

Chief Executive's Report

On submissions received to the
Draft Clane Local Area Plan 2017 – 2023



20th December 2016

Planning Department, Kildare County Council

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Section 1 Introduction

1.1 Introduction

This report relates to submissions and observations received from the public and prescribed bodies following the publication of the Draft Clane Local Area Plan 2017 -2023 (the Draft LAP) under Section 20 of the Planning and Development Act 2000 (as amended).

1.2 Legislative Requirements

Under the Planning and Development Act 2000 (as amended), the Chief Executive is required to prepare a report on the submissions and observations received in respect of the Draft LAP and to make recommendations in relation to the Draft LAP, taking into account the proper planning and sustainable development of the area, the statutory obligations of the local authority and relevant policies or objectives of the Government or of any Minister of the Government.

1.3 Public Consultation

The Draft LAP was placed on public display from the 27th September 2016 until 9th November 2016. Copies were made available for inspection at Áras Chill Dara in Naas, and in Clane Library, The Woods, Clane. The Draft LAP was also available on the County Council's website.

The following documents were also placed on public display alongside the Draft LAP:

- An Environmental Report on the likely significant effects on the environment of implementing the Local Area Plan - pursuant to the Planning and Development (Strategic Environmental Assessment) Regulations 2004 – 2011;
- Appropriate Assessment Screening Report - pursuant to the EU Habitats Directive (92/43/EEC); and
- Strategic Flood Risk Assessment – pursuant to Section 28 of the Planning and Development Act 2000 (as amended)

Copies of the Draft LAP and associated documents were also sent to prescribed bodies, including government departments and other agencies, as required by the Planning and Development Acts 2000 (as amended).

In total thirty one (31) submissions were received during the public consultation period, including nine (9) from government departments and agencies.

1.4 Content of the Chief Executive's Report

The Chief Executive's Report must:

- List the persons or bodies who made submissions/observations.
- Summarise the issues raised by the persons or bodies in the submission or observations

- Give the opinions of the Chief Executive in relation to the issues raised and his recommendations in relation to the proposed LAP, taking into account (a) the proper planning and sustainable development of the area, (b) the statutory obligations of any local authority in the area, and (c) any relevant policies or objectives of the Government or of any Minister of the Government.

1.5 Next Steps

Within six (6) weeks of receiving the Chief Executive's Report, the Members of the Maynooth Municipal District must consider the Draft Local Area Plan and the Chief Executive's Report. Following consideration, the Members may, as they consider appropriate, by resolution, make, amend or revoke the LAP.

If the Members decide to materially alter the Draft LAP, a further period of public consultation will be necessary and the planning authority must screen the proposed material alterations to determine if a Strategic Environmental Assessment (SEA) or Appropriate Assessment (AA) or both are required for any of the Material Alterations. This screening, and if necessary the SEA or AA, must be carried out before proceeding to the public consultation period.

The public display period of any Material Alterations is a minimum of four (4) weeks. Submissions or observations with respect to the proposed Material Alterations will be taken into account, before the LAP is made. The elected members must consider proposed Material Alterations to the Draft LAP, any environmental reports and the Chief Executive's Report on any submissions received and decide whether to make the Draft LAP with or without the Material Alterations.

In making the LAP, the elected members, acting in the interests of the common good and the proper planning and sustainable development of the area, must, in accordance with the 'Code of Conduct for Councillors' (June 2004) prepared under the Local Government Act 2001, carry out their duties in a transparent manner, must follow due process and must make their decisions based on relevant considerations.

Section 20(3) of the Planning and Development Acts 2000 to 2014 (as amended) states that the Members of the Council are restricted to:

- Considering the proper planning and sustainable development of the area to which the development plan relates;
- The statutory obligations of the local authority; and
- Any relevant policies or objectives for the time being of the Government or any Minister of the Government.

Section 2 List of Persons/Bodies who made Submissions

Sub No.	Name
1	Department of Housing, Planning, Community & Local Government
2	Department of Education & Skills
3	Environmental Protection Agency (EPA)
4	Irish Water
5	Office of Public Works (OPW)
6	National Transport Authority (NTA)
7	An Taisce
8	Dublin Airport Authority (DAA)
9	Transport Infrastructure Ireland (TII)
10	Cllr. Padraig McEvoy
11	Clane Community Council
12	Ardstone Residential Partners Fund ICAV
13	Catherine & Con Quirke
14	Colm & Joanne D'Rosario
15	Des & Jeanette Drumm
16	Eimear Hickey
17	Glengolden Builders Ltd
18	Henry & Frida Lowry
19	Joe & Rita Mahon
20	Loughbollard Residents Association
21	McCarthy Meats Processing Ltd
22	Michael & Jean Wade
23	Michael Cullen
24	Mr. & Mrs B Gallagher
25	Patrick Jordan
26	Rita Mahon
27	Sean Deane
28	Tesco Ireland Ltd
29	Thomas McCreery
30	Thriona Coogan
31	Westar Group

Section 3 Summary of Submissions from Statutory Authorities and Chief Executive's Response to the Issues Raised

The following is a summary of the issues raised in the submissions received from the Prescribed Bodies to the Draft Local Area Plan (Submissions 1-9). In this section, the Chief Executive's response and recommendations are set out under each submission. Recommended deletions to the Draft Local Area Plan are shown ~~in strikethrough blue~~ and recommended new text is shown *in italics red*.

Submission No. 1: Department of Housing, Planning, Community and Local Government

The Department considers that the Draft Plan provides for the rational development of Clane and provides clear objectives and guidance to support sustainable and planned growth.

In terms of zoned housing land allocation, the Council is requested to clarify compliance of the Draft LAP with the core strategy of the Kildare County Development Plan 2011-2017. There are a number of policies in the Draft LAP that refer to the Draft CDP 2017-2023, a policy document which has not yet been adopted by Kildare County Council. The text of the LAP should be examined to ensure that appropriate development plan references are made for the proposed lifetime of the 6 year plan.

The planning authority should have regard to the observations made by the OPW, DAHRGGA, NPWS, EPA and Irish Water, and ensure that the Plan is fully compliant with its obligations under planning legislation.

Chief Executive's Response:

The content of the submission from DHPCLG is noted. The submission requests that the Council clarify compliance with the Kildare County Development Plan 2011-2017.

- The Draft LAP sets out a framework to support the future development of Clane to 2023 and beyond, and in doing so takes account of growth allocations and policies and objectives contained in the Draft Kildare County Development Plan 2017-2023.
- The Planning Authority has reviewed Section 19 (2) of the Planning and Development Act 2000 (as amended).
- The review of the Kildare County Development Plan is at an advanced stage and is expected to conclude in early February 2017 with the adoption of the Kildare County Development Plan 2017-2023. The new County Development Plan for the period 2017-2023 will take effect in early March 2017.
- The MD members have six (6) weeks and 9 days to consider the Draft Clane Local Area Plan from the date this Chief Executives Report is issued (to 9th February 2017).

The Draft LAP will be considered following the adoption of the Kildare County Development Plan 2017-2023. Should the elected members resolve to amend the Draft Local Area Plan, proposed amendments will be the subject of further consultation, and the Clane Local Area Plan 2017-2023 will be made after the 2017-2023 CDP comes into effect.

- The Draft Local Area Plan has been drafted to ensure consistency with the Draft County Development Plan 2017-2023, as this is the Plan that is expected to have effect when the Local Area Plan is adopted. This approach ensures that the LAP will be consistent with the relevant Development Plan at time of adoption and seeks to avoid any need for a further variation to the Local Area Plan immediately upon adoption.
- It is of particular note that the growth allocation for Clane as set out in Table 3.3 of the Draft County Development Plan is not subject to the Material Alteration process of the County Development Plan as prescribed under Section 12 of the Planning and Development Act 2000 (as amended).

