local Area Plan.



Table 1: Preparation of the Clane Local Area Plan

Procedure involved in the preparation of a Local Area Plan	Relevant Dates
(a) Public Display of Draft Local Area Plan (≥6 weeks)	23rd October '08 – 3rd December '08
(b) Preparation of Manager's Report (≤12 weeks from date notice is placed in press - see (a) above)	4th December '08 – 14th January '09
(c) Consideration of the Manager's Report by the Members of the Authority (6 weeks after the furnishing of the Manager's Report to the Members)	15th January '09 – 23rd February '09 Council meeting held on 23rd February '09
Where, following the consideration of the Manager's Report, it appears to the Members of the Authority that the proposal (being a proposal to make the local area plan) should be varied or modified, and the proposed variation or modification would, if made, be a material alteration of the proposal concerned, the following process is enacted.	
(d) Publication of the notice of the proposed variation or modification. (≤ 3 Weeks)	
(e) Public display of variation or modification (≤ 4 weeks)	12th March '09 – 8th April '09
(f) Preparation of Manager's Report (≤ 8 weeks from date of publication of notice – see (d) above)	9th April '09 - 6th May '09
(g) Consideration of the Manager's Report by the Members of the Authority. The Local Area Plan is either made or amended 6 weeks after the furnishing of the Manager's Report to the Members of the Authority.	7th May '09 - 25th May '09 (Adopted at full Council meeting on 25/05/09)



Figure 1 Ordnance Survey Map of Clane



Figure 2 Aerial Photo of Clane 2005

1.2 Layout of document

This Local Area Plan for Clane consists of a Written Statement comprising:

- (i) Part A (Review Context)
- (ii) Part B (Specific objectives together with all relevant maps)
- (iii) Part C (Zoning objectives, zoning matrix and zoning maps)

The Written Statement shall take precedence over the maps should any discrepancy arise between them. In the full interpretation of all objectives for Clane, it is essential that both the County Development Plan (CDP) and the Local Area Plan (LAP) are read in tandem. Where conflicting objectives arise between the CDP and the LAP, the objectives of the CDP shall take precedence. It shall be noted that the general development control standards applicable to the Plan area are included in the County Development Plan. Only specific objectives applicable to Clane are included in this Local Area Plan.

1.3 Plan Area

The town is located in the central part of the county, c. 9 kilometres from Naas with easy access to the M4 and M7 Motorways. The town has a compact linear centre extending along the main street. The River Liffey flows past its outskirts and the Grand Canal is within a couple of miles of the town. The town is a service and retail centre for its immediate rural hinterland. The town also serves as a commuter town for workers in Naas and Dublin.

1.4 Historic Development of Clane

The present town of Clane has developed around a pre-norman church site located close to the River Liffey. The importance of the settlement declined during Medieval times. Up until the mid 20th century Clane was essentially a small village with one street and a population of little over 500 persons. The town expanded rapidly in the 1970's with the construction of a number of low density suburban semi-detached housing schemes. Linkages between these housing estates and Main Street are poor, with access to the Main Street only possible at either end. These poor pedestrian linkages, together with the severe traffic congestion in the town, have a negative impact on the vibrancy of the street. In recent years, institutional uses such as schools and the hospital have clustered on the Prosperous road along with the recently opened Aldi store, to the west of the town centre.



2 Strategic Context and Relevant Policy Documents

2.1 National Spatial Strategy

The National Spatial Strategy (NSS) was published in December 2002. The Strategy is a 20-year planning framework designed to achieve a better balance of social, economic, physical development and population growth between centres.

The National Spatial Strategy identifies Clane as a town in the Dublin and Mid East Region with a population of between 1,500 and 5,000. Towns of this scale in the Greater Dublin Area are generally located on or near transportation corridors radiating from Dublin and are relatively close to the larger urban areas. Towns such as Clane cater for local growth in residential, employment and service functions through enhancing the built environment, water services, public transport links and capacity for development. Accommodating such additional functions must however be balanced with protecting the character and quality of Clane.

The National Spatial Strategy for the "Dublin and Mid-East Region" facilitates opportunities to cater for local growth in residential, employment and service functions through enhancing the built environment. Towns with this quality are located on or near important economic and transport corridors.

2.2 Regional Planning Guidelines 2004 - 2016

The Regional Planning Guidelines for the Greater Dublin Area 2004 – 2016 establish a broad planning framework for the Greater Dublin area. The Regional Planning Guidelines has identified Clane as a small growth town within the "Strategic Green Belt Area" outside the Dublin Metropolitan Area. The strategy advocates the restriction development within these areas to meet local needs only. These guidelines call for strict control of development in green belt areas so as to secure a clear definition between urban areas and rural areas.



2.3 Kildare County Development Plan 2005-2011

The Kildare County Development Plan 2005-2011 sets the broad development framework for the county of Kildare and the development areas within its jurisdiction. The strategic objectives of the Kildare County Development Plan 2005-2011 are outlined in Section 1.3 and include the following:

1. To provide for balanced and sustainable distribution of economic and social growth across the county.
2. To provide infrastructure and transportation in accordance with the principles of sustainable development.
3. To ensure the highest quality living environments, urban centres and civic spaces as well as open space and recreational facilities accessible to all the citizens of Kildare.
4. To protect, conserve and enhance the built and natural heritage of Kildare for future generations.

The County Development Plan recognises that the proximity of towns like Clane to the Dublin Metropolitan Area has resulted in increasing development pressure due to factors such as residential preferences, housing supply/demand imbalances facing those who work in Dublin and increased car mobility.

2.4 Kildare 2012- An Economic, Social and Cultural Strategy

The Kildare County Development Board Strategy "Kildare 2012- An Economic, Social and Cultural Strategy" sets the framework within which Kildare County Development Board will operate for the next 10 years. The vision of this strategy is to make "Kildare- the first choice as a place to live, learn, work, visit and do business."

The strategy focuses on six key objectives, which are vital to ensuring this vision. These are to:

1. Develop transport and communications
2. Respond to new settlement patterns
3. Respond to contrasts within the county and towns
4. Protect the environment
5. Develop education, training and capacity building and
6. Develop a sense of place.

2.5 Competing in a Globalised World - An Economic Development Strategy for Kildare

An Economic Development Strategy for Kildare was carried out to inform economic development policies in the County for the period to 2016, with the key aim of promoting Kildare both nationally and internationally as a place in which to live, work and invest. Kildare County Council is committed to implementing and building upon this strategy both nationally and internationally.

2.6 Kildare County Housing Strategy Part V

The Kildare County Housing Strategy 2005 - 2011 was adopted as part of the Kildare County Development Plan 2005 - 2011. The strategy determines that the ratio of social housing is 8% and affordable housing is 12%. The primary purpose of the legislative provisions is to secure completed social and affordable housing, more quickly and more efficiently.

2.7 "Sustainable Residential Development in Urban Areas" and "Urban Design Manual - A best practice guide" (2008)

The "Sustainable Residential Development in Urban Areas Guidelines" set out the key planning principles which should be reflected in Development Plans and Local Area Plans and which should guide the preparation and assessment of planning applications for residential development in urban areas.

The Urban Design Manual is a best practice design guide that illustrates how policy principles can be translated into practice by developers and their design teams and by local authority planners. These guidelines promote sustainable urban housing by ensuring that the design and layout of urban housing provides satisfactory accommodation for a variety of household types and sizes.



2.8 Retail Planning Guidelines

The Retail Planning Guidelines for Planning Authorities were published by the Department of the Environment, Heritage and Local Government in December 2000 and updated in January 2005. The Retail Planning Guidelines provide a comprehensive framework to guide local authorities both in the preparation of development plans and the assessment of applications for planning permission and retailers and developers in formulating development proposals.

2.9 Greater Dublin Area - Retail Strategy 2001

The main aim of the Retail Strategy for the Greater Dublin Area is to inform the statutory planning process and to ensure that adequate provision is made for retail development. The strategy provides indicative advice on the scope and need for retail floorspace and how, in accordance with sustainable planning it should be allocated.

Clane is designated as a Level 3 Town Centre in the strategy. These centres usually include supermarkets or superstores and a range of non-retail services. It is important in centres of this size that new residential areas are provided in tandem with retail centres.

2.10 Draft County Retail Strategy 2005

The Draft County Retail Strategy for Kildare was prepared in 2005. The terms of this Strategy have been incorporated into Chapter 7 of the Kildare County Development Plan 2005-2011. A revised County Retail Strategy for Kildare is being prepared in 2009.

2.11 Liffey Valley Strategy

The Liffey Valley Strategy was prepared by the Office of Public Works and the relevant Local Authorities including Kildare County Council and published in 2006.

The overall aims of this Strategy are twofold - to provide an integrated management framework for the Liffey Valley, and to create a process towards the establishment of a Liffey Valley Park which would be composed of a necklace of publicly owned spaces within this area.

3 Strategic Environmental Assessment

3.1 Introduction

The Strategic Environmental Assessment (SEA) process is the formal systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision is made to adopt the plan or programme. It informs the plan making process of the likely environmental impacts of alternative actions and contributes to the integration of environmental considerations into plan making.

3.2 Legal Framework

On the 21st of July 2004, the Strategic Environmental Assessment (SEA) Directive (2001/42/EC) was transposed into Irish law through the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. 435 of 2004) and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436 of 2004). Relevant 'Guidelines for Planning and Regional Authorities' were subsequently issued by the Minister for the Environment, Heritage and Local Government in November 2004.

Strategic Environmental Assessment is mandatory for plans, for areas with a population of 10,000 or more, where the population involved is less than 10,000, the EU Directive requires screening of the plan in order to establish if development resulting from objectives will cause significant environmental effects. The designated environmental authorities are then formally consulted as part of the screening exercise.

The designated authorities are the Environmental Protection Agency (EPA), the Department of the Environment, Heritage and Local Government and the Department of Communications, Marine and Natural Resources. While the EPA must be consulted in all cases, consultation with the two Departments is conditional on the Plan having significant effects within the remit of those Departments.



3.3 Consultation with Environmental Authorities

In accordance with Article 13A(4) of the Planning and Development (Strategic Environmental Assessment) Regulations 2004, a Screening Assessment was prepared for the Clane Local Area Plan (LAP) and sent to the Environmental Authorities. A Screening Decision was subsequently prepared and sent to those environmental authorities consulted, in accordance with Section 3.9 of the 'Implementation of SEA Directive (2001/42/EC): Assessment of the Effects of Certain Plans and Programmes on the Environment' (See Appendix A).

Correspondence received from the various Departments is summarised as follows:

3.3.1 Department of Communications, Marine and Natural Resources

- (i) The implementation of this LAP should not compromise the objectives as set out in the Water Framework Directive. The Plan will have regard to the Water Framework Directive.
- (ii) Development on foot of this LAP should be considered premature pending suitable Sanitary Services infrastructure being in place to take and satisfactorily cater for any anticipated increased loadings. Development shall be dependant upon the availability of sanitary services infrastructure.

3.3.2 Department of the Environment, Heritage and Local Government

- (i) It is expected that the making of a LAP for Clane will have little negative environmental impact. However it is considered that the proposed Clane LAP could have a significant effect on the architectural heritage of the town, albeit beneficial. The LAP must address in detail the impact of any proposed development arising from the draft plan on the archaeological heritage of the town.
- (ii) Providing that the main aim of the plan is adhered to, i.e. to develop sustainably and conserve and enhance the natural environment, then it is not anticipated that there would be any significant effects in relation to natural heritage.

3.3.3 Environmental Protection Agency

No comments received

4 Population

4.1 Background

The Kildare County Development Plan 2005-2011 (CDP) indicates a housing construction target of 400 units for Clane between 2002-2011. Given that the latter date only projects to mid way through this Local Area Plan period and given that the most recent census was carried out post the adoption of the current CDP, it is considered more appropriate to have regard to the CSO data and the revised Regional Planning Guideline (RPG) figures in order to determine the increase in population over the plan period.

The 2006 census data established that there were 186,335 people resident in County Kildare. Clane accounted for 4,968 or 2.67% of the County's total population.

The recently revised Regional Planning Guideline (RPG) figures for the Greater Dublin Area (GDA) projected an additional 99,429 population for Kildare between 2003 and 2016 (total number of household units i.e. 39,456 multiplied by 2.52, this being the average household size following consultation with the Regional Authority).

Given that the 2006 population figure for Clane has been established and considering that the RPG figures project to 2016, it was considered reasonable to project from the same base year i.e. 2006, for the purposes of projecting for an assumed population growth over the Plan period.

Having regard to the proportion of the County's population resident in Clane from the 2006 Census, it shall be assumed that Clane will continue to account for 2.67% (as above) of the revised RPG figures, which would equate to a total additional population figure of 2,310 between 2006 and 2016. (Total population 2016 minus total population 2006 as per Table 2).

Table 2 below shows that a 'year on year' figure of 231 would assume a total population for Clane of 7,047 by 2015 (the end of the six year life of this Local Area Plan).