Chief Executive's Recommendation:

No change recommended.

Submission No. 2: Department of Education & Skills

- The Department of Education and Skills made a submission within the consultation period. The submission requested that the Council consider including a specific school/education land use zoning objective and identify suitably located lands to meet the educational infrastructure needs within the Development Plan area.
- This submission was superseded by a submission to the County Development Plan Material Amendments process on 29th November 2016 and an email of 9th December 2016 clarifying that the Department does not have any request for site reservation in the Clane area at this time.
- The original submission indicates that land adjacent to existing schools should be zoned as a buffer to facilitate adequate separation from housing and allowing for school expansion/increased heights in the future particularly in established neighbourhoods.
- The submission indicates that 4 no. projects to augment educational provision in the existing 3 primary and 1 post primary schools have been approved by the Department.
- A number of additional comments in relation to building standards are also included in the submission.
- The Department of Education will monitor demographic changes in the Clane area over the lifetime of the plan and accordingly it is important to ensure sufficient land is zoned for educational use.

Chief Executive's Response:

The Draft LAP is considered to adequately address the requirements of the Department of Education and Skills.

Chief Executive's Recommendation:

No change recommended.

Submission No. 3: Environmental Protection Agency (EPA)

- The plan should clarify where zoning changes are occurring since the last LAP. The plan should also describe how environmental vulnerabilities such as flood risk have influenced zoning.
- The Plan should ensure that any development/projects arising out of the Plan are prepared and implemented in accordance with the requirements of the EIA, Habitats, Floods and Water Framework Directives respectively, where appropriate.
- The Plan should establish and implement appropriate mitigation measures to minimise or avoid potential for likely significant adverse effects on the environment.
- It would be useful to consider including an overall environmental sensitivity map, to highlight particular areas where the potential for cumulative effects may be greater and which may potentially require more robust mitigation measures.
- Issues with drinking water and wastewater treatment facilities should be addressed on a priority basis, in collaboration with Irish Water; and the plan should commit to protecting and improving water quality in accordance with the WFD.
- Notwithstanding Objective H03.5, the Plan should utilise available habitat mapping data, to protect and maintain existing ecological corridors and linkages within and adjacent to the Plan area.
- There is merit in including key maps and tables in the Non-Technical Summary. The NTS could also summarise the relevant aspects of the current state of the environment and what would happen without the plan being implemented. The environmental topics mentioned in Chapter 5.0 could be summarised in this regard.
- The SEA should further describe how the potential for cumulative effects has been taken into account, by considering the likely significant effects from implementing the plan and projects and describing the relationship with other key plans and programmes.
- Linking the Plan and the SEA related monitoring in Table 10.1 should assist in assessing how well the Plan will protect environmental sensitivities and vulnerabilities over the lifetime of the Plan.

- Any future amendments to the Plan should be screened for likely significant effects in accordance with Schedule 2A of the SEA Regulations.
- An SEA statement should be prepared following adoption of the Plan summarising the following: (i) How environmental considerations have been integrated into the Plan; (ii) How the Environmental Report, submissions, observations and consultations have been taken into account during the preparation of the Plan; (iii) The reasons for choosing the Plan adopted in the light of other reasonable alternatives dealt with; and (iv) The measures decided upon to monitor the significant environmental effects of implementation of the Plan.

Chief Executive's Response:

The SEA (inc. SFRA) provides details of the options considered, and details of zoning changes that are as a result of flood risk. No change recommended.

Aspects of the EIA Directive, Habitats Directive, Floods and Water Framework Directive are inherent in the Local Area Plan as such legislative requirements, by their nature, form part of the normal planning and development consenting process. Notwithstanding this, the LAP contains a range of protective policies and objectives relating to these Directives. Policy I3 and its supporting objectives IO3.1 and IO3.2 ensures development is carried out in accordance with the Flood Risk Guidelines, whilst Policy I2 and its supporting objectives IO2.1, IO2.2 and IO2.3 ensures development is implemented in accordance with the Water Framework Directive. Policy H3 and Objective HO3.4 on the protection of habitats requires that development with potential to impact Natura 2000 sites are subject to Appropriate Assessment. Table 10.1 of the SEA further ensures that monitoring of measures within the LAP will be carried out in accordance with these directives. In relation to EIA, Section 17.1.6 of the Draft County Development Plan 2017-2023 states: "Certain developments may require the submission of an Environmental Impact Statement in accordance with the provisions of the Planning and Development Regulations 2001 (or as may be amended from time to time)". No change recommended.

Mitigation measures were considered in the making of the draft Plan and included in the assessment stage of the Draft Environmental Report. Where the potential for likely significant adverse impacts were identified, amendments to policies and objectives were then incorporated into the Draft Plan. No change recommended.

An overall Environmental Sensitivity Map for the Clane LAP area has been prepared and will be included in the final SEA Environmental Report. The final Environmental Report will also outline any cumulative effects arising from areas with multiple environmental sensitivities and appropriate mitigation measures.

In relation to drinking water and wastewater, it is the policy of the Council, as stated in

Policy I1 of the Draft LAP, 'to work in conjunction with Irish Water to protect existing water and wastewater infrastructure in Clane, to maximise the potential of existing capacity in the town and to ensure infrastructure is provided in tandem with development'. This is further reinforced by objectives I01.1-4. Furthermore, Policy I2 states: "It is the policy of the Council to maintain and enhance the existing surface water drainage systems in Clane and to protect surface and ground water quality in accordance with the Water Framework Directive". No change recommended.

Map 11.1 is the Green Infrastructure Map and this includes habitat mapping data for Clane. It is recommended that the wording of objectives H03.5 be strengthened to give further protection to habitats as follows: 'To protect, conserve and enhance, wherever possible, wildlife habitats and species of local importance *and to give appropriate consideration to maintaining existing local ecological corridors and linkages*, not otherwise protected by legislation.'

Key maps and tables will be included in the Non-Technical Summary (NTS) of the Environmental Report. Baseline environmental data will also be included in the final SEA Non-technical summary.

The final Environmental Report will outline how cumulative effects have been taken into account and identify appropriate mitigation measures. The monitoring chapter of the Environmental Report September 2016 sets out how the environmental effects of implementing the LAP will be assessed, over its lifetime, including protecting environmental sensitivities and vulnerabilities.

Any future amendments to the Plan will be screened for likely significant effects in accordance with Schedule 2A of the SEA Regulations. An SEA statement will be prepared following adoption of the Plan in accordance with the SEA requirements.

Chief Executive's Recommendation:

- To amend Objective H03.5 as follows:

'To protect, conserve and enhance, wherever possible, wildlife habitats and species of local importance *and to give appropriate consideration to maintaining existing local ecological corridors and linkages*, not otherwise protected by legislation.'

- To include the following in the final SEA Environmental Report as follows:
 - Key maps and tables to be included in the Non-Technical Summary, in addition to baseline environment data.
 - To include an Environmental Sensitivities Map.

- To outline any cumulative effects arising from areas with multiple environmental sensitivities and appropriate mitigation measures.

Submission No. 4: Irish Water

- Irish Water's objective is to provide both drinking water and wastewater infrastructure capacity to meet the domestic requirements of the Settlement and Core Strategy of development plans prepared in accordance with the National Spatial Strategy and the Regional Planning Guidelines. Core Strategy projections of 780 housing units over the period of the plan are noted.
- There is sufficient capacity in the North-East Kildare Regional Water Supply Scheme to supply water to the projected growth in Clane. However, there are deficiencies in the local water supply network in Clane. It is likely that 3km of water mains in the town need to be upsized to facilitate projected growth. This upgrade is currently not included in Irish Water's Investment Programme but developers may examine the potential for a connection based on a part contribution from the developer for the required upgrade.
- In relation to waste water there is sufficient capacity in Osberstown Wastewater Treatment Plant to meet Clane's population target. However there are significant constraints in the wastewater collection network. The recently permitted pumping station upgrade at Clane will provide the required connectivity between Clane and Osberstown WwTP to facilitate residential growth as per the Draft LAP. It is envisaged that these works will be complete by the end of 2020.