Year on Year Figure	Year	Total Population
231	2006 (CSO)	4,968
	2007	5,199
	2008	5,430
	2009	5,661
	2010	5,892
	2011	6,123
	2012	6,354
	2013	6,585
	2014	6,816
	2015	7,047
	2016	7,278

Table 2 - Projected Total Population for Clane



4.2 Relevant Planning History

While there are a number of planning applications currently in the system that have not yet been decided upon, an assessment of larger development sites in Clane shows that c. 680 residential units have been granted in the town in recent years and, given the commencement dates of a significant number of these developments, being post the date of the undertaking of the 2006 Census (April 2006), it shall be assumed that population figures resulting from these units were not included in the CSO Census data and therefore the population resulting from the construction of these units would be additional to the 2006 population figure for Clane. The following is of particular note:



Table 3: Planning Statistics

Population of Clane in 2006	4,968
Population resulting from construction of c. 680 units (as above) when taking an average household figure of 2.52 (figure provided by the Regional Authority)	1,713
Population arising from 12.46 ha of uncommitted lands from the Clane Local Area Plan 2002, assuming a household figure of 2.52 and an average density of units per ha of 35 (low-medium residential density as per Table 15.5 of the Kildare County Development Plan 2005-2011 is 20-35).	1,098
Total envisaged population for Clane by 2015 without proposing any additional residential zoning	7,779

However as clearly set out in Table 2, the projected population for Clane having regard to the Regional Planning Guidelines should be 7,047 by 2015 (end of the life of this Local Area Plan).

Paragraph 7.9 of the Regional Planning Guidelines states that the over zoning of land is acceptable, perhaps even by one-third to one-half. On that basis it is considered reasonable to assume such an over zoning difference between the 2006 and 2015 population figures (Table 2 above). Therefore, in line with the revised Regional Planning Guidelines population figures a total maximum population of 7,047 would be considered acceptable in Clane during the life of this Local Area Plan (Difference in population between 2015 (end of life of this Local Area Plan) and 2009 (start of life of this Local Area Plan) (See Table 2 above) = 1,386 divided by a half = 693 + 7047 = 7,740). The figure of 7,779 (See Table 3 above) would represent a small surplus of over zoning of the acceptable total maximum population as determined by the Regional Planning Guidelines.



5 Public Utilities



5.1 Water Supply

Clane is supplied by the North East Kildare Regional Water Supply Scheme, taking its supply from the Ballymore Eustace Water Treatment Plant, owned and operated by Dublin City Council. It is anticipated that there will be an adequate supply of water to facilitate development during the life of this plan.

5.2 Sewerage

Clane forms part of the *Upper Liffey Valley Regional Sewerage Scheme*, which also serves the towns of Naas, Newbridge, Sallins, Kill, Johnstown, Prosperous, Kilcullen, Suncroft, Athgarvan, Brownstown and the Curragh Camp. The sewerage treatment Plant at Osberstown, which treats the wastewater collected from these towns is due to be upgraded from 80,000PE to 130,000PE within the lifetime of this plan, in order to meet demand to this level within the catchment.

5.3 Surface Water Drainage

The Council recognises that surface water drainage in Clane is inadequate and the practice of disposing of surface water through the combined sewerage network is unsatisfactory.

5.4 Waste

Kildare County Council has adopted a Waste Management Plan for Kildare (2005-2010). The Plan highlights current levels of waste and sets objectives whereby overall levels will be reduced and stabilised in order to comply with both national and European legislative guidelines. The guidelines set down a hierarchy of preferential modes of waste management, focusing on prevention, minimisation, re-use/recycle, disposal with energy recovery and disposal of residual waste.

Refuse collection in Clane is currently carried out by a private contractor on behalf of Kildare County Council.

5.5 Electricity and Telecommunications

Electricity is supplied by the ESB transmission system, which is adequate to serve the needs of Clane for the period of this plan.

The telecommunications network in Clane is being upgraded progressively. There is an increased demand for mobile phones, broadband and other telecommunications equipment to improve the telecommunications network and provide a global system for mobile communications. Broadband is currently available in the Clane area.

Kildare County Council acknowledges the importance of the telecommunications sector to the local and regional economy. Access to advanced information and communications infrastructure is essential to development and offers a competitive advantage in attracting economic development and inward investment.

5.6 Flooding

A Flood Alleviation section was set up within Kildare County Council with an objective to provide surface water management systems throughout the county and alleviate flooding in affected areas. Substantial work has been carried out at the Butterstream in Clane from the River Liffey to the roundabout at Clane inner relief road to date and this scheme is still to be completed.



6 Conservation



6.1 Natural Heritage

6.1.1 Natural Heritage Areas and Special Areas of Conservation

The most important habitats in the County are afforded protection under National and/or European legislation by way of designation as proposed Natural Heritage Areas (pNHA) and candidate Special Areas of Conservation (cSAC). The pNHA sites, afforded protection under the Wildlife (Amendment) Act 2000, were formerly designated as Areas of Scientific Interest. The SAC sites are designated under the EU Habitats Directive (92/43/EEC), which was transposed into Irish law in the European Communities (Natural Habitats) Regulations, 1997.

The designation of these sites at a national level is the responsibility of the National Parks and Wildlife Division of the Department of the Environment, Heritage and Local Government. The designation of these sites is an ongoing process as boundaries are revised and adjusted and new sites added. The Council will take cognisance of any change in boundaries that may occur in designated sites within the life of this plan.

There is a diversity of natural and semi natural habitats within the Clane environs including woodland, river and grassland habitats that shall be protected through the objectives in Part B of this Local Area Plan.



6.1.2 Trees and Hedgerows

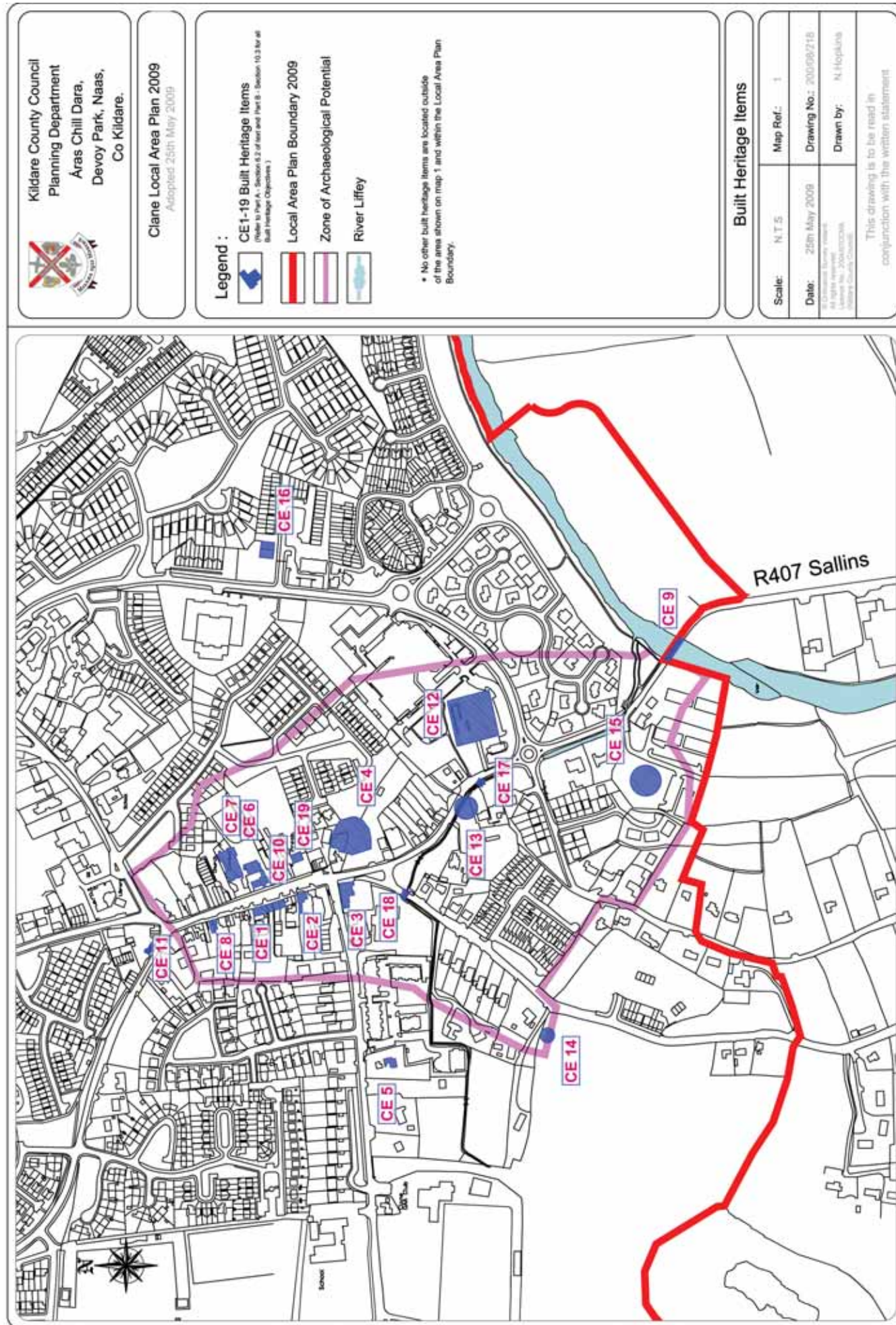
The Council is mindful of the importance of mature trees in developments and accordingly the preservation of such trees will be a prime consideration in the determination of applications for sites with trees of amenity value. All new developments will be required to integrate existing trees into the new schemes, wherever possible and to provide a tree management plan.

6.2 Built Heritage

Vernacular architecture makes a strong contribution to the character of streetscapes and it is an objective of the Council to protect vernacular architecture in Clane for the benefit of future generations. It shall be an objective of the Council to protect the following, named structures and their settings, in the assessment of any development proposal.

Reference	Item and Location	Description
CE 1	Jones Public House, Main St.	Building
CE2	Doctor's Surgery, Main St.	Building
CE3	The Corner House, Main St.	Building
CE4	Church of Ireland and grounds	Building and boundary
CE5	Bellaville House, Prosperous Rd.	Building
CE6	Convent, Main St.	Building
CE7	Catholic Church, Main St.	Building and boundary
CE8	Former Garda Barracks, Main St.	Building
CE9	Alexandra Bridge, Naas Rd	Bridge
CE10	The Old National School, Main St.	Building
CE11	Stone Barn, Ballinagappa Rd.	Building
CE12	Clane Abbey and graveyard	Building and boundary
CE13	Bullan Stone	Monument
CE14	Clane Socket stone of cross	Monument
CE15	Motte	Monument
CE16	Abbeylands House	Building
CE17	Stone bridge at end of Stream Park	Bridge
CE18	Large stone bridge at Stream Park	Bridge
CE19	The Presbytery, Main St	Building

Table 4 - Built Heritage Items



Map 1: Built Heritage

6.3 Archaeological Heritage

6.3.1 Sites and Monuments Records

The Sites and Monuments Records (SMR) list all certain or possible archaeological sites and monuments mainly dating to before 1700AD. These lists were in many cases based initially on cartographic, documentary and aerial photographic sources. The record is updated on a constant basis and focuses on monuments that predate 1700AD.

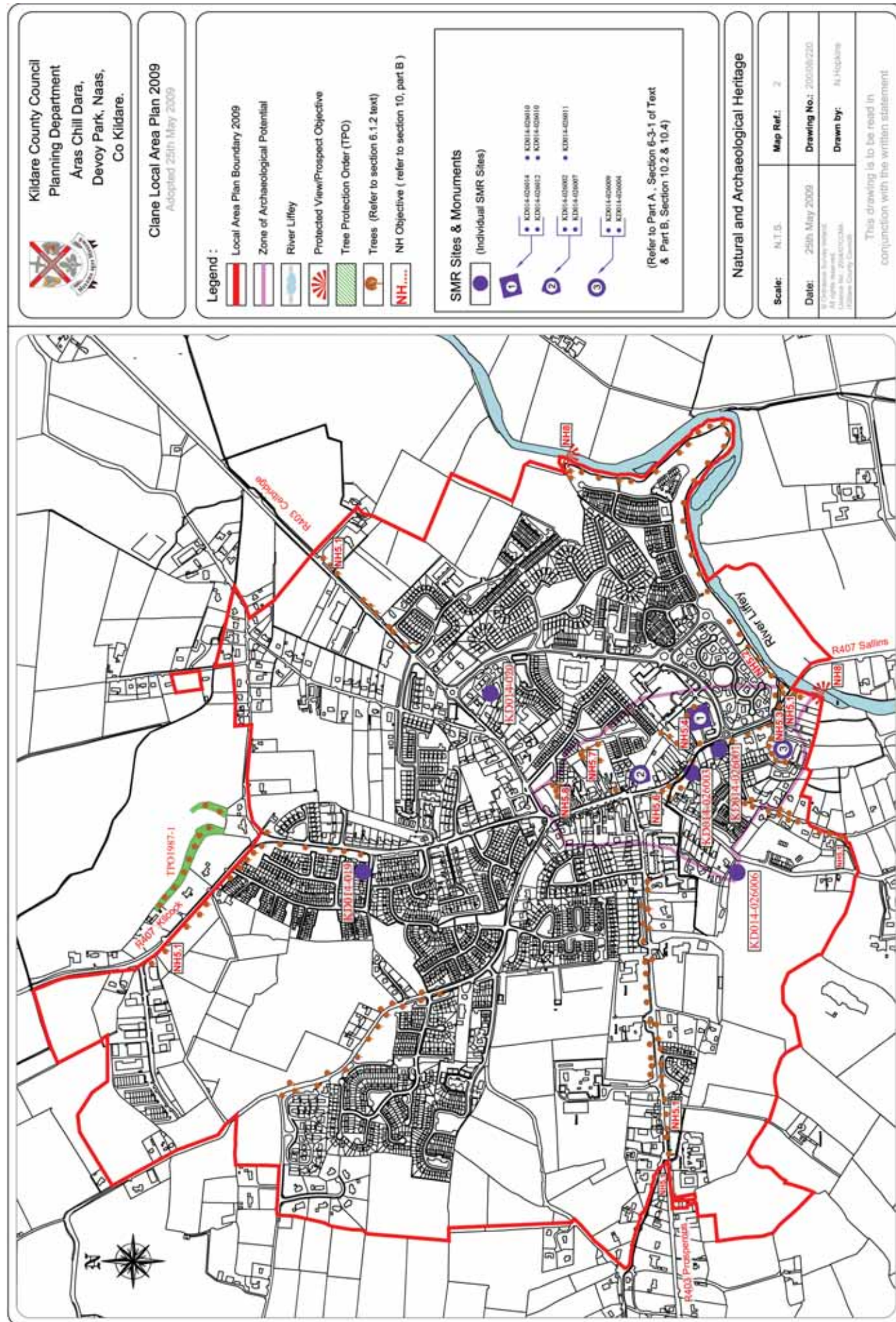
Table 5 (below) and Map 1 depict all SMR sites within or in close proximity to the development boundary of Clane.