Chief Executive's Response:

The submission from Irish Water is noted. Section 9.1 (Water Supply and Waste Water) of the Draft LAP is considered to address the issues raised in this submission.

Chief Executive's Recommendation:

No change recommended.

Submission No. 5: Office of Public Works (OPW)

- The Local Area Plan should be prepared in accordance with 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (Nov 2009). The Guidelines place an onus on the Local Authority to follow the hierarchal order of avoid, substitute, justify, mitigate and manage flood risks. The precautionary approach should be taken.
- It is the responsibility of the Local Authority to assign appropriate development in flood risk areas. The Eastern CFRAM Study will identify fluvial zones for areas at significant risk.
- The document under consideration has not quite reached a Stage 1 level FRA, as sufficient flood mapping etc. has not been included. The SFRA does not quantify the flood risk as would be expected in a SFRA to establish the required three flood zones according to the Guidelines. The OPW recommends that a Stage 2 level FRA is carried out as per the Guidelines for historically zoned areas, as well as those under consideration for future development, as this will establish the required three flood zones that will guide the planning authority.
- For each proposed development that would experience flood risk, the Local Authority should apply the appropriate level of assessment; in certain cases this may mean a Stage 3 FRA (for existing and new development sites).
- Evidence of Justification Tests must be supplied. Using CFRAMS, it will be possible to quantify and illustrate flood risk in terms of frequency and duration of occurrence.

Chief Executive's Response:

Stage 2 Flood Risk Assessment data is set out in the SFRA Addendum Report December 2016 that accompanies this CE's Report. The addendum report illustrates three flood zones for Clane, in accordance with the 'Planning System and Flood Risk Management Guidelines for Planning Authorities' (Nov 2009). The SFRA addendum utilises the Eastern CFRAM Maps to identify fluvial zones for areas at significant risk. Justification testing was carried for historically zoned areas and proposed new zonings where a flood risk is identified. Sites where a site specific FRA will be required are also identified. The flood risk map in Section 9.3 of the plan will be updated to reflect the Eastern CFRAM Maps.

Chief Executive's Recommendation:

- Replace the Flood Risk Map in Section 9.3 of the Plan with a revised Map having regard to the Stage 2 SFRA data produced as an addendum.
- Publish the SFRA Addendum Report December 2016 (inc. Stage 2 FRA and Justification Tests) with material alterations.

Submission No. 6: National Transport Authority (NTA)

- The Transport Strategy for the Greater Dublin Area 2016-2035 was approved by the Minister for Transport, Tourism and Sport in early 2016. It is recommended that an additional section be included in the plan setting out the plan's consistency with the Transport Strategy in accordance with Section 19(2A) of the Planning & Development Act (as amended). This should make reference to the land use principles contained within the Strategy in addition to the relevant transport measures.
- The strategic objective of the Movement and Transport chapter is welcomed.
- It is recommended that Policy MT5 is amended to include a commitment to protect new roads from inappropriate commercial development that would be more appropriately accommodated in the town centre, such as retailing and office.
- It is recommended that Policy MT1 should be clarified in order to state that the principle of filtered permeability applies to all housing areas and that the retro-fitting of pedestrian and cycle links into existing residential developments will be examined.
- It is recommended that the section of the Prosperous Road between the GAA club and the Town Centre is included as part of the Local Area Plan objective to deliver cycling infrastructure (In the GDA Cycle Network Plan, the Prosperous Road is identified as a Primary/Secondary Cycle Route from the town centre westwards).
- The NTA is cognisant of the constraints on the existing crossing of the River Liffey at Alexandra Bridge and would not be opposed to the provision of an alternative crossing if feasible.
- It is recommended that a reference to the 'Principles of Road Development' as set out in section 5.8.3 of the Transport Strategy is included in the Movement and Transport chapter.

Chief Executive's Response:

The Draft LAP has been prepared having regard to the Transport Strategy (Section 1.3 refers) and consistency with the Strategy is evident in the policies and objectives of the plan that seek to promote integrated land-use and transportation, sustainable travel, compact urban form and connectivity within the urban environment.

The Draft LAP sets out policies and objectives that are specific to Clane, while more strategic transportation policy for Clane and Kildare in general is addressed at County Development Plan level, the overriding policy document.

It is agreed that policy MT1 should be clarified in order to state that the principle of filtered permeability applies to all housing areas and that the retro-fitting of pedestrian and cycle links into existing residential developments will be examined.

It is suggested that Policy MT5 be amended to protect new roads from inappropriate commercial development. This is more appropriately addressed in the County Development Plan. No change proposed.

It is agreed that that Map 8.1 should be amended to include the objective for cycling infrastructure at the section of the Prosperous Road between the GAA club and the Town Centre. It is recommended to amend Map 8.1 accordingly.

The acknowledgement by the NTA of constraints on the existing crossing of the River Liffey at Alexandra Bridge is noted.

The reference to the 'Principles of Road Development' as set out in section 5.8.3 of the Transport Strategy is already addressed in the CDP, the overriding policy document. No change proposed.

Chief Executive's Recommendation:

- To amend Policy MT1 as follows:
It is the policy of the Council to provide an enhanced pedestrian and cycle network in Clane, *and secure filtered/full permeability in all new housing areas and in existing housing areas where possible.*
- To amend Map 8.1 to Include 'New Pedestrian Cyclepath objective' at the section of the Prosperous Road between the GAA club and the Town Centre.

Submission No. 7: An Taisce

- The objective for those preparing the LAP should be conciseness, clarity and simplicity in use of language. The LAP must be informed by a high level of transparency, democratic participation, community empowerment and local decision making and ownership.
- The zoning of land must be determined from proper principles. The Planning Authority should consider (i) the mandatory legal requirement that the LAP must be consistent with Regional Planning Guidelines and National Spatial Strategy, (ii) that the plan must comply with methodical and evidence based approach to land use planning and joined-up assessment in accordance with S. 28 Guidelines, and (iii) considerations of proper planning and sustainable development rather than private interests or rate generating revenue.
- It is suggested that the LAP must include specific policies, objectives and measures to translate national policy on Smarter Travel to tangible local action. It is a mandatory objective for development plans to include *"The promotion of sustainable settlement and transportation strategies in urban and rural areas including the promotion of measures to:*

- I. Reduce energy demand in response to the likelihood of increases in energy and other costs due to long-term decline in non renewable resources/*
 - II. Reduce anthropogenic greenhouse gas emissions, and*
 - III. Address the necessity of adaptation to climate change.*
- In particular, having regard to local, layout and design of new development.*

- The LAP must have the overall objective of significantly reducing transport demand by creating compact walkable settlement patterns and include detailed policies on walking and cycling.
- The LAP should ensure that the lands zoned for employment related uses are adequately served by pedestrian and cycle access and / or public transport.
- The LAP needs to place an emphasis on slow modes of transport. The National Cycle Policy Framework includes practical measures to help achieve key objectives of this policy. Better catering for cyclists and pedestrians must follow the hierarchy of provision, which starts with cutting speed and traffic levels.
- The sequential approach must be applied to the zoning of land and the review of zoning in accordance with the Planning and Development Act. Residential land must be located in close proximity, or be well connected by public transport corridors/ walking/cycling routes to, services (schools, community, amenity etc.) and employment sites.
- There should be small scale local industrial/commercial zones proximate to existing or proposed residential areas to deliver local employment opportunities rather than promoting large scale industrial/ warehouse parks.
- It is suggested that the LAP should include a clear policy for the prohibition of out-of-centre retail development in order to protect the town centre and to prevent further out of town retail development.
- It is suggested that a designated implementation officer be appointed to oversee the implementation of the plan and ensure joined up thinking between development management, forward planning, environment, service infrastructure provision etc.