Item (Description)	Location (Townland)	OS Sheet No.	Reference
Abbeyland (Clane ED)	Clane	14	KD014-02601
Blackhall (Bodenstown ED)			
Carrigeen			
Moat Commons			
Cemetery Site	Clane	14	KD014-019
Holy Well	Capdoo Common	14	KD014-020
Font (original location)	Clane	14	KD014-026010
Castle-Motte	Carrigeen	14	KD014-026004
Holy Well	Carrigeen	14	KD014-026009
Burial (Neolithic)	Clane	14	KD014-019
Effigy (high medieval)	Abbeylands (Clane ED)	14	KD014-026014
Font (original location)	Clane	14	KD014-026010
Graveyard	Abbeylands (Clane ED)	14	KD014-026012
Church	Abbeylands (Clane ED)	14	KD014-026005

Table 5 - Sites and Monuments Records



7 Land Use Types



Map 2: Natural and Archaeological Heritage

7.1 Town Centre

Existing facilities and businesses within the town centre include a service station, Super Valu, an Aldi Store, chemist, cafes –O'Briens sandwich bar, florist, butchers, restaurants, convenience stores and a number of public houses. Much of the recent development in the town centre of Clane has taken place along the main street. The Council will particularly promote the revitalisation and consolidation of central town centre sites in Clane. The Council recognises the importance of maintaining a strong retail base in the town centre and will direct appropriate retail, commercial and other uses to the town centre. The Council recognises the need to develop a stronger service sector which will strengthen Clane as a growth centre.

Zoning Objective	Area in 2002 Development Plan	Total Area in 2009 Local Area Plan
Town Centre	c.8.6 hectares	c.8.83 ha

Table 6 - Town Centre Zoning

7.2 Residential

The Clane Development Plan 2002 zoned a total of 33 hectares of land as 'New Residential'. Of this approximately 7.64 hectares of land remains uncommitted.

Zoning Objective	Area in 2001/2 Development Plan	Total Area in 2009 Local Area Plan
New Residential	33 ha	36.53 ha * This total includes the land use zoning 'X: Masterplan Objective' (8.9ha)
Existing Residential	102.16 ha	87.24ha * This land use zoning shall be renamed 'Existing / Permitted Residential' in the Local Area Plan.

Table 7 - Residential Zoning

7.3 Industry and Warehousing

Clane has historically been a service town for the surrounding rural hinterland. A number of light industrial and commercial uses exist within the town. The majority of land zoned Industrial and Warehousing development in the Clane Development Plan 2002 remains uncommitted. Additional lands to the northwest have been designated for office, light industry and warehousing use.

Zoning Objective	Area in 2002 Development Plan	Total Area in 2009 Local Area Plan
Office, Light Industry & Warehousing	14.9 ha	18.63 ha * This land use zoning shall be renamed "Office, Light Industry and Warehousing" in the Local Area Plan.

Table 8 - Office, Light Industry and Warehousing Zoning

7.4 Open Space and Amenity

Clane has a wide variety of recreational activities including G.A.A., soccer, rugby, tennis, equestrian centres, fishing and a number of golf courses.

The provision of attractive recreational open space is an essential component of the Council's vision for developing Clane. The quality and location of such space is as important as the quantity. The Council has recently established a parks department to develop and maintain public open spaces within the county.

Zoning Objective	Area in 2002 Development Plan	Total Area in 2009 Local Area Plan
Open Space & Amenity	c. 30.4 ha	c. 30.4 ha * This land use zoning shall be renamed "Open Space and Amenity" in the Local Area Plan.

Table 9 - Open Space and Amenity Zoning

8 Development Vision

7.5 Institutional

Lands zoned "Institutional" in the Clane Development Plan 2002 include such uses as a range of community facilities throughout the town of Clane include primary and secondary schools, churches, library, community halls, health centre and other meeting places that in turn facilitate a wide range of activities and underpin social and community interaction. The Council encourages the appropriate expansion of these facilities.

The population of Clane is serviced by 3 primary schools: St. Patrick's Boys, (441 pupils) and St. Brigid's Girls (400 pupils), both located on the Prosperous Road and Hewstown, (86 pupils), located in Millicent North. The Post Primary, Scoil Mhuire Community School (828 pupils) is also located on the Prosperous road, adjacent to the two primary schools.

Clane is serviced by St. Patrick and Brigid Roman Catholic Church on Main Street and St. Michael and all Angel's Church of Ireland at Millicent North. These churches are considered to have adequate capacity to meet future demand.

Kildare County Library Service operates a branch library in Clane in the town centre. The anticipated increase in the town's population may call for an expansion of these facilities. The South Western Area Health Board operates a Health Centre in the town offering a wide range of medical services. A general hospital and nursing home are located on the Prosperous Road on the western fringe of the town, The Council will be supportive of the provision of additional health facilities in the town, as are considered necessary. Clane is serviced by Maynooth and Naas Fire Stations. While the fire service is considered adequate to cater for existing demand, the anticipated expansion of the town will require an enhancement of the fire service and water supply.

Zoning Objective	Area in 2002 Development Plan	Total Area in 2009 Local Area Plan
Institutional	c. 16 ha	c.22.8 ha * This zoning shall be renamed "Community & Educational" in the Local Area Plan

Table 10 - Institutional Zoning

7.6 General Development

An area of approximately 24.92 ha was zoned for General Development in the Clane Development Plan 2002. A variety of uses can be accommodated on the lands zoned "General Development" including residential, employment and amenity.

Zoning Objective	Area in 2002 Development Plan	Total Area in 2009 Local Area Plan
General Development	c. 24.29 ha	26.2 ha

Table 11 - General Development Zoning

7.7 Agricultural

The majority of land zoned Agricultural in the Clane Development Plan 2002 is located around the fringe of the town. There is a reduction in the amount of agricultural land in this plan, as most of the growth in residential land will be accommodated by the rezoning of some of these lands.

Zoning Objective	Area in 2002 Development Plan	Total Area in 2009 Local Area Plan
Agriculture	c. 43.15 ha	41.62 ha

Table 12 - Agriculture Zoning



The Strategic Vision and Strategic Policy Objectives, as set out below, provide the overall strategy of Kildare County Council for the proper planning and sustainable development of Clane. The Vision and Policy Objectives are framed within the socio-economic, environmental and strategic planning contexts for the future development of Clane.

8.1 Overall Strategy for Clane

The development strategy of Kildare County Council, as set out in this Local Area Plan, is to consolidate Clane as a self-sustaining town. In order for this to be achieved the Council recognises that the town must offer living and working conditions, educational, recreational and cultural opportunities of the highest standard in an attractive urban environment.

8.2 Strategic Policy Objectives

It shall be the policy of the Council to:

- Protect and further develop the role of the town centre as the focal point for economic, cultural and social activity,
- Protect and enhance the unique natural and built heritage of the town,
- Make adequate provision for safe and convenient circulation around the town, by foot, bicycle, public transport and car.
- Strictly control ribbon development and urban sprawl,
- Ensure that adequate recreational facilities are available
- Ensure all new development in the town, either by the Council or by the private sector, is of the highest standard.





1. Introduction

This Section states the objectives of Kildare County Council with regards to the development of land within the boundary of the Local Area Plan for Clane. It is the overarching objective of the Council to implement all development in accordance with these stated objectives in order to facilitate land use in a manner that will promote proper planning and sustainable development.

2.1 Objectives

In addition to the policies of the Council outlined in Chapter 5 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council to require that the following form part of development proposals;

Layout:

- (i) A development layout that will maximise the safety of pedestrians and that will allow for traffic calming by design, throughout the development scheme. In this regard curved routes shall be preferred as opposed to long, straight stretches of roadway. Priority shall be given to the movement of pedestrians throughout the site, providing footpaths and lighting along appropriate desire lines, for example connecting residential units to areas of open space, connecting areas of open space to each other and creating desire lines from the development site in the direction of nearby amenities including town centre facilities.
- (ii) Variety in the layout of the development scheme to include courtyard type developments and short cul de sacs. The monotony of long stretches of residential units in a linear format shall not be permitted.
- (iii) Careful consideration shall be given to the relationship between residential schemes and adjoining public roadways. Excessive stretches of blank wall shall not front any public road within the development scheme.
- (iv) New dwellings shall not closely overlook the rear curtilage of existing dwellings and where this is found to be the case, planning permission will not be favourably considered. Houses located in a piecemeal fashion to the rear of existing houses, with inadequate independent road frontage and that do not form part of a comprehensive development plan for the particular area are considered to represent sub-standard development and will not be permitted.
- (v) Development shall not be permitted on designated areas of open space that forms part of a site layout for previously permitted development.

- (vi) Parking areas shall be sensitively designed, appropriately landscaped and carefully integrated into the overall development scheme.
- (vii) The layout of estates shall be designed to a high quality so as to discourage anti-social behaviour.

Design:

- (viii) The use of high quality materials only, in the delivery of a high standard of design.
- (ix) Variety in the house types, styles, designs and sizes of proposed dwelling units throughout the development. In this regard only the highest quality proposals shall be considered and all house types shall be sympathetic with each other. Variety in the amount of floor area to be provided shall form an integral part of any new residential development scheme in order to allow for adequate trading up and down opportunities. Appropriately sized family units should form part of all development schemes.
- (x) The consideration of the requirements of the elderly in the design of development schemes.
- (xi) The surround of dormer windows shall be finished in painted plaster only, where such windows are considered appropriate.
- (xii) There shall be Vertical emphasis on all windows.
- (xiii) Solar panels, shall be encouraged in the design of development schemes in the interests of sustainability, particularly on south facing walls. All proposed developments shall have due regard to the EC Directive 2002/91/EC which relates to the energy performance of buildings (See <http://www.managenergy.net/products/R210.htm> for complete wording of Directive).
- (xiv) All extensions to residential buildings shall be sympathetic in massing and scale to the existing building.



Landscaping:

It shall be an objective of the council to require the following:

- (xv) The preservation and reinforcement of existing mature trees and hedgerows in new residential areas where feasible. The felling or elimination of existing mature trees and hedgerows shall be strongly resisted (See (xvi) (b) below).
- (xvi) The preparation of a landscape plan, prepared by a suitably qualified person. Such a plan shall include proposals for the following;
 - (a) 'Hard' landscaping to include a footpath and a bicycle path
 - (b) Planting areas together with a planting scheme for same. Such a planting scheme shall include the precise location, number and types of plants/native trees, together with a clear and concise planting programme. Existing trees/planting on site shall be incorporated into any development scheme unless the poor condition of such trees/planting would merit the removal of same. In such instances a case shall be made in writing, together with the planning application, for their removal. Existing mature hedgerows provide a unique habitat for wildlife and all new developments shall protect mature hedgerows and include them as an integral part of the overall development design.

- (c) Seating arrangements both formal and informal shall be placed in areas that are overlooked to discourage anti-social behaviour or littering.

There shall be a formal proposal for a hierarchy of public open spaces throughout the site. This proposal shall include;

- (i) Landscaped pedestrian and cyclist link routes along desire lines (e.g. connecting residential areas with commercial, community, educational and employment uses). These routes shall also be suitable for the requirements of disabled users. Communal bicycle racks shall be provided as an integral part of any residential scheme.
- (ii) A central, functional, accessible and adequately overlooked area of public open space.
- (iii) Smaller areas of usable, functional, accessible and central areas of open space throughout the remainder of the development site.
- (iv) Having regard to both (ii) and (iii) above, residential units shall front onto areas of open space. Gable walls or stretches of blank walls shall not be permitted to front onto these areas.

- H2** To favourably consider planning applications which promote the use of underused and vacant upper floors.

- H3** All development proposals shall comply with the following recent DoEHLG publications:
 - 'Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities' (December 2008)
 - 'Urban Design Manual – A best practice guide, A companion document to the Planning Guidelines on Sustainable Residential Development in Urban Areas' (December 2008).

It is considered that both documents provide essential guidance to improving the quality of design and layout of development schemes and should be used by;

- (i) Developers/agents, in the preparation of development proposals
- (ii) The public, in gaining a greater understanding of the development proposals
- (iii) Planners, in the assessment of development proposals

It is strongly advised that all relevant parties have regard to both documents when preparing or assessing development proposals. Both documents can be viewed in full on the DoEHLG website www.environ.ie

- H4** All new residential accommodation shall meet the necessary standards of health, sanitation and design and shall be carried out generally in accordance with the 'Recommendations for Site Development Works for Housing Areas' (DoEHLG 1998) or as updated or amended.
- H5** Private housing estates shall be continued to be taken in charge (other than apartment blocks) when they have been completed in accordance with the conditions of the relevant planning permissions and to the satisfaction of the Planning Authority.
- H6** Applicants for developments of greater than 50 units, or where the Planning Authority deems necessary, shall submit a Social Infrastructure Assessment (SIA) which demonstrates the facilities available to adequately service the proposed development. This should include details regarding the type and location of facilities available in the locality including education, childcare, health, recreational facilities and others such as shops and post offices. It shall

be demonstrated, as part of any planning application that deficiencies, found to be arising in the availability of such services in the locality, shall be provided as part of the proposed scheme together with the type and location of same. A guide to the requirements and preparation of a social infrastructure assessment is available from the Kildare County Council Planning Department or at the following web address; (<http://kildare.ie/CountyCouncil/Planning/SocialInfrastructureAssessment/>).

In addition, the onus shall be on the developer to satisfactorily demonstrate how the proposed increase in population will be accommodated in terms of education provision. In this regard, it shall be noted that 12% and 8.5% of a population at any time is assumed to be of primary and secondary school going age respectively. Developers shall;

- (i) Calculate the assumed population arising out of a particular development proposal that would require primary and secondary school places
- (ii) Provide details of the total available places and the current spare capacity in local schools (a letter from the principal of the schools shall be required as part of the planning application)
- (iii) Where there is found to be a shortfall with regard to facilitating the population of the proposed development in local schools the onus shall be on the developer to demonstrate how additional capacity can be achieved.



3 Industry and Employment

H7 The naming of residential developments shall reflect local place names, language or topographical features as appropriate and the use of old names from the locality as far as possible.

H8 Apartments shall only be proposed at appropriate locations in the Town Centre. Generally apartments, or retail developments with apartments above, should be located in the town centre zone. *For the purpose of this plan a house and maisonette is defined as a dwelling with its own external access. An apartment, flat or duplex is a dwelling accessed from an internal lobby or hallway.*

H9 All new residential estates shall include the "White Light" Compact Fluorescent Lamp (CFL) public lighting concept.

2.2 Taking in charge of estates

It is the policy of Kildare County Council to take the conventional housing element of residential developments in charge once they have been completed to the satisfaction of the planning authority.

In mixed developments that consist of 'conventional houses', apartments and commercial/retail developments, the public infrastructure should be laid out and constructed in such a manner so that there is clear distinction between the areas and infrastructure that are to be taken in charge and those that will be managed by a management company.

Kildare County Council recognises that certain development types, (such as apartment blocks or developments that consist predominantly of apartment blocks and where it would not be practical to isolate the infrastructure serving the apartment blocks from the conventional housing element of the development) require the creation of management companies to manage and maintain the communal areas in the development.

In developments where management companies are required, these companies should be constituted in accordance with 'The Draft Guidelines on the Governance of Apartment Owners' Management Companies (published by the Office of the Director of Corporate Enforcement, December 2006) or any future national legislation or guidelines.

Where management companies have been formed for conventional housing estates or for the conventional housing element or mixed use estates, the County Council will take these estates in charge when they have been completed to the satisfaction of the County Council on condition that the management company is wound up when the estate has been taken in charge. Once the estate is in charge it will be a matter for the residents of the estate to organise and arrange for the management and maintenance of the public open spaces in the estate. This could be done either through the residents associations or some form of voluntary co-operation. The Council will continue to assist residents in maintaining the public open space. The level of assistance will be dependant on the availability of resources.

In the limited number of cases where control of the management company has transferred to the residents of the estate and where the residents wish to retain the company solely for the management and maintenance of the public open spaces and for no other purpose or function. The Council will consider proposals from the residents of an estate to retain the management company on this basis once the estate has been taken in charge. Each individual case will be assessed on its merits.



It is envisaged that the Council will continue to facilitate the continuity and encourage the expansion of enterprises while still having regard to the protection of the amenity value of neighbouring properties.

The Council is anxious to ensure that Clane develops in a balanced manner with adequate employment opportunities for the residents of the town and its hinterland.

In addition to the policies of the Council outlined in Chapter 2 of the Kildare County Development Plan (2005 – 2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

E1 To facilitate the development of commercial, office, light industrial and warehousing development on appropriately zoned and serviced lands in co-operation with the IDA, Enterprise Ireland, the County Enterprise Board, Kelt and the County Development Board.

E2 To safeguard residential areas and areas of high environmental quality from the adverse effects of industrial development.



E3 To ensure that all new industrial related development proposals are appropriately landscaped and screened in order to minimise any adverse impacts on the amenity of nearby residential areas.

E4 To encourage the provision of a number of incubator units for small enterprises, as part of larger light industrial or office developments.



4 Community, Educational, Childcare and Cultural Facilities

The Council recognises the importance of facilitating an enhancement of the existing and the provision of new community, educational, childcare and cultural facilities in tandem with an increasing population in Clane.

In addition to the policies of the Council outlined in Chapter 4 of the Kildare County Development Plan (2005 – 2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

- C1** To ensure the provision of community, educational and cultural facilities in tandem with residential, commercial and other developments (See H6 above).
- C2** To continue to liaise with the Department of Education and science in the active provision of school places.
- C3** To encourage shared use of existing educational and community facilities for community and non-school purposes where possible, in order to promote sustainable use of such infrastructure.
- C4** To support and facilitate the improvement of local clinics, Garda service, fire service, library facilities and sports facilities in Clane.
- C5** To co-operate with the Health Board in the provision of health and social facilities, nursing homes and sheltered housing.

C6 To support the policies and recommendations outlined in “Safer Routes to School Initiative” (DTO 2005), to ensure adequate pedestrian access and safer routes to school throughout Clane.

C7 To facilitate the expansion of the existing schools in Clane to accommodate their future needs and to facilitate the development of sports, recreational and cultural facilities for the schools.

C8 To require the provision of childcare facilities in all new residential developments, in accordance with the Childcare Guidelines for Planning Authorities, 2001. The indicative standard is one childcare facility, accommodating 20 children, for every 75 dwellings. This standard may be modified in any particular case where there are significant reasons for doing so. Criteria that may be taken into account in such an assessment include the existing geographical distribution of childcare facilities and the emerging demographic profile of the area.

C9 To support the provision of a 5,000 - 10,000 sq. ft site for a new Adult and Further Education Centre, Literacy and Basic Education, Youth reach with the help of public and private stakeholders.



5.1 Water

In order to improve the quality of life for the residents of Clane and also to improve the attractiveness of Clane as a place, in which to live, work and invest, it is essential that there is a high quality service provision of public utilities available to the area covered by this Local Area Plan.

In addition to the policies of the Council outlined in Chapter 3 of the Kildare County Development Plan (2005 – 2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

- W1** To provide water, sufficient in quantity and quality to serve all lands zoned for development in this plan and where this is not yet possible it shall be an objective of the Council to encourage only as much development as can be provided for, based on available water supply.
- W2** To minimise unaccounted for water levels (UFW) in the water supply network,
- W3** To preserve free from development the way leaves of all public water mains.
- W4** To implement the “Polluter Pays Principle” for non-domestic usage.

5.2 Surface Water

Objectives

In addition to the policies of the Council outlined in Chapter 3 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan:

- SU 1** It shall be an objective of the Council to require on site surface water attenuation measures if, in its opinion, a development is likely to cause flooding or potentially destructive storm surges in existing water courses.
- SU 2** It shall be an objective of the Council to establish separate foul and surface water sewerage networks for the town of Clane.

5.3 Wastewater

In addition to the policies of the Council outlined in Chapter 3 of the Kildare County Development Plan (2005 – 2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

- WW1** To require developers to provide adequate wastewater service provision for any development proposed where insufficient wastewater facilities are currently in place. In this regard developers shall be required to liaise with the Sanitary Services Department of Kildare County Council prior to the lodgement of any planning application, in order to ensure that any proposals made comply with all necessary and relevant standards.
- WW2** To ensure that the necessary drainage facilities to serve the needs of all development are provided,
- WW3** To ensure the separation of foul and surface water effluents through the provision of separate sewerage and surface water run-off networks,
- WW4** To ensure the changeover from septic tanks to mains connections in all cases where this is feasible,
- WW5** To preserve free from development the way leaves of all public sewers,
- WW6** To maintain and improve existing sewerage services,
- WW7** To provide the upgrades approved in the Upper Liffey Valley Regional Sewerage Scheme Extension to Osberstown Wastewater Treatment Plant Phase 3 Preliminary Report.



5.4 Solid Waste

In addition to the policies of the Council outlined in Chapter 3 of the Kildare County Development Plan (2005 – 2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

- SW1** To ensure that Clane has an adequate solid waste collection system,
- SW2** To arrange for the provision of bring banks in easily accessible locations.
- SW3** To regulate private contractors under the 1996 Waste Management Act by issuing waste Collection permits when the appropriate regulations are made by the Department of the Environment, Heritage and Local Government.
- SW4** To endeavour to ensure that the public has easy access to recycling banks by arranging for the provision of bring banks where possible in easily accessible locations, such as retail outlets, service stations etc.
- SW5** To continue to work with and encourage the local community regarding waste management issues through the Kildare Integrated Waste Initiative.

5.5 Flooding

In addition to the policies of the Council outlined in Chapter 3 of the Kildare County Development Plan (2005 – 2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

- FL 1** To require the establishment of a buffer zone along the River Liffey and any proposed development along this water body shall be designed into all development schemes. This buffer zone shall form an integral part of the overall development scheme and shall include the following features;
 - (i) ‘Hard’ landscaping to include a footpath and a bicycle path
 - (ii) ‘Soft’ landscaping to include planting areas together with a planting scheme for same. Such a planting scheme shall include the precise location, number and types of plants/native trees, together with a clear and concise planting programme.

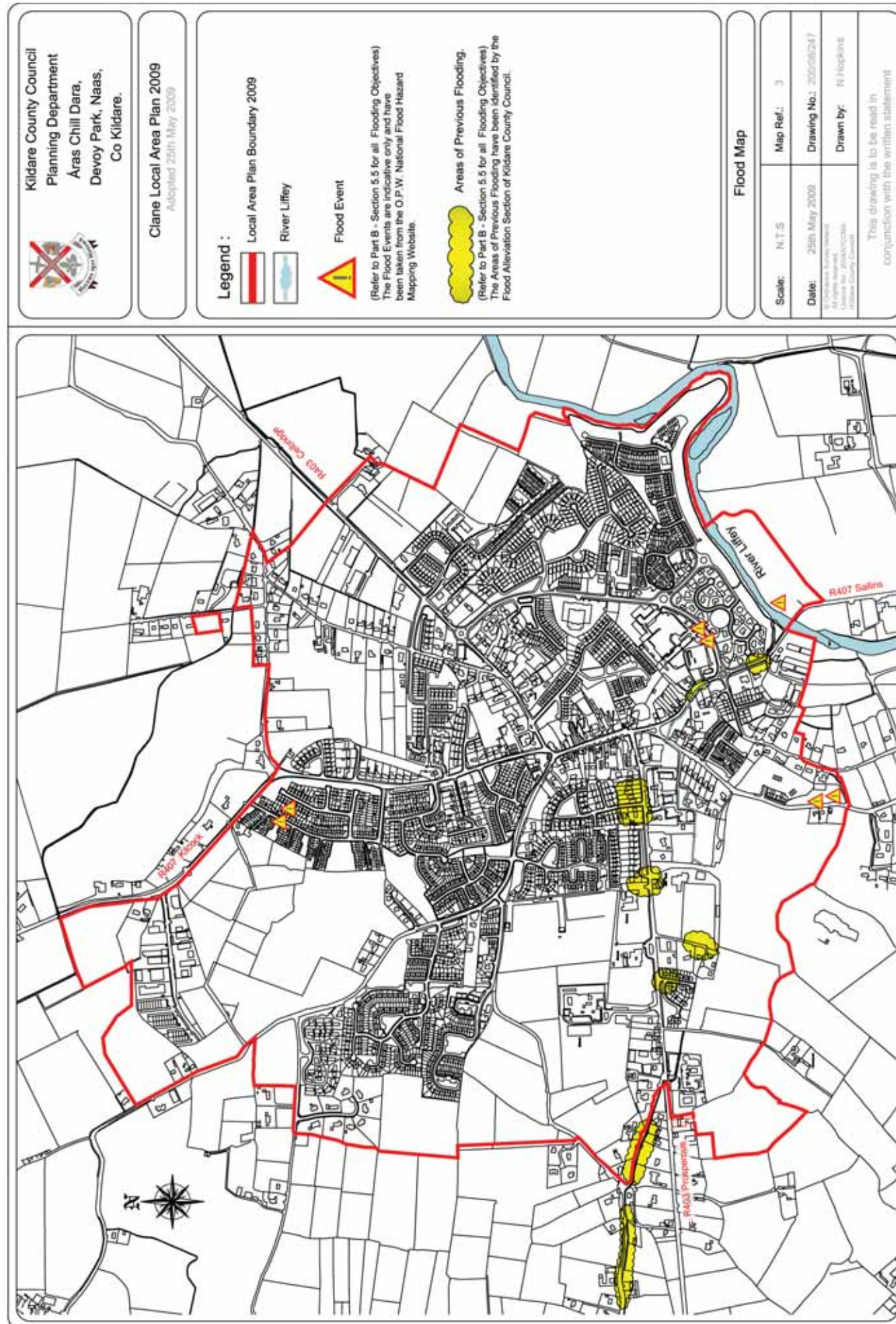
Existing trees/planting on site shall be incorporated into any development scheme unless the poor condition of such trees/planting would merit the removal of same. In such instances a case shall be made in writing, together with the planning application, for their removal.