Chief Executive's Response:

The Draft Local Area Plan has been prepared and displayed in accordance with the requirements of the Planning and Development Act 2000 (as amended) and relevant Section 28 Guidance and will be adopted by the elected representatives of the Municipal District following consideration of the Chief Executives Report on submission and observations received from interested parties.

In relation to the Core Strategy and zoning of land, the Planning Department has had regard to (i) the Regional Planning Guidelines and National Spatial Strategy, (ii) Section 28

Guidelines, and (iii) considerations of proper planning and sustainable development in preparing the Draft Plan.

It is considered that the LAP provides a sustainable settlement and transportation strategy which seeks to promote integrated land-use and transportation, sustainable travel, compact urban form and connectivity within the urban environment. The mandatory objective quoted in the submission relate to development plans (not Local Area Plans) and the measures referred to are provided for at County Development Plan level, the over-riding policy document for Clane. No change recommended.

It is considered that there is a significant emphasis in the Draft LAP on improved provision for cyclist and pedestrians and that in the longer term implementation of projects will result in lower traffic levels. A number of measures in the plan seek to reduce traffic speeds at various locations and to design to achieve lower speeds in new areas (e.g. through DMURS). It is therefore considered the provision in the LAP is adequate and no change is proposed.

The location and extent of Light Industrial & Warehousing zoning and Business & Technology zoning in Clane is considered appropriate; it optimises on strategically accessible locations and provides for the co-ordinated development of such uses, which maximises protection of residential amenity. Given the scale of the town, these areas are sufficiently proximate to existing and proposed residential areas. No change recommended.

In relation to out of centre retail development, it is considered that objectives R02.1 and R02.2 adequately promote the primacy of the town centre for retail development in accordance with the Retail Planning Guidelines. No change is recommended.

The allocation of a designated officer to oversee the implementation of the LAP is an operational matter and not a policy matter.

Chief Executive's Recommendation:

No changes recommended.

Submission No. 8: Dublin Airport Authority (DAA)

- The DAA has no observations to make at this time.

Submission No. 9: Transport Infrastructure Ireland (TII)

- TII has no observations to make in this regard.

Section 4 Summary of Submissions that seek amended Zoning and Chief Executive's Response

The following is a summary of the submissions received which specifically refer to the zoning of land, i.e. Submissions No. 10, 11, 12, 13, 14, 17, 20, 21, 22, 23, 24, 25, 27, 28 and 31. Map 1 on page 40 indicates the lands to which these submissions refer.

The Chief Executive's response to these submissions is set out under each submission. Recommended deletions to the Draft Local Area Plan are shown ~~in strikethrough blue~~ and recommended new text is shown *in italics red*. Recommended changes to the zoning map are shown in Section 6 of this report.

Submissions No. 10 (Cllr. McEvoy) and 11 (Clane Community Council)

- It is suggested that the zoning objective in the vicinity of the Liffey alongside Alexandra Bridge should be refined to allow for vehicular access to the water from the Sallins Road for leisure and emergency services, and that a new amenity zoning immediately upstream and east of Alexandra Bridge is appropriate.
- It is suggested that the 'E Community and Institutional' zoned site on the Celbridge Road be relocated closer to Brooklands/Capdoo so it is nearer residential areas and minimises travel for populations living on the east side of the town and linking to Kilcock Road area.
- Non-zoning related issues raised in these submissions are addressed in Section 5.

Chief Executive's Response:

The proposed zoning in the vicinity of Alexandra Bridge is a combination of 'B Existing Residential' and 'F Open Space & Amenity'. The zoning objectives do not preclude vehicular access and as such no change is recommended.

The location of the 'E - Community and Institution' zoned site on the Celbridge Road is considered appropriate. It is noted that the Childcare Facility Guidelines for Planning Authorities encourages the identification of appropriate locations for the provision of childcare facilities in a variety of locations including neighbourhood centres, residential areas, places of employment and convenient to public transport nodes. The proposed location is accessible, is within an area identified for future employment, close to public transport, and presents an opportunity for a key/landmark building at the entrance to the town. This does not preclude the provision of other childcare facilities within areas of new residential development.

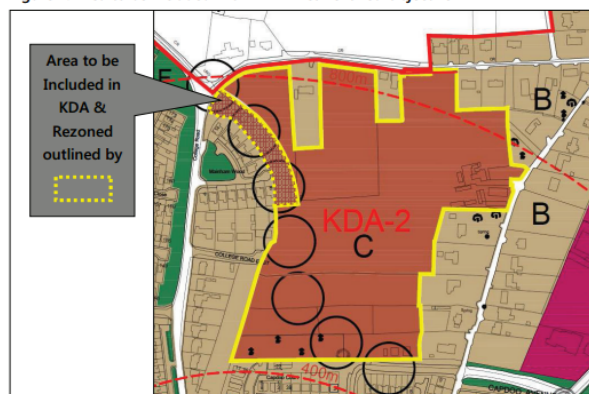
Chief Executive's Recommendation:

No change.

Submission No. 12: Ardstone Residential Partners Fund ICAV

- The Draft Plan provides a clear and supportive policy context for the development of KDA2 and is welcomed. It is suggested that 4 no. amendments could be made to refine objectives relating to KDA2 and the associated delivery of residential development in the short to medium term.
- The boundary of KDA2 and 'C' New Residential Zoning should be extended eastwards to the residential properties at Mainham Woods. This is an additional 0.7ha which would increase the KDA from 10.2 to 10.9 ha. This area is important to the delivery of critical infrastructure required to facilitate the residential development, i.e. the link road between Kilcock Road and the Celbridge Road.

Figure 1: Area to be Included within KDA2 & Rezoned Objective



- The amended KDA boundary should be shown in Figure 12.3a also (there is a slight inconsistency between areas in maps 12.1, 12.3a and 13.1). This is suggested in the interests of clarity and consistency.
- The Schedule of Phasing for KDA2 should be amended as follows: (i) Road upgrade requirement (between Capdoo Link Road and Brooklands) be removed in its entirety, (ii) in the Phasing column, the word 'commencement' be replaced with 'occupation' of dwelling. The junction upgrade is located outside of the KDA2 development boundary. The LAP does not provide details of the nature or extent of upgrade works required. This phasing requirement introduces an inappropriate and unreasonable level of uncertainty as to when commencement of development can take place. The delivery of the Core Strategy obligations must be considered in the context of the current housing crisis and the Government's 'Action Plan for Housing'.
- It is suggested that Objective IO1.4 be amended as follows: To only permit facilitate development on lands zoned in the Clane LAP in conjunction with the provision of subject to adequate water and wastewater infrastructure and capacity. The LAP identified that there are capacity constraints in the wastewater network and that it may be 2020 before these infrastructural constraints are addressed. This minor

change to the wording will facilitate the granting of permission for phased development of residential lands where it can be demonstrated that adequate water and wastewater infrastructure and capacity is available or will become available in the short to medium term.

Chief Executive's Response:

It is agreed that the 0.7ha of land located at Mainham Woods should be zoned 'New Residential' and included in KDA-2.

In relation to Objective IO1.4 it is considered that the capacity of water services infrastructure to accommodate development would be more appropriately addressed at application stage, in consultation with Irish Water. It is recommended that Objective IO1.4 be amended accordingly.

The phasing requirement for the Capdoo Link Road in Chapter 13 is to ensure that infrastructure, facilities and amenities that are required to support development are provided in tandem with new residential development. The link road, including junction on the Celbridge Road, is considered to be a key infrastructure requirement to support the full build out of KDA2. No change proposed.

Chief Executive's Recommendation:

- Zone 0.7ha of land at Mainham Woods (as hatched in yellow on Submission no. 12) 'C New Residential' and include this area in KDA-2. Amend Figure 12.1 (KDA Map), 12.3a, 12.3b (Aerial View & Analysis Map) and 13.1 (zoning map) to incorporate additional 0.7ha and to address any discrepancies between the maps/images in the Draft LAP.
- Amend Objective IO1.4 as follows – ~~“To only permit development on lands zoned in the Clane LAP in conjunction with the provision of adequate water and wastewater infrastructure and capacity~~ *To ensure that new development on zoned land is subject to a requirement for a connection agreement from Irish Water. “*

Submission No. 13: Catherine and Con Quirke

- It is suggested that the land at Crockaun Commons on the Prosperous Road (outlined in red below) should be zoned 'New Residential'. The existing zoning is too restrictive on the site and does not represent an economical use of lands near Clane town centre. A change of zoning will allow for appropriate new residential development on brownfield lands near Clane town centre.



Chief Executive's Response:

The subject lands are zoned Existing Residential under the Draft LAP reflecting the character of development at this location. The objective is "To protect and enhance the amenity of established residential communities and promote sustainable intensification." This zoning does not preclude new residential development.

Chief Executive's Recommendation:

No change.

Submission No. 14: Colm and Joanne D’Rosario

- This submission refers to a 1.75 acre site at ‘Springfield’, Castlebrowne, Clane. It is suggested that the LAP boundary be extended to include the full extent of the land and to zone it ‘Existing Residential’. It is suggested that this would be appropriate considering there is an existing dwelling on site and the LAP boundary would then follow a site boundary line, rather than an ‘arbitrary’ line.



Chief Executive's Response:

The northern part of this land holding is located in Flood Zone A (see extract from SFRA overleaf). The Flood Risk Management Guidelines place an onus on the Local Authority to follow the hierarchal order of avoid, substitute, justify, mitigate and manage flood risks, stating that the precautionary approach should be taken.

It would be contrary to the guidance contained in the Flood Risk Management Guidelines to zone the subject site "Existing Residential".



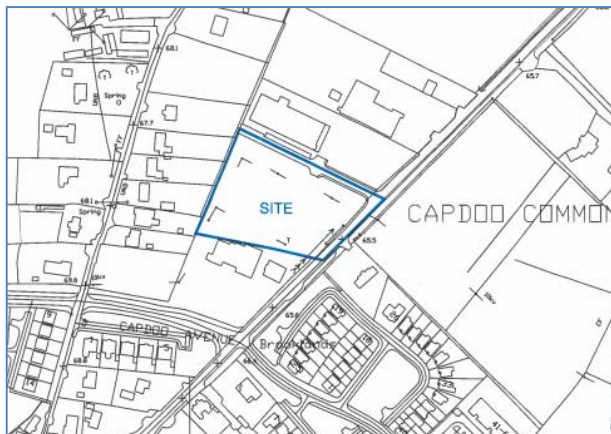
(Extract from SFRA indicating Flood Zone A in dark blue and Flood Zone B in light blue).

Chief Executive's Recommendation:

No change.

Submission No. 17: Glengolden Builders Ltd.

- The owners of the 1.126 hectares of land located at the Celbridge Road, Capdoo (outlined in blue on the map below) object to the proposed zoning objective 'Q Business and Technology'. It is suggested that the zoning objective for this land be changed to 'C New Residential' which would be more in keeping with the existing land use. The site was zoned 'General Development' in the 2009 LAP. The owners of the site (since 2002/3) are a house building company and they wish to lodge a planning application for 34 houses this year. The scheme will be a mix of unit size and type and will address a current housing need. The site is well served by sanitary services, access, ESB. A 'General Development' zoning objective would allow a greater variety of uses, including houses which would be open for consideration.



- The proposed Business and Technology zoning is not in keeping with the established land uses in this area and has 'no basis in planning'. The lands to the south comprise of a Filling Station with shop, a health centre and gym. Lidl is located on the land to the north. There is a car dealership further north of Lidl. There is housing located to the west.
- Section 7.4 (Business and Technology) should be re-examined. The existing land uses established in the area have not been taken into account as regard the Celbridge Road zoning, or the existing planning permissions granted in the area.
- This landholding should be considered as an infill residential site when examined in relation to the sequential approach within the Core Strategy as it is within 800m of the town centre.

Chief Executive's Response:

The subject lands form part of a consolidated block of 5.2 hectares of lands zoned for Business and Technology use on the Celbridge Road. The zoning supports higher order economic development of an appropriate scale, to support employment generation for the growing population of Clane.

The subject site, by reason of its accessible location on the Dublin Road and along a strategic bus route, is considered to be an optimal location for this type of development. The zoning will support good quality design at this landmark location at the entrance to Clane, with perimeter buildings of up to 3 storeys providing a strong frontage along the Dublin Road, as set out in the draft LAP.

The Draft LAP supports the achievement of the Draft Kildare County Development Plan 2017-2023 Core Strategy by identifying a quantum of housing land to meet the growth allocation for Clane over the Plan period.

The subject lands, located between a service station and a retail unit, are considered less suitable for residential development than the housing lands identified in the Draft LAP and,

given the presence of two Key Development Areas in close proximity it is considered that there are more appropriate lands identified for New Residential development in this area.

Chief Executive's Recommendation:

No change to zoning.

Submission No. 20: Loughbollard Residents Association

- There is a flooding issue on the 4.09ha site in Loughbollard which is zoned 'New Residential' in the Plan. One of the reasons An Bord Pleanála recently refused planning permission (PL09.232644) for 87 residential units on this site was that the applicant had not demonstrated that the proposed development would not increase the risk of flooding on adjacent lands. (No map supplied).
- The surface water drainage of a vast area is all conveyed to the Gollymochy River. It is conveyed through two gaps in the esker, one leading into the Capdoo Lane and the other through which the Gollymochy River flows. Two serious restrictions apply: (i) the outflow is confined to a small pipe, and (ii) the new pipe which runs northwards enters the Gollymochy River at stream bed level through a non-return valve. Flooding in the stream has become much more frequent since Bord na Mona removed the moss peat from Betaghstown Bog.
- It is suggested that this area (4.09ha site in Loughbollard Townsland) should be zoned 'Open Space and Amenity' or 'Agriculture'

Chief Executive's Response:

The LAP identifies 5 No. Key Development Areas to accommodate growth during the Plan period. The lands form part of KDA 2 and are located at a visually prominent location on the approach roads into the town (Kilcock Road). It is acknowledged that flooding is a consideration on a section of the KDA. A Justification Test was carried out on the subject lands as part of the SFRA relating to the draft Plan. The site passed the Justification Test and it is considered appropriate to retain the "C" New Residential zoning, subject to a Site Specific Flood Risk Assessment as part of any planning application.