- (iii) Seating arrangements both formal and informal
- FL2** Planning applications for proposed developments shall carry out a Flood Risk Assessment as part of the planning application, where the subject site is:
 - (i) Adjacent to the River Liffey,
 - (ii) Identified on Map 3 as a Flood Event or adjacent to an area identified as a Flood Event.
 - (iii) Identified on Map 3 as an Area of Previous Flooding or adjacent to an area identified as an Area of Previous Flooding.
- FL3** It shall be an objective of the Council to prepare a catchment study for the Gollymochy River, assess its hydraulic capacity, estimate potential runoff and implement the findings of the study.
- FL4** It shall be an objective of the Council to complete works from Millicent Road junction to Clane hospital.

5.6 Telecommunications

In addition to the policies of the Council outlined in Chapter 3 of the Kildare County Development Plan (2005 – 2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

- T 1** To promote the expansion of broadband, along with the concept of wi-fi and wireless technology. Ducting should be shared where possible and underground services should be placed where they create minimum disturbance to road users.
- T 2** To preserve significant landscape views from the visual intrusion of large- scale telecommunications infrastructure.
- T 3** To ensure that telecommunications infrastructure is adequately screened, integrated and /or landscaped so as to minimise any adverse visual impacts.



Map 3: Flooding Plain Map

6 Transport

6.1 Roads, Streets and Car parking

In addition to the policies of the Council outlined in Chapter 3 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

- TR1** To maintain, and improve as required, the local road network to ensure a high standard of road quality and safety.
- TR2** To ensure insofar as possible that all transport facilities and services (including car parking) in the Clane area are accessible to people with mobility needs. Car parking shall generally be provided in accordance with "Buildings for Everyone" 2002 published by the National Disability Authority.
- TR3** To protect routes of future roads listed hereunder from development;
 - (i) Clane/Kilcock Road and the Dublin Road
 - (ii) Ballinagappa Road and the Kilcock Road
 - (iii) Prosperous Road and the Millicent Road
 - (iv) Moat Commons Road and the Millicent Road
 - (v) Brooklands to the Celbridge Road

- TR4** Carry out the following road improvements;
 - (i) Realign and improve Millicent Road from Main Street to Millicent cross roads
 - (ii) Realign and improve the Ballinagappa Road
 - (iii) Improve and widen Butterstream Road
 - (iv) Upgrade and widen Nancy Lane to make it accessible for vehicular and pedestrian traffic
 - (v) Improve and upgrade the Prosperous Road between Butterstream junction and Firmount Cross
- TR5** Improve the following junctions;
 - (i) At the four leg intersection to the north of Clane
 - (ii) Between Capdoo Commons and the Dublin Road
- TR6** Investigate the provision of;
 - (i) Distinctly coloured disabled car parking spaces at appropriate locations throughout the town,
 - (ii) The feasibility of developing a public car park on the approaching Regional Roads.
- TR7** To investigate the provision of a vehicular bridge crossing over the River Liffey to link with Abbeylands.
- TR8** To investigate the provision of additional off street public car parking in the town centre.
- TR9** To ensure the provision of permanent durable surfaces to all public and private car parking facilities,





- TR10** To provide passive traffic calming measures at appropriate locations as the need arises.
- TR11** To ensure adequate car parking spaces are provided in all new developments.
- TR12** To have regard to the condition, location and accessibility of designated heritage sites and sites of local importance that may not be designated, in the planning and provision of transportation services. Appropriate mitigatory measures shall be incorporated into any development proposal.
- TR13** To improve the approach roads to Alexandra Bridge.
- TR14** To investigate making the Main Street in Clane 'HGV free' by improving the Kilcock Road Main Street junction to allow HGV's to turn left onto the ring road.
- TR15** To improve existing road signage on the approach roads to the town and within the town, with particular emphasis on improved signage to direct drivers to the ring road.
- TR16** To improve the signage warning drivers they are approaching an area where school children will be crossing on both approaches to the schools along the Prosperous Road.
- TR17** To introduce pay parking into the town.

6.2 Public Transport

In addition to the policies of the Council outlined in Chapter 3 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

- PT 1** To work with all agencies to improve and develop public transport facilities in the area and to link such facilities with the central urban area.
- PT 2** To ensure where possible, that all public transport is accessible to the disabled.
- PT 3** To develop a park and ride facility close to the town of Clane.
- PT 4** To co-operate with Bus Eireann, Dublin Bus and private operators in ensuring an adequate bus service in the town and in the provision of bus stops at appropriate locations.
- PT 5** To promote the planting of native species along with natural regeneration when considering the landscaping requirements of new transport networks.



6.3 Pedestrian and Cycle Networks

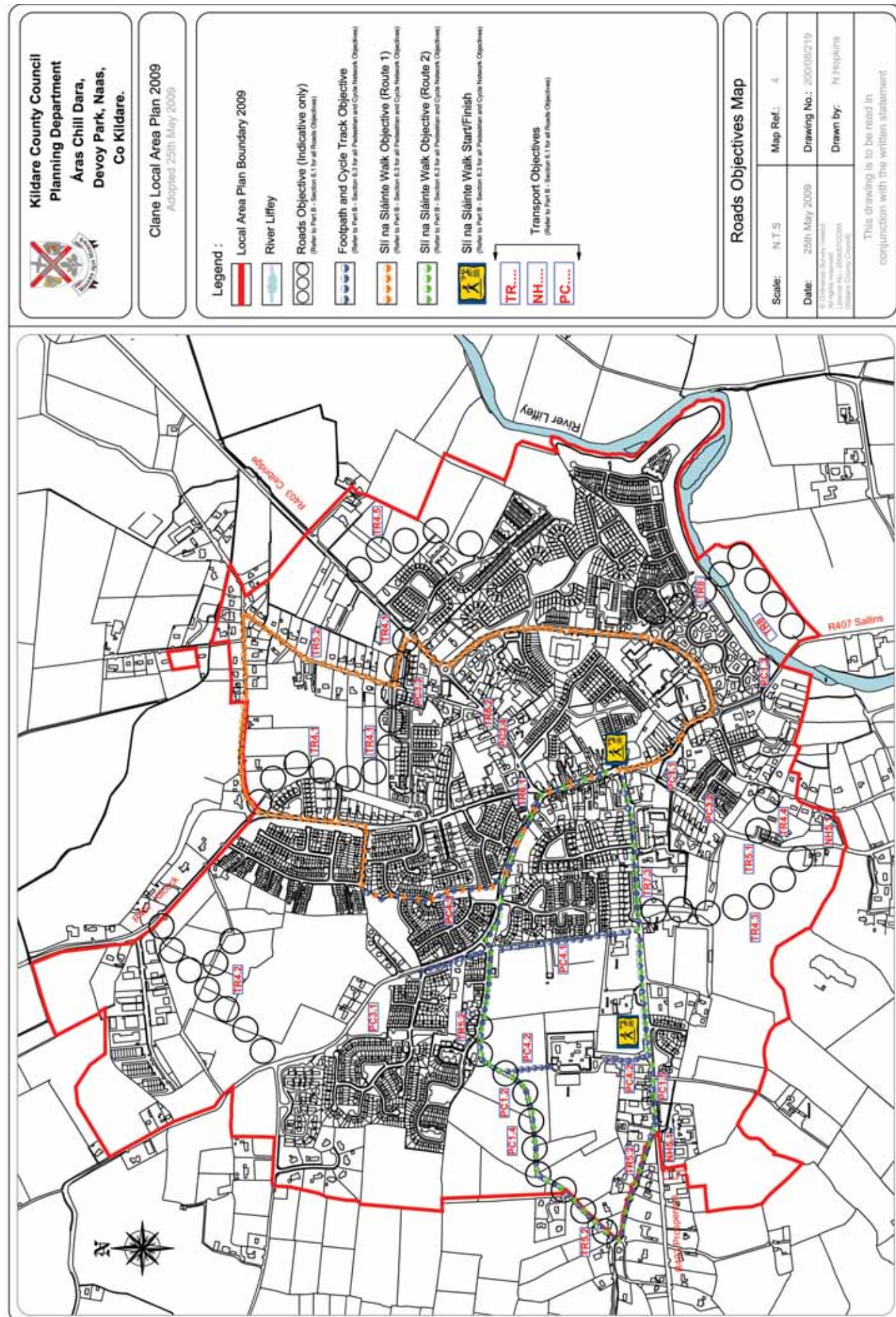
It is an objective of the Council to;

- PC1** Provide footpaths at the following locations;
 - (i) On the west side of Millicent Road
 - (ii) On the east side of Capdoo Commons Road
 - (iii) To carry out the remaining works on the amenity walk from Main Street to the old sewage works and along the banks of the River Liffey
 - (iv) Along Nancy Lane in order to utilise this route as a public thoroughfare
 - (v) Linking the existing footpath between the schools and the hospital with the new footpath proposed as part of the Firmount Cross road improvement works.
- PC2** It is an objective of the Council to provide:
 - (i) A pedestrian crossing over the River Liffey at Alexandra Bridge
 - (ii) A disabled friendly pedestrian bridge across Butterstream on the Millicent road.
- PC3** It is an objective of the Council to provide public lighting at the following locations;
 - (i) Along the Ballinagappa Road between Main Street and the Local Area Plan Boundary as far as John Sullivan centre
 - (ii) Along the Millicent Road. between Main Street and the Development Boundary
 - (iii) Along the Capdoo Commons Road
 - (iv) Along the Dublin Road
 - (v) Along Nancy Lane
 - (vi) Along the Prosperous Road between the Hospital and Firmount Cross to link with the works proposed as part of the Firmount Cross road improvement works.
- PC4** It is an objective of the Council to investigate the feasibility of providing cycle-lanes at the following locations:
 - (i) From the schools on the Prosperous Road to the Ballinagappa Road
 - (ii) Along Nancy Lane to the rear of the three schools
 - (iii) From College Wood Park to the Ballinagappa Road.
- PC5** To facilitate and encourage cycling as a more convenient, popular and safe method of transport, through the designation of a cycle network, linking population, commercial, community facilities and transport nodes.



- PC6** It is an objective of the Council to ensure adequate secure bicycle parking facilities are provided as part of new educational, recreational and commercial developments and at key strategic locations throughout the town.
- PC7** To locate bicycle stands at the Londis and Marion car parks.
- PC8** It is an objective of the Council to investigate the feasibility of further developing the Sli na Slainte (Path to Health) routes to include a second route on the Prosperous Road to link up with Nancy Lane onto the Ballinagappa Road.
- PC9** To have regard to the 'Safer Routes to School' Initiative developed by The Dublin Transport Office (DTO) and to encourage a school walking bus programme within the town in order to address significant transport, health, environmental and social issues.
- PC10** To investigate the provision of a pedestrian/ cycle route from the new residential area to the north of the town to the school precinct on the Prosperous Road.

7 Amenity and Recreation



7.1 Objectives

In addition to the policies of the Council outlined in Chapter 13 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

- AR1** To provide and facilitate the provision of suitably located land for community use.
- AR2** To continue to co-operate with community bodies in the development of the Fair Green and other recreational areas in the town.
- AR3** To protect the amenity and tourist value of the River Liffey, to protect its banks and develop walking routes along the river in conjunction with the relevant statutory bodies and voluntary groups and to seek an extension of the Liffey Valley Special Area Amenity Order to Clane.
- AR4** To protect existing open spaces and recreational uses from encroachment by other uses.
- AR5** To facilitate Clane football and rugby clubs by leasing Council lands as playing fields on the Ballinagappa Road.
- AR6** Any development along the Liffey Valley will be required to take cognisance of the Liffey Valley Strategy 'Towards a Liffey Valley Park' and in particular of the vision and objectives set out within the strategy. The following policies from the strategy will be particularly relevant to developments along the Liffey corridor.
 - (i) It is recommended that in the case of large planning applications and where areas of application fall within the visual catchment of the River, that such applications should have a visual impact assessment. Mitigation measures shall apply in respect of any potential adverse visual impacts in a manner that is consistent with Strategy objectives.
 - (ii) Any large applications that fall within the immediate catchment of the river as identified in the strategy should undertake a full ecological survey as part of the application process. Appropriate consideration of the potential to impact on water quality shall also be taken into account with respect to the requirements of the Water Framework Directive Regulations.