Chief Executive's Recommendation:

No change to zoning

Submission No. 21: McCarthy Meats Processing Limited

- The stated purpose of this submission is to demonstrate that the property is ideally located to:

- Provide for growth to cater for local housing need;
 - Promote sustainable movement and enhance connectivity within the built environment, and
 - Deliver riverside amenities for the growing community and enhance the natural heritage of the town.
- The Draft LAP assumes that it is only necessary to make provision for 780 units over the plan period to meet Core Strategy requirements. It also estimates that the 45 hectares of residentially zoned land has the capacity for 975 residential units. It is suggested that this capacity is inadequate to deliver Core Strategy target of 780 units for the following reasons: (i) the assumed housing occupancy of 2.2 persons per unit does not take account of vacant and unsuitable housing units within the existing housing stock, (ii) some of the land which it is assumed will be developed will not become available for development or will be unsuitable for the types of housing unit for which there will be demand, (iii) some of the 975 units would only be delivered as part of mixed use schemes which are unlikely to go ahead due to the limited demand for non-residential elements of the schemes.
 - There should be no risk of under-provision of housing in Clane and therefore it would be prudent to make provision for more headroom in the residential zoning. Additional lands should be zoned to the south of the town within 1200m of the town centre.
 - The flow of traffic through the town is hampered by the fact that the road network radiates from the Main Street and there are limited cross connections. This is exacerbated at the southern end of the town where traffic is funnelled onto the Alexandra Bridge which is particularly unsuitable for pedestrian and cycle traffic. There is an opportunity to deliver new housing in tandem with a new river crossing and a safer pedestrian cycle network.
 - The challenge of making the town more accessible for cyclists to the Sallins Railway Station has not yet been addressed in the Plan. This could be achieved by focusing residential development towards the southern end of the town and providing cycle paths which can link to the R407 without having to cross Alexandra Bridge. A new bridge from Alexandra Park to the east bank of the River Liffey would achieve this.
 - The River should become a more central feature within the southern quarter of the town by providing for residential development on both banks of the river. It is suggested that the planning authority should carry out an assessment of the merits of providing for a new residential neighbourhood on the south bank of the River Liffey, as per the proposed site layout plan below. This can be achieved by amending the zoning objective of the McCarthy Meats site as below:



Chief Executive's Response:

The submission suggests that the planning authority should carry out an assessment of the merits of providing for a new residential neighbourhood on the south bank of the River Liffey, by amending the zoning objective of the lands based on the submitted "site layout plan".

The area of lands identified for "C" New Residential and "E" Community and Educational on the "site layout plan" is not stated. The residential component has been mapped using the layout submitted and would appear to be in the region of 20 hectares.

The Draft LAP supports the achievement of the Draft Kildare County Development Plan 2017-2023 Core Strategy by identifying a quantum of housing land to meet the growth allocation for Clane over the Plan period and avoiding any excess zoning (save a level of head room) to ensure that the LAP remains consistent with the Development Plan Core Strategy and in turn the RPG's. It is noteworthy that the Core Strategy allocation for Clane in the Draft Kildare County Development Plan is considered to incorporate adequate headroom to ensure continuity of supply over a 9 year period from 2017-2026 and beyond (Section 2.9 of the Draft CDP refers). The zoning of significant additional lands for New Residential development is not required and it is considered that the additional capacity that would arise from zoning the identified lands "C" New Residential would significantly exceed the Core Strategy allocation for Clane and contravene the provisions of Section 10 (1) of the Planning and Development Act 2000 (as amended).

The Community and Institutional portion identified on the submitted site layout plan is considered to be detached from and inaccessible to the existing community in Clane.

In determining a development strategy for Clane, including the most appropriate locations for residential development and community facilities, a number of alternatives were

considered. The subject lands are considered inappropriate for New Residential and Community development on the basis of the following:

1. Sequential development: While the subject lands are situated relatively close to Clane Town Centre, they are severed from the town by the River Liffey. Alexandra Bridge is the only river crossing point connecting the subject lands to Clane. The bridge has a narrow carriageway and has no facilities for pedestrians and cyclists. The bridge is a strategic river crossing point within the region and caters for c. 12,000 traffic movements per day. It is considered that Alexandra Bridge has insufficient capacity to support new residential development to the south of the River Liffey.
2. Liffey Crossing: The submission suggests that there is an opportunity to deliver new housing in tandem with a new river crossing and a safer pedestrian / cycle network – drawings included with the submission show a bridge linking into the road network to the north at Alexandra Manor / Alexandra Walk. The Draft LAP includes an objective for the provision of a more strategic Liffey crossing to the south-east of the town, with the aim of providing an alternative route to Alexandra Bridge, catering for high volumes of strategic traffic and diverting traffic away from the town core.
3. Flood risk: The majority of the lands are located within Flood Zone B, with moderate probability of flooding. The Planning System and Flood Risk Management Guidelines for Planning Authorities place an onus on planning authorities to avoid development in areas at risk of flooding, particularly floodplains, in the first instance. The submission of the OPW reiterates this requirement. Residential development and essential transport infrastructure are classified as highly vulnerable forms of development in flood risk areas (Table 3.1 Flood Risk Management Guidelines refers) and as such should be avoided. The site has failed a justification test carried out as part of the SFRA Addendum Report December 2016.

Chief Executive's Recommendation:

No change.

Submission No. 22: Michael and Jean Wade

- It is suggested that the land outlined in red below (Ballinagappa Road) should be zoned 'Residential' as it was in the previous Clane LAP and not 'Open Space and Amenity' as proposed in the Draft LAP 2017-2023. It is suggested that the land outlined in green below should be zoned 'Agricultural' and not 'Open Space and Amenity'.
- The reasons for this suggestion are: the land is within 800m of Clane Village centre; it has access to public services; there's a legal agreement between the ESB and the Wades not to develop under the ESB line; it has unrestricted access onto a public

road; it has the benefit of planning permission for one house (15/161); the land is currently not accessible to the public; there would be an opportunity for a low density residential development for the Wade Family if it was to be re-zoned; 20m of land can be reserved for meeting the roads objective (Kilcock Road to Ballinagappa Road), the proposed Open Space objective precludes the owner from using and enjoying the lands for agricultural use; the proposed zoning will not bring any benefit to the people of Clane; a family run equestrian centre and ancillary tourist development could be accommodated on agricultural zoned land.



Chief Executive's Response:

Having regard to the pattern of development in the area, and the existing planning permission on these lands, it is considered acceptable to zone the lands outlined in red as New Residential. It is considered that the extent of the new 'Residential' zoning would not contravene the Core Strategy of the Draft Kildare County Development Plan 2017-2023, due to its limited extent and the constraints presented by the overhead powerlines.

It is considered that the remainder of the lands form an integral part of the Open Space and Amenity zoning between the Ballinagappa and Kilcock Roads, which have been zoned as such since the 2002 development plan. A change in the zoning at this location would undermine the longer term objectives for open space and amenity at this location.

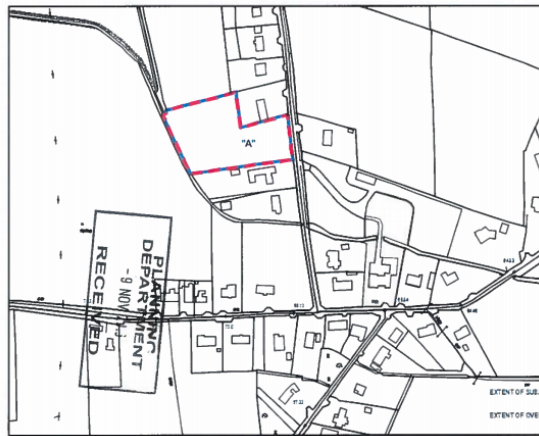
Along with planning application Ref: 15/161 it is noted that a planning application for a dwelling was submitted to Kildare County Council on the 28th October 2016 under the applicant name Amanda Wade Ref: 16/1123. Also, a previous application was made and refused (by KCC and ABP) on this landholding Ref: 11/1079 for 12 No. houses, 12 No. allotments and a training school (Refused on grounds of Osberstown WWTP, prematurity in terms of roads objective, inappropriate scale and character of development.).

Chief Executive's Recommendation:

To zone the land outlined in red above as 'New Residential', consistent with the 2009 LAP. No other change.

Submission No. 23: Michael Cullen

- It is suggested that lands outlined in red below at Castlebrowne, Clane (owner Michael Cullen), which were previously zoned 'New Residential' in the 2009 Clane LAP and have subsequently been un-zoned in this Draft LAP, should be re-instated as 'C1 New Residential' zoned land in the new Draft LAP. The Clane LAP 2009 provides for the construction of two dwellings on this land, of which one has been built (09/1100). The reasons for seeking this change in zoning are: viability of existing and proposed uses; existing residential character of the area; accurate description of current land use; and compatibility with land use zoning.



Chief Executive's Response:

This land is outside of the LAP area and is not serviced by the Clane wastewater treatment network. There are adequate lands zoned for residential development under the draft LAP, which are sequentially closer to the town centre. It is considered that the zoning of the subject lands would represent haphazard zoning on the edge of the settlement.

The Gollymochy River runs to the western boundary of the site and the site is located in Flood Zone B, having a moderate probability of flooding. The Planning System and Flood Risk Management Guidelines for Planning Authorities require planning authorities to avoid development in areas at risk of flooding, particularly floodplains. Residential development is classed as a highly vulnerable form of development in flood zones and should be avoided.

Permission was previously refused on these lands for a dwelling 14/719, given the high water table and low percolation rate on the lands, making it unsuitable for an on-site

wastewater treatment system. It is not therefore recommended to zone the subject lands. It is noted that there is a current application on the lands for a dwelling, Ref: 16/1011.

Chief Executive's Recommendation:

No change.

Submission No. 24: Mr. & Mrs. B. Gallagher

- It is suggested that the land at Capdoo (1.8 ha outlined below) which has been excluded from the Town Boundary should be reinstated for low density residential use. The reasons for reinstating this area include: it is located at the edge of the village abutting an established low density residential area; the surrounding area is residential in character; zoned land provides an alternative to one-off houses; provides opportunity to relocate within Clane; provides for a low density scheme at the edge of the town in accordance with Government policy; it reinforces the argument for the new link road from Kilcock Road to the Ballinagappa Road; it would provide a network of footpaths from Irish Wheelchair Association to Clonwood Heights and the proposed development; sustainable use of existing services; the owner is able and willing to develop the lands; once Osberstown WwTP has been upgraded development of this land would not be premature (as per An Bord Plenála appeal PL.09.238438).



Chief Executive's Response:

The Draft LAP supports the achievement of the Kildare County Development Plan 2017-2023 Core Strategy by identifying a quantum of housing land to meet the growth allocation for Clane over the Plan period and avoiding any excess zoning (save a level of head room) to ensure that the LAP remains consistent with the Development Plan Core Strategy and in

turn the RPG's. It is noteworthy that the Core Strategy growth allocation for Clane in the Draft Kildare County Development Plan is considered to incorporate adequate headroom to ensure continuity of supply over a 9 year period from 2017-2026 and beyond (Section 2.9 of the Draft CDP refers).

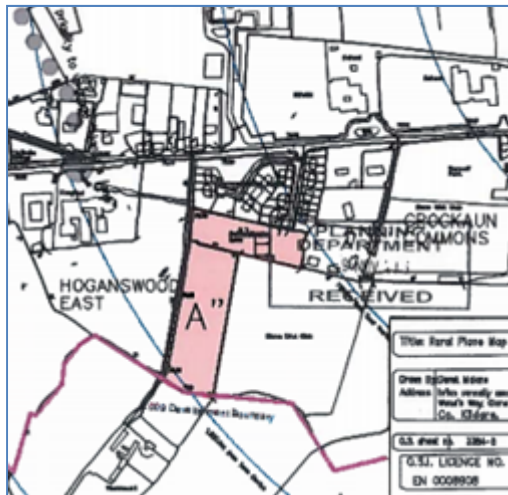
The subject lands are located at the northern periphery of the settlement beyond the existing footpath network serving the town. It is considered that there are adequate lands zoned for residential development under the draft LAP, which are sequentially closer to the town centre and considered more suitable for residential development.

Chief Executive's Recommendation:

No change.

Submission No. 25: Patrick Jordan

- It is suggested that lands at Butterstream (highlighted in pink below) should be reinstated as 'New Residential' (as it was under the 2009 Clane LAP) and should not be zoned 'Agriculture' as it is now proposed in the Draft Clane LAP 2017-2023. The reasons for objecting to the 'Agriculture' zoning are: Viability of existing and proposed uses; sustainable use of existing services; and inadequacy of lands zoned for residential development. The lands at Butterstream are bounded by public roads, residential development, land committed for new residential development and land zoned for general development. It would be appropriate to consider these lands to constitute infill development.



Chief Executive's Response:

The Draft LAP supports the achievement of the Draft Kildare County Development Plan 2017-2023 Core Strategy by identifying a quantum of housing land to meet the growth allocation for Clane over the Plan period. The subject lands, given their backland nature, are considered less suitable for residential development than the housing lands identified

in the Draft LAP and, given the presence of a Key Development Areas in close proximity it is considered that there are more appropriate lands identified for New Residential development in this area.

There is an identified history of flooding in the vicinity of the subject lands. The Planning System and Flood Risk Management Guidelines for Planning Authorities require planning authorities to avoid development in areas at risk of flooding, particularly floodplains. The site has been subject to a justification test, using the methodology set out in the Flood Risk Management Guidelines. Based on the outcome of the justification test it is considered that the zoning of these lands would contravene the terms of the Flood Risk Management Guidelines.

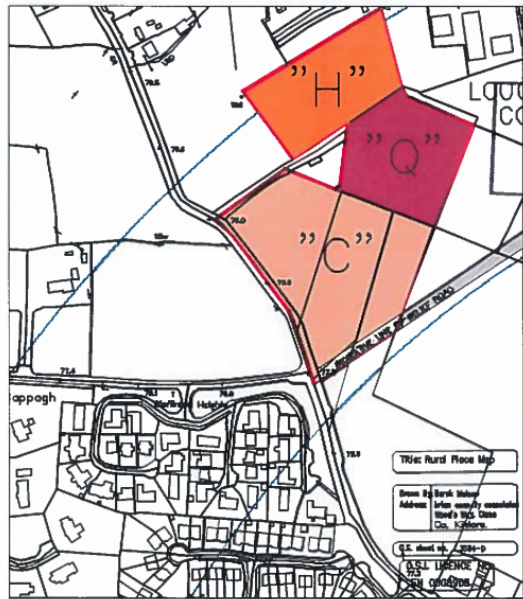
Note: The submission incorrectly describes the zoning of adjacent lands.

Chief Executive's Recommendation:

No change.

Submission No. 27: Sean Deane

- It is suggested that the zoning status of the 4 hectares of land located at Ballynagappagh, Capdoo be changed from 'H Light Industry and Warehousing' to 3 different zonings. It is suggested that given the strategic location of this site in relation to Clane town centre and its wider context within the Greater Dublin Area there is potential to provide employment uses in the form of offices and residential uses in this area.
- It is therefore suggested that a mix of zoning uses be proposed including C New Residential, H Light Industry & Warehousing and Q Business & Technology. The zoning of these lands would allow currently unutilised lands for residential uses which are in demand in Clane. It is suggested that a clause be included requiring the proposed road to be constructed prior to the occupation of any dwellings within the development.



Chief Executive's Response:

The LAP supports light industrial and business/technology development to drive the local economy. It aims to focus new enterprise development into areas identified for Light Industry & Warehousing and Business & Technology development, and to ensure the continued viability of existing employers and attract new employment by providing for suitably zoned land. The Clane Business Park is identified as a key location for the development of new employment, and it is the stated objective of the LAP under EDO1.4 *To provide for and facilitate the expansion of enterprise and employment uses at Clane Business Park in an orderly and plan led manner.* The changes to zoning proposed in the submission would significantly reduce the quantity of land available for Light Industry & Warehousing and for the expansion of the Clane Business Park, This would detract from the ability of the town to attract new employment opportunities and conflict with a key objective of the LAP.