- AR7** All Planning applications will be required to facilitate the retention of the maximum number of significant trees and hedgerows, which must be adequately protected before and during development works.
- AR8** All planning applications shall include details of how trees and hedgerows will be retained on site and protected while the construction works are ongoing. The protection methods used should comply with BS5837:2005 'Trees in relation to construction-Recommendations'.
- AR9** All tree and hedgerow surveys should be carried out by a suitably qualified Arborist and the survey should recommend a management programme for the trees and hedgerows proposed for retention on site to be carried out by the developer prior to the development being completed or taken in charge by the County Council.
- AR10** Security by way of a financial bond will be required to protect trees and hedgerows proposed for retention.
- AR11** Where it is necessary to remove trees and hedgerows the Council may require the planting of semi mature trees, saplings or other plants as a condition of the permission.
- AR12** The provision of a Town Park to provide for active and passive recreation use shall be supported.
- AR13** Public allotments and community gardens can have a number of benefits including promoting healthy lifestyles, providing an inexpensive and local source of food and promoting biodiversity. It is an objective of the Council to facilitate community managed gardens/allotments.

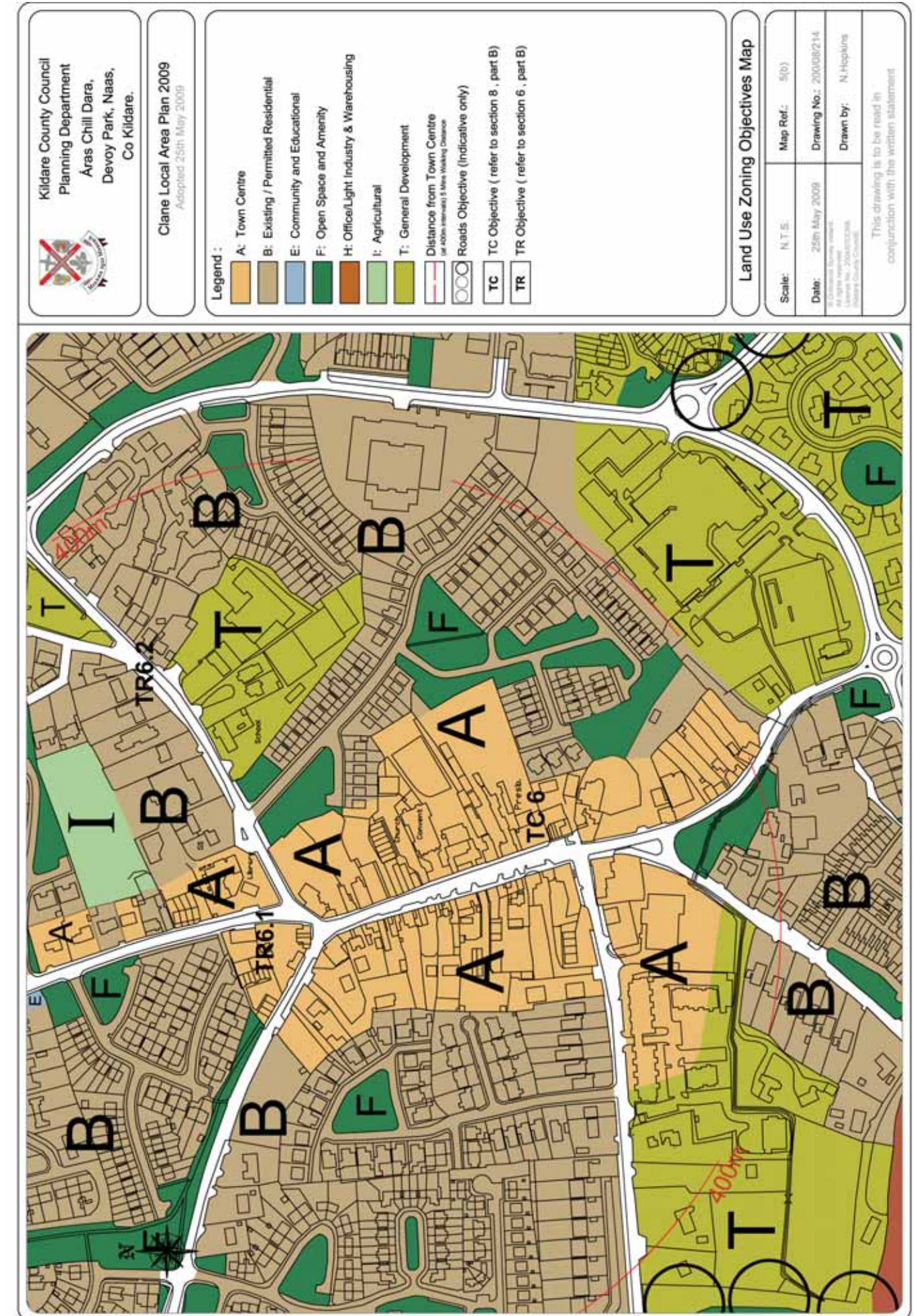
8 Town Centre

8.1 Town Centre Objectives

In addition to the policies of the Council outlined in Chapter 7 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

- TC1** To preserve the townscape character of the town centre by having regard to its existing pattern of two-storey building with pitched slate roofs.
- TC2** To favourably consider development proposals to upgrade and expand the existing retail outlets in the town centre especially where such outlets are underused or vacant.
- TC3** To encourage the use of upper floors in retail premises for commercial or residential use.
- TC4** To require a strong street frontage where possible onto roads and footpaths, creating definite building lines and continuity of the town structure.
- TC5** To require the undergrounding of utility cables in the town centre.
- TC6** To prohibit the removal of street furniture of heritage value.

- TC7** To encourage the provision of high quality seating along the public thoroughfare of Clane.
- TC8** To ensure that the existing historic street pattern is retained.
- TC9** To ensure that the design of all commercial units is of a high standard and respects the character of the surrounding built environment, respects existing building lines and contributes toward the creation of a well-defined streetscape. The development of large-scale retail, retail warehousing or buildings of a warehouse/shed like design shall not be permitted in the town or in close proximity to residential units. Where appropriate, larger units should anchor smaller units.
- TC10** To ensure that all shopfronts, signage and advertisements do not visually detract from the quality of the streetscape. Poor signage, inappropriate signage (in particular neon and plastic signs), projecting lights, internally illuminated signs and projecting signs shall not be permitted. It shall be an objective of the Council to investigate the viability of colour charts outlining requirements for future colour schemes for new developments in the town centre.



9 Re-Use and Regeneration of Derelict Sites and Buildings

9.1 Objectives

In addition to the policies of the Council outlined in Chapter 7 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

- DS 1** To survey derelict or vacant sites and to encourage and facilitate the re-use and regeneration of derelict land and buildings in Clane as a priority. The Council will use its powers, where appropriate, to consider such sites for inclusion in the Register of Derelict Sites.
- DS 2** To seek the renewal of derelict, underused and vacant sites.



10 Heritage



10.1 General Heritage

In addition to the policies of the Council outlined in Chapter 17 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

- HE 1** To protect, conserve and enhance the natural, built and archaeological heritage through all plans, programmes and policies.
- HE 2** To ensure the maintenance of the historic character and built form of the town centre of Clane by respecting building heights, predominant fenestration patterns and cladding/roof covering with reference to adjacent and/or nearby historic buildings.
- HE 3** In relation to designated sites, recorded monuments and places and built heritage items (See Maps 1 and 2), potential developers should consult with relevant agencies as early as possible to ensure that heritage concerns are considered early in the planning process.

10.2 Natural Heritage

In addition to the policies of the Council outlined in Chapter 17 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

- NH 1** To protect all designated wildlife sites, including any additions or amendments to these, from any development that would adversely affect their conservation value.
- NH 2** To identify, protect, conserve, and enhance, wherever possible, wildlife habitats and species of local importance, not otherwise protected by legislation. Such habitats would include woodland, river, grassland areas and field boundaries (hedgerows, stone walls and ditches). Such features form part of a network of habitats and corridors, which allow wildlife to exist and flourish.
- NH 3** To have regard to the County Bio-Diversity Plan and integrate the consideration of bio-diversity into all development proposals in order to ensure the protection and enhancement of this important aspect of the local environment.

NH 4 To ensure that any development proposal within the vicinity of or having an effect on a designated site, will provide sufficient detail illustrating how it will limit any possible impact upon the designated site and will include proposals for appropriate amelioration. In all such cases the developer shall consult with the National Parks and Wildlife Section of the DoEHLG.

NH 5 To protect, by way of Tree Preservation Orders, trees and groups of trees of special amenity value at the following locations (See Map 2);

- (i) Trees along all approach roads to the town within the Local Area Plan Boundary
- (ii) Trees along the northern bank of the River Liffey at Abbeylands
- (iii) Group of trees at Motte, near Alexandra Bridge
- (iv) Group of trees within the graveyard surrounding the ruins of Clane Abbey
- (v) Lines of trees along the entrance avenue of Abbeylands and within the immediate vicinity of Abbeylands house
- (vi) Trees in the area of the public open space in the Stream Park
- (vii) Trees to the front and rear of the Presbytery on Main Street.
- (viii) Trees to the rear of Londis, located to the rear of the site.
- (ix) Group of trees on the Prosperous Road.

NH 6 Development shall be prohibited where it is likely that damage would be caused either to trees protected by a Tree Preservation Order or, to those which have a particular local amenity or nature conservation value. Development that requires the felling of mature trees of amenity value, conservation value or special interest notwithstanding the fact that they may not be listed in this plan, will be discouraged (See objective H1 – xv also).

NH 7 To encourage the protection of hedgerows, which provide a unique habitat for wildlife. It shall be expected that all new developments protect mature hedgerows and include hedgerows as an integral part of the overall development design (See objectives H1 – xv and xvi).

NH8 To preserve views and prospects of the River Liffey from all locations and to ensure that further development along the water system does not affect the quality of the scenic viewpoint or the waterways amenity. New development adjacent to the riverside amenity area shall be restricted where such development could present a negative visual effect or negatively disrupt the vistas available.

NH 9 To conserve and protect the natural habitats in the River system.

NH10 To conserve and protect Riparian (beside rivers) Corridors. New development will not be permitted within a minimum of 10m from either side of all watercourses measured from the top of bank, apart from in exceptional circumstances, to provide:

- Visual amenity of the river;
- Public space and access;
- Public walkways / cycleways/lighting;
- Spaces to allow for the conservation and enhancement of landscape features, such as tree coverage;
- Spaces to conserve and enhance biodiversity capacity.

In all instances a buffer of 2.5m of vegetation shall be retained along the river bank to mitigate against pollution risks, reduce flooding potential and maintain habitat.

Redevelopment shall seek to create riparian buffer strips of at least 2.5m, along either side of all watercourses measured from the top of the bank. Riparian buffers have the greatest potential to control environmental damage, reduce flooding potential and provide habitats.

NH 11 Planning applications must;

- (i) Identify all ecological corridors, which are present on the proposed development lands (including hedgerows and masonry stonewalls) that are likely to be affected by the development proposal
- (ii) Identify any losses to these corridors which would result if the application in question was granted, and
- (iii) Show that such losses would be fully offset, if the application was to be granted, through the replacement of the relevant corridors, with corridors composed of similar species prior to any losses to the existing corridors.

10.3 Built Heritage

In addition to the policies of the Council outlined in Chapter 17 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

BH 1 To promote the retention of original or early building fabric including timber sash windows, stonework, brickwork, joinery, render and slate. Likewise, the Council will encourage the re-instatement of historically correct traditional features.

BH 2 To resist the demolition of vernacular architecture of historical, cultural and aesthetic merit, which makes a positive contribution to the character, appearance and quality of the local streetscape and the sustainable development of Clane.

BH 3 To assist owners of structures of particular significance within Clane in their maintenance and repair through advice and grant aid under the Building Conservation Grants scheme operated by the DoEHLG.

BH 4 To protect those built heritage items as listed in Table 4 and shown on Map 1 of this Local Area Plan.

BH 5 To protect and preserve the views to and from those items listed in Table 4 and shown on Map 1 of this Local Area Plan.



10.4 Archaeological Heritage

In addition to the policies of the Council outlined in Chapter 17 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

AH 1 To protect and preserve those items of archaeological interest as listed in Table 5 and shown on Map 2 from inappropriate development that would adversely effect and/or detract from the interpretation and setting of these sites.

AH 2 To seek the protection of burial grounds within Clane in co-operation with agencies such as the Office of Public Works and the National Monuments Section of the Department of the Environment, Heritage and Local Government (DoEHLG), as appropriate.

AH 3 To ensure an archaeological investigation of a site is carried out by an archaeologist licensed by Duchas, prior to any development works in proximity to those items listed in Table 5 and shown on Map 2.

10.4.1 Zone of Archaeological Potential

ZAP 1 The Council will have regard to the Zone of Archaeological potential within Clane when dealing with planning applications for development and public sector development including works carried out by Kildare County Council. This area is identified on Map 2 – Natural and Archaeological Heritage. Where permission for such proposals is granted, the applicant shall have due regard to the recommendations of the Heritage and Planning Division of the DoEHLG.



It shall be an objective of the Council;

ENV 1 To require developers to demonstrate how they will implement a “green agenda” in building design, construction and operation. In terms of environmental performance encompassing building design, energy efficiency, waste/waste water management, construction and demolition waste, mobility management and CO2 reduction all new developments shall demonstrate how they intend to integrate best practice in the form of a written submission accompanying planning applications in line with the EU Directive 2002/91/EC on Energy Performance of Buildings. The implementation date for these sustainable building practices outlined above is **1st January 2008**. All applicable developments seeking planning permission from that date will be subject to compliance with this policy. (See <http://www.managenergy.net/products/R210.htm> for complete wording of Directive)

ENV 2 To encourage the development of renewable energy and the development of energy infrastructure while ensuring that residential amenities and the visual amenity of the local environment are protected.

ENV 3 To ensure that illegal dumping does not occur either in or adjacent to the River Liffey.

1 Land Use and Zoning Objectives

The key method of implementing this plan is through the identification of Land Use Zonings and Objectives for specific sites in Clane. These are shown on Maps 5(a) and 5(b), attached, with terms and indicative land uses set out below.

The purpose of land use zoning is to indicate to property owners, and to the general public, the types of development that the Council considers most appropriate in each zone. It also promotes redevelopment and renewal, which allows the developer to plan investment with some certainty. In the control of development, zoning seeks to limit competing and incompatible uses in order to promote greater sustainability and environmental quality.

With due consideration to the extent and types of land use zoning objectives, the following factors have been taken into consideration:

(a) The present development area and recent trends in development;

- (b) The amount of committed and uncommitted land within the existing development area;
- (c) The accessibility, availability and location of land for development;
- (d) The location and adequacy of existing social infrastructure (schools, community facilities, etc.);
- (e) The character of the town with regard to the scale and pattern of development;
- (f) The need to promote planning and sustainable development in accordance with national, regional and local policies and framework plans in this regard;
- (g) Physical features and amenities of the town;
- (h) The present and future situation regarding the provision of essential physical infrastructure – especially water, wastewater and roads;
- (i) The emerging pattern of development in Clane and its environs and the need to rationalise connectivity and Integration with the town centre.

The following specific planning and land use objectives refer to land zonings as identified on Maps 5(a) and 5(b), and are defined on Table 13 below:

Table 13 Specific Land Use Zoning Objectives

Ref.	Use	Specific Zoning Objective
A	Town Centre	<p>To provide for the development and improvement of appropriate town centre uses including retail, commercial, office and civic use.</p> <p>The purpose of this zone is to protect and enhance the special character of Clane town centre and to provide for the development and improvement of appropriate town centre uses including health educational and civic use, retailing, commercial, office, cultural and other uses appropriate to the centre of a developing town. It will be an objective of the Council to encourage the use of buildings and backlands and especially the full use of upper floors. Warehousing and other industrial uses will not be permitted in the town centre.</p> <p>Where town centre uses are extending into existing residential areas, the type and nature of these uses shall be controlled to mitigate against unacceptable impacts on existing residential amenity.</p> <p>Design briefs shall be prepared for large/strategic sites. These Design Briefs shall have regard to the Design Brief Guidelines set out in Part C, Section 2 of this Local Area Plan.</p>

B Existing/Permitted Residential

To protect and improve existing residential amenity; to provide for appropriate infill residential development; to provide for new and improved ancillary services.

This zoning principally covers existing residential areas. The zoning provides for infill development within these existing residential areas. The primary aims of this zoning objective are to preserve and improve residential amenity and to provide for further infill residential development at a density that is considered suitable to the area and to the needs of the population.

Such areas, particularly where bordering the commercial centre, will be protected from the pressure of development of higher order uses such as retail and offices.

C New Residential

To provide for new residential development.

This zoning provides for new residential development and associated local shopping and other services incidental to residential development. While housing is the primary use in this zone, recreation, education, crèche/playschool, clinic/surgery uses, sheltered housing and small corner shops are also envisaged, subject to the preservation of neighbouring residential amenity. Permission may also be granted for home based economic activity within this zone, subject to the preservation of residential amenity and traffic considerations. New residential areas should be developed in accordance with a comprehensive plan detailing the layout of services, roads and the landscaping of open space. A limited number of apartments will be acceptable in this zone. However apartments should not consist of more than 25% of the total number of residential units proposed in any scheme.

To provide for the development and improvement of appropriate new residential schemes.

Design briefs shall be prepared for large/strategic sites. These Design Briefs shall have regard to the Design Brief Guidelines set out in Part C, Section 2 of this Local Area Plan.

All new residential development proposals shall comply with the provisions of Section 2 (Housing) of Part B of this Local Area Plan.

To provide for Infill residential development.

To allow for the infill development of no more than 2 no. dwellings that are in keeping with the existing development patterns of the area.

All new residential development proposals on this site shall incorporate the provisions of Section 2 (Housing) of Part B of this Local Area Plan.

C2 New Residential

To provide for low density residential development.

All new residential development proposals on this site shall incorporate the provisions of Section 2 (Housing) of Part B of this Local Area Plan

C3 New Residential

To provide for low density serviced residential development sites.

To allow for low density serviced sites at a maximum of 6-8 units per acre (15-20 units per hectare) to provide an opportunity that allows local people to develop their own homes. Serviced residential sites should be provided to people wishing to build a house to their own design and layout. Full planning permission should be sought by the developer/landowner for the site layout and development works and outline permission for the individual houses. Each individual applicant should then submit their own design and apply for full permission on a serviced site. All new residential development proposals on this site shall incorporate the provisions of Section 2 (Housing) of Part B of this Local Area Plan.

E Community & Educational

To provide for community and educational facilities.

This zoning objective provides for local civic, religious, community and educational facilities including schools, health care, fire station, courthouse, churches, meeting halls and other community and recreational facilities.

F Open Space & Amenity

To protect and provide for recreation, open space and amenity.

The areas included in this zoning objective cover both private and public open space and are dispersed throughout the town. The aims of this land use zoning objective are; to protect, improve and provide for recreation, open space and amenity; to protect, improve and maintain public open space; to preserve private open space and to provide recreational facilities.

The Council will not normally permit development that would result in a loss of open space within the town except where specifically provided for in this Local Area Plan. Existing agricultural uses in open space areas will continue to be permitted and reasonable development proposals in relation to this use will be considered on their merits

H Office/ Light Industry & Warehousing

To provide for Office, Light Industry and development.

This zoning provides for light industrial development including offices associated with light industrial development. Other uses, ancillary or similar to industry and warehousing will be considered on the merits of each planning application and may be acceptable in this zone.

Residential or retail uses (including retail warehousing) will not be acceptable in this zone.

I	Agricultural	<p>To retain and protect agricultural uses.</p> <p>The purpose of this zoning is to ensure the retention of agricultural uses and protect them from urban sprawl and ribbon development. Uses which are directly associated with agriculture or which would not interfere with this use are open for consideration. This includes limited housing for members of landowners' families or persons who can demonstrate a need to live in the agriculture zone, tourism related projects and amenity uses such as playing fields or parks.</p>
X	Masterplan Objective 1	<p>A Masterplan shall be prepared for those lands outlined in blue on Map 5(a).</p> <p>This Masterplan shall encompass all of the following;</p> <ul style="list-style-type: none"> (i) A phased programme for the development of the lands. This phasing shall indicate the sequence and timescale for delivery of the road as part of Phase 1. (ii) A requirement that a masterplan for the development of the land is agreed with the Council, in consultation with the Clane Area Committee, prior to the granting of any planning application on the lands. Consultation with the Planning Authority prior to the submission of any planning application is advised. (iii) A requirement that the proposed roads objective is constructed and open to traffic, prior to the occupation of any residential units on those lands. (iv) A requirement that not more than 50 residential units be constructed on the lands prior to the Council entering into a contract to construct the upgrade to the Osberstown Wastewater Treatment Plant. (v) A requirement that no residential unit be occupied prior to the commissioning of the upgrade to the Osberstown Wastewater Treatment Plant.
T	General Development	<p>To provide for general development.</p> <p>This zoning allows for a mix of uses. In this zone it is important to avoid abrupt transitions in scale and use at the boundary of adjoining land use zones and also to avoid developments that would be detrimental to amenity.</p>
T1	General Development	<p>To provide for general development.</p> <p>This zoning allows for a mix of uses. In this zone it is important to avoid abrupt transitions in scale and use at the boundary of adjoining land use zones and also to avoid developments that would be detrimental to amenity. No housing will be permitted under this zoning.</p>

1.1 Zoning Matrix

Uses other than the primary use for which an area is zoned may be permitted provided they are not in conflict with the primary use-zoning objective. The Zoning Matrix (see Table 14) illustrates a range of land uses together with an indication of their broad acceptability in each of the land use zones. The land use-zoning matrix is intended to provide guidance to landowners and developers and is not intended to supplant the normal planning process. An indication that a proposal would be 'permitted in principle' from the matrix should not be taken to imply a granting of permission, or indeed that a planning application may necessarily be successful.

1.2 Application of Zoning Policy

It is an objective of the Council to carry out its development control function in accordance with the Matrix Table for each zone. However, it should not be assumed that if a proposed development complies with the Matrix Table, it would necessarily be accepted. The matrix relates to land use only. Other factors including density, building height, design standards, traffic generation, environmental factors and so on, are also relevant in establishing whether or not a development proposal would be acceptable in a particular location and conforms to the proper planning and development of the town.

1.3 Definition of Terms

1.3.1 Permitted in Principle

The Council will seek to ensure the development of lands and properties in accordance with the Zoning Objectives set out in this section of the plan. Land uses designated under each zoning objective as 'Permitted in Principle' are generally acceptable, subject to compliance with those objectives as set out in Part B of this Local Area Plan and the policies and objectives of the Kildare County Development Plan 2005-2011.

1.3.2 Open for Consideration

Land uses shown as 'Open for Consideration' are uses that are not considered acceptable in principle in all parts of the relevant use zone. However, such uses may be acceptable in circumstances where the Council is satisfied that the proposed use would not conflict with the general objectives for the zone and the permitted or existing uses as well as being in the interests of the proper planning and sustainable development of the area.





1.3.3 Not Permitted

Land uses which are indicated as 'Not Permitted' in the Land use Zoning Matrix (Table 14) will not be permitted.

1.3.4 Other Uses

Proposed land uses not listed in the matrix will be considered on the merits of the individual planning application, with reference to the most appropriate use of a similar nature indicated in the table and in relation to the general policies and zoning objectives for the area in question of the Plan.

1.3.5 Non-Conforming Uses

Existing established uses that are inconsistent with the primary zoning objective, where legally established by continuous use for the same purpose prior to 1st October 1964 or by a planning permission, will not be subject to legal proceedings under the Act in respect of their continued use. Where extensions or improvements of premises accommodating these uses are proposed each shall be considered on its merits in accordance with the proper planning and sustainable development of the area.

1.3.6 Transitional Areas

While the zoning objectives indicate the different uses permitted in each zone it is important to avoid abrupt transitions in scale and use at the boundary of adjoining land use zones. In these areas it is necessary to avoid developments that would be detrimental to amenity.

In zones abutting residential areas, particular attention will be paid to the uses, scale, density and appearance of development proposals and to landscaping and screening proposals in order to protect the amenities of residential properties.

Development abutting amenity and open space will generally facilitate the passive supervision of that space, where possible by fronting onto it.

Table 14 - Zoning Matrix

Land Use	A	B	C	E	F	T	T1	H	I	X
Dwelling	Y	Y	Y	Y*	N	O	N	N	O	Y
Guest House/Hotel/Hostel	Y	O	O	Y	N	O	O	N	N	N
Restaurant	Y	O	O	Y	N	O	O	N	N	N
Pub	Y	O	N	Y	N	O	O	N	N	N
Shop (convenience)	Y	O	O	Y	N	O	O	N	N	O
Shop (comparison)	Y	N	N	O	N	O	O	N	N	N
Retail warehouse	N	N	N	N	N	O	O	N	N	N
School	Y	O	O	Y	O	Y	Y	N	N	Y
Medical and Related Consultant	Y	O	O	Y	N	Y	Y	Y	N	O
Health centre	Y	O	O	Y	N	Y	Y	N	N	N
Nursing home	Y	O	O	Y	N	Y	Y	N	N	N
Community & Sports halls	Y	O	O	Y	O	Y	Y	O	O	N
Recreational buildings	Y	O	O	Y	O	Y	Y	O	O	N
Cultural uses, library	Y	O	O	Y	O	Y	Y	O	N	N
Offices	Y	N	N	Y	N	O	O	O	N	N
Garages, panel beating and car repairs	N	N	N	O	N	O	O	Y	N	N
Petrol station	O	N	N	O	N	O	O	O	O	N
Motor sales	N	N	N	N	N	O	O	Y	N	N
Car parks	Y	N	N	O	N	O	O	Y	N	Y
Heavy commercial vehicle parks	N	N	N	N	N	N	N	Y	N	N
Cinema, dancehall, disco	Y	N	N	N	N	O	O	N	N	N
Warehouse (wholesale)	N	N	N	N	N	O	O	Y	N	N
Repository, store, depot	N	N	N	N	N	O	O	Y	N	N
Industry	N	N	N	N	N	N	N	O	N	N
Industry (Light)	N	N	N	N	N	O	O	Y	N	N
Workshops	N	N	N	O	N	O	O	Y	N	N
Playing fields	O	O	O	O	Y	Y	Y	O	Y	Y
Place of worship	Y	O	O	Y	N	O	O	O	N	N
Park/playground	Y	O	O	Y	Y	Y	Y	O	Y	Y
Tourist camping site	N	N	O	N	O	O	O	N	O	N
Tourist Caravan Park	N	N	O	N	O	O	O	N	O	N
Halting site	N	O	O	N	O	O	O	Y	O	N
Cattleshed/slatted unit	N	N	N	N	N	N	N	N	Y	N
Broiler house	N	N	N	N	N	N	N	N	Y	N
Stable yard	N	N	N	N	N	N	N	N	Y	N
Amusement Arcade	N	N	N	N	N	N	N	N	N	N
Hot food take-away	O	N	N	O	N	N	N	O	N	N
Utility structures	Y	O	O	Y	O	O	O	Y	Y	N
Funeral homes	Y	O	N	Y	N	O	O	Y	N	N
Cemetery	O	O	O	O	O	O	O	O	O	N
Incinerator	N	N	N	N	N	N	N	N	N	N
Crèche/playschool	Y	O	O	Y	N	Y	Y	O	N	Y
Adult Education/literacy/basic education/youth reach facility	O	O	O	O	N	O	O	N	O	Y

Y = permitted in principle;

O = open for consideration;

N = not permitted

* = Dwellings proposed within the lands outlined in yellow on Map 5 (a) Land Use Zoning Map, shall be ancillary to a community and educational use only.



2.1 Introduction

The “Sustainable Residential Development in Urban Areas” and the accompanying “Urban Design Manual – A best practice guide” were published by the Department of the Environment, Heritage and Local Government in December 2008. These guidelines set out in detail the role of urban design in the delivery of sustainable communities. In accordance with these guidelines, this plan has prepared guidelines for the preparation of design briefs to promote the development of sustainable urban environments.

These guidelines have been prepared to aid the different parties involved in the planning process – for the developer and his agents when considering acquisition of a site; for the design team when considering design proposals; for preplanning consultations and when deciding planning applications. These guidelines shall be used to aid the design process.

2.2 Guidelines for the Preparation of Design Briefs

Design briefs shall be prepared for large/strategic sites and shall follow the sequence: Site Analysis, Concept Design, Scheme Design, and Detailed Design. A design statement, explaining how any proposed development addresses the relevant design brief and all relevant development control standards set out in the Kildare County Development Plan 2005-2011 (Chapter 15), shall be submitted as part of any planning application within these sites.

2.2.1 Site Analysis:

The ‘Site Analysis’ stage shall identify positive and negative aspects, appraise the site’s potential with respect to landmarks, vistas, focal points, views, edges, access etc. This stage involves both Area Analysis and Site Analysis.

Area Analysis shall address the area within which the site is located and shall identify and comment on the following in a written statement to accompany a planning application with respect to this site:

- (i) Landmarks, gateways, views and focal points
- (ii) Historic influences
- (iii) Landscape character (to include positive and negative edges/boundaries) and to also include a site management plan to address the management of trees
- (iv) Local facilities
- (v) Transport network and possible links
- (vi) Connections and access (including surrounding networks for vehicles, cyclists, pedestrians, disabled)
- (vii) Spatial analysis (character of spaces, size and functionality and how they interlink)

When discussing the above issues it is important to state how they are to influence or be integrated into the proposed design.

Site Analysis shall identify and discuss the following in relation to the site:

- (i) Site features
- (ii) Existing built form analysis
- (iii) Ecological assessment - including a detailed tree survey
- (iv) Privacy and intrusion issues
- (v) Sustainable drainage
- (vi) Climate considerations

These issues shall be used to directly inform the proposed design on the site. The way in which these issues are to inform the design of the proposed development shall clearly be stated.

2.2.2 Design Concept:

Having completed the area and site analysis as above, this concept stage shall detail the following:

- (i) Conceptual layout
- (ii) Connections including permeability, connection to streets, pedestrian/cycle links
- (iii) Key design features including street frontage, location of gateway design features, boundary treatment
- (iv) Open spaces including landscape corridors

2.2.3 Scheme Design:

This stage has regard to both the analysis and concept stages and should include the following:

- (i) Detailed layout
- (ii) Form and sketch axonometric
- (iii) Landscape plans
- (iv) Movement plans

2.2.4 Detailed Design:

This final stage indicates how the proposal will look to both people passing through the proposed development and those viewing it from a distance. The following shall be included in this respect

- (i) Sketches/perspective both from within the development and key views from around the site
- (ii) Photographs of architecture and landscape of similar type proposals, both building treatments, plants and trees
- (iii) Landscaping to include photographs/pictures of proposed landscape elements, boundary treatments, plants and trees
- (iv) Sample materials
- (v) Other details including photographs of street furniture proposed.

2.3 Town Centre Design Briefs

With respect to large/strategic sites within the town centre, proposals shall only be acceptable where:

- (i) They are considered to be of high architectural standard in terms of design, layout, materials used and landscaping (to include the retention of mature trees on site unless otherwise agreed in writing with the Planning Authority).
- (ii) The design of traditional type large foodstores shall not be permitted
- (iii) A strong building line along the road frontage shall be incorporated into all design proposals. All parking spaces and delivery areas shall be appropriately screened to the rear of the development, from adjoining land uses
- (iv) They are visually pleasing when viewed from all adjacent areas
- (v) They incorporate a high standard of landscaping throughout the site. The landscaping to include the above, shall be in place prior to the commencement of any retail activity on site.

Appendix A – Screening Decision

To Director of Services, Community and Enterprise and Forward Planning
Date 7th May 2007
Re Clane LAP

Clane Local Area Plan Screening Decision

A screening submission was prepared and sent to the prescribed bodies, namely The Minister for the Environment, Heritage and Local Government, The Minister for Communications, Marine and Natural Resources and the Environmental Protection Agency. Having regard to the comments received from these prescribed bodies it was considered that a Strategic Environmental Assessment should not be required for the following reasons.

1. A Strategic Environmental Assessment is not mandatory for Clane as its population is not greater than 10,000 persons.
2. Issues were raised by the Department of Marine Communications and Natural Resources in relation to the protection of water quality and the fishery status of the receiving waters. It was also considered important to ensure that the status objectives as set out in the Water Framework Directive would not be compromised as a result of this LAP. These issues will be dealt with through the implementation of the policies and objectives included in the LAP.

3. Concerns were raised by the Department of Marine Communications and Natural Resources in relation to Water Services infrastructure and the necessity to adequately take and treat the anticipated increased loadings as a result of population increases. The upgrade of the Osberstown Treatment Plant is planned as part of the next phase of the Upper Liffey Valley Regional Sewerage Scheme. These issues will be dealt with through the LAP with the imposition of a condition limiting development until the upgrade is complete.
4. The Department of the Environment Heritage and Local Government stated that while the Local Area Plan will have little effect on the environment, it could affect the architectural heritage and natural heritage (namely the Butter Stream which is a salmonid spawning tributary of the River Liffey) of the town. These issues will be dealt with through the strict implementation of the protection measures and specific policies and objectives included in the LAP.

Therefore it is recommended that Kildare County Council should not be required to carry out a Strategic Environmental Assessment in the case of the Clane Local Area Plan.

Nicollas Louw
Senior Executive Planner

Recommendation: Approved
Pat Gallagher
Senior Planner

Clane Local Area Plan Town Centre Zoning Map



Legend

- A: Town Centre
- B: Existing / Permitted Residential
- E: Community and Educational
- F: Open Space and Amenity
- H: Office/Light Industry & Warehousing
- I: Agricultural
- T: General Development
- Distance from Town Centre
(at 400m intervals 5 Min. Walking Distance)
- Roads Objective (Indicative only)

TC TC Objective (refer to section 8 , part B)

TR TR Objective (refer to section 6 , part B)

Land Use Zoning Objectives Map

Scale: N.T.S.

Map Ref.: 5(b)

Date: 25th May 2009

Drawing No.: 200/08/214

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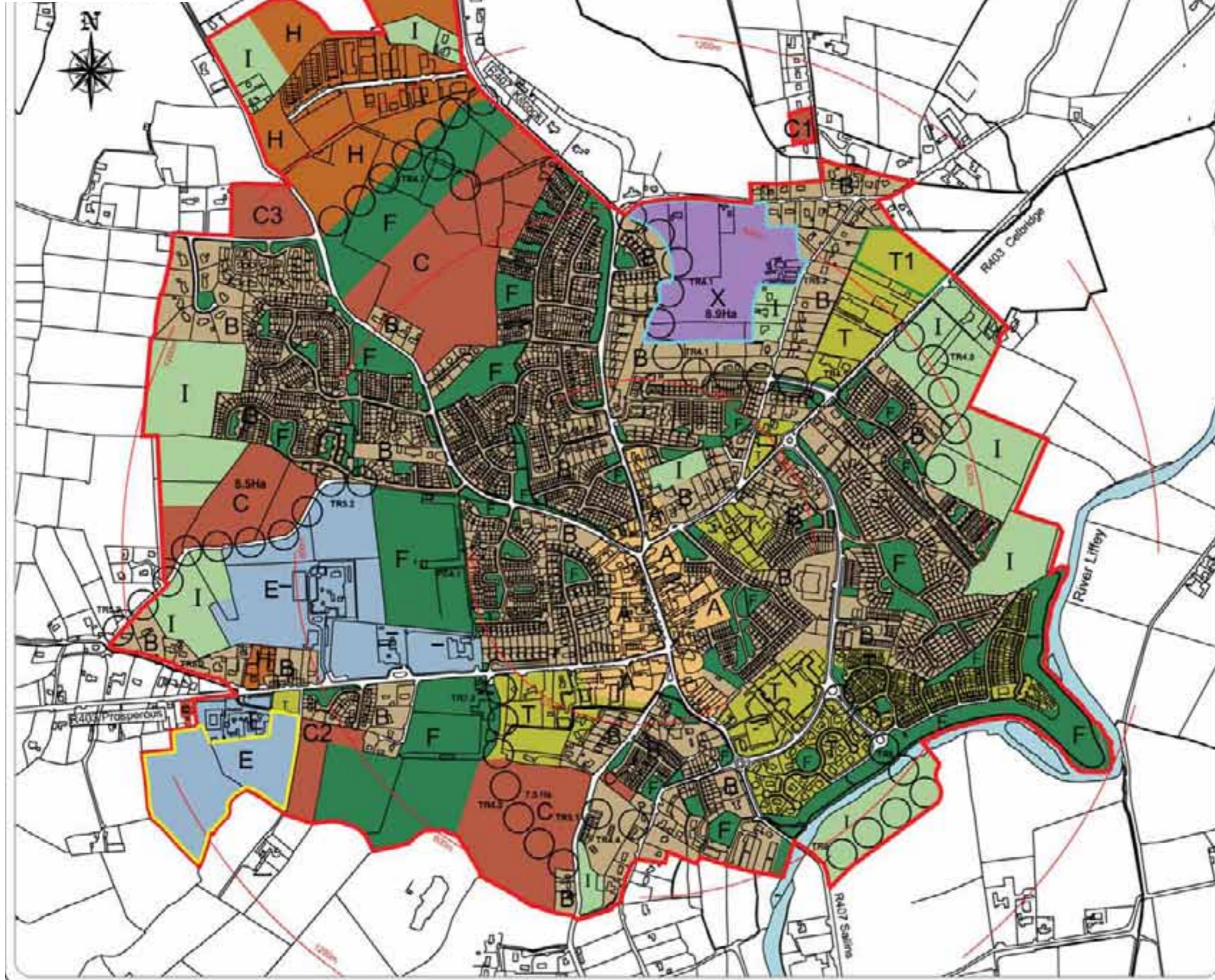
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This drawing is to be read in
conjunction with the written statement

Clane

Local Area Plan

ZONING MAP



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

Clane Local Area Plan 2009
 Adopted 25th May 2009

Legend :

- A: Town Centre
- B: Existing / Permitted Residential
- C: New Residential, C1: New Residential (Infill)
 C2: New Residential (Low Density)
 C3: New Residential (Services Sites)
- E: Community and Educational
- F: Open Space and Amenity
- H: Office/Light Industry & Warehousing
- I: Agricultural
- T: General Development
- T1: General Development
- X: Masterplan Objective (Refer to Table 13)
- Local Area Plan Boundary 2009
- Refer to Table 14 Zoning Matrix
 (Zoning Objective E: Community and Educational)
- Distance from Town Centre
 (at 400m intervals) 5 Min. Walking Distance
- River Liffey
- Roads Objective (Indicative only)

Land Use Zoning Objectives Map

Scale: N.T.S.	Map Ref.: 5(a)
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