The Draft LAP supports the achievement of the Kildare County Development Plan 2017-2023 Core Strategy by identifying a quantum of housing land to meet the growth allocation for Clane over the Plan period and avoiding any excess zoning (save a level of head room) to ensure that the LAP remains consistent with the parent Development Plan Core Strategy and in turn the RPG's. It is considered that there are adequate lands zoned for residential development under the draft LAP, which are sequentially closer to the town centre and, being part of larger land areas (Key Development Areas) allow for more efficient development of lands.

Regarding the proposed Business & Technology zoning, the LAP identifies 5.2 hectares of land to the north of the Celbridge Road (R403) for Business and Technology use. This

location is considered more suitable for the development of higher order more people intensive business and technology uses.

Chief Executive's Recommendation:

No change.

Submission No. 28: Tesco Ireland Limited

- Retailing is a key contributor to the vitality and viability of Clane. The retail sector makes a significant contribution to the urban structure of the town and provides essential services for residents. The requirements of retailer should thus be recognised and provided for in the Draft Plan. Tesco is committed to the enhancement of its offer in its existing store in Clane.
- Tesco is concerned with regard to the change in zoning of its site from 'General Development' to 'Business and Technology'. It is suggested that the proposed zoning should be amended for the following reasons: (i) the change of zoning will lead to the a non-conforming use as the Tesco store is not permitted on the proposed zoning, and (ii) the proposed change will give the impression that there is a greater quantum of land available for 'Business and Technology' purposes than is actually the case.



Fig. 1: Tesco Metro Site in the Draft Clane LAP 2017-2023

- It is suggested that the site be zoned 'General Development' or 'Small Local Centre', or alternatively a site specific local objective could be included which would safeguard the existing use.

Chief Executive's Response:

The 'General Development' zoning has been removed as part of the LAP review process, with the aim of protecting the town centre and giving more specific guidance in relation to appropriate land uses for various locations within the town.

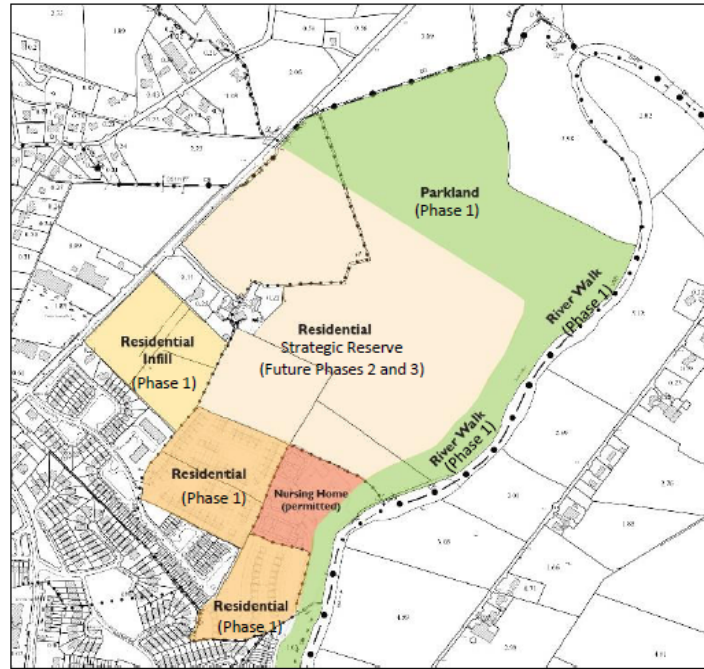
Having reviewed the issues raised in the submission it is considered that, given the location and size of the site and the nature of surrounding uses (residential), a Neighbourhood Centre zoning would be more appropriate and better reflect the use of the site.

Chief Executive's Recommendation:

Change zoning of Tesco site to Neighbourhood Centre and insert additional column to Land Use zoning matrix accordingly.

Submission No. 31: Westar Group Ltd.

- This submission relates to a landholding of c. 56 hectares in Capdoo in the north east Clane, for which it is sought to provide a 15 to 20 year framework for its future incremental development. The submission welcomes the designation of the KDA on the subject lands but proposes that the boundary of KDA1 should be extended to encompass the entire landholding and that a larger area of Strategic Reserve be indicated.
- A masterplan for the landholding forms part of the submission. The land uses proposed include Residential (Phase 1), Residential (Phase 2 and 3 as Strategic Reserve), nursing home (existing permission) and parkland. The submission proposes an overall residential development comprising c. 10.8ha in the southern portion of the subject lands in Phase 1, along with a c. 16ha public park and Liffey Walk extension. Phase 2 of the proposal will comprise c. 7.0ha of residential development and Phase 3 will comprise c. 16.2ha of residential development. It is suggested that two phases will be undertaken within the timeframe of future LAP periods and shall therefore be retained as a 'Strategic Reserve' under the 2017-2023 LAP.
- The submission states that the masterplan lands are considered suitable for low to medium density development, in line with their strategic location at the edge of the town centre. It is submitted that higher density development in certain areas of the lands will be appropriate.
- The submission proposes that a 4 hectare parcel of land within the landholding (on the Dublin Road) should be zoned C3 – New Residential (Serviced Sites) to provide for lower density development for individuals wishing to build a house to their own unique specifications. Such provision was allowed for in the 2009 LAP under the zoning objective C3.
- The submission also proposes a larger area of Strategic Reserve than proposed under the draft LAP.
- The submission states that the Masterplan meets the guidance for KDA1 set out in Chapter 12.
- The submission proposes amendments to the zoning as shown below:



- The provision of a public park and extended river walk on these lands is supported but it is stated that the 100 metre protection zone from the top bank of the River Liffey, and c. 200m area shown, is unnecessarily wide, and would be difficult to design, provide poor levels of passive surveillance and would reduce the viability of the overall development of these lands. It is acknowledged that the full extent of the protection zone is to be determined on a case by case basis but it is proposed that the width of the proposed protection zone is reduced to c. 45m, to be more consistent with the residential developments to the south. It is stated that this width would be sufficient in protecting the riparian corridor and providing a considerable amount of public amenity space.
- The submission proposes a new entrance to KDA 1 off the R403 (approximately opposite Lidl), with secondary access provided via the existing Brooklands development. This would enable a more permeable street network in the area, linking to new residential development to the east and to the lands associated with the permitted nursing home/retirement centre. It is requested that an indicative additional junction is shown in Map 8.2 and described in Table 8.1 of the Draft LAP in the interests of the future development of the subject lands
- The submission requests that Table 8.1 and Map 8.2 of the Draft LAP are amended to include an upgraded junction to facilitate access to the proposed parklands and public car park (as per the Masterplan) c. 420m north of Lidl.
- It is requested that the pedestrian bridge shown to the east of the Masterplan lands in Map 8.2 is removed, as it will have little impact on connectivity or public amenity, as the lands east of the Liffey are not zoned and do not require a pedestrian link.

- The submission supports the overall objective to enhance permeability and connectivity for pedestrians and cyclists.
- It is requested that the schedule of phasing in KDA 1 (which states that the riverside footpath should be extended '*along extent of new residential zoning only*') be amended as Westar proposes to deliver the full extent of the river walk and the public park within the first phase of development.
- It is suggested that the following objective be included in Section 6.3 of the Draft LAP:
'To allow for higher density development at key junctions and along key corridors in the interests of defining important punctuation nodes and ensuring legibility within larger residential developments. Higher densities will require that particular attention is given to the provision of high quality green infrastructure, integrated recreational amenities and a permeable network of pedestrian and cycle routes'.
- A detailed landscaping plan accompanies the submission. It is proposed that the proposed parkland area in the northern portion of the Masterplan lands will include public car parking, children's play facilities, fixed outdoor gym equipment and a network of footpaths with distance markers for runners and walkers. These facilities would be provided within landscaped open spaces and new wildflower meadows and woodland areas. It is also proposed to provide a central lake feature that will create a focal point with attractive views and earth modelling around the lake edges. The provision of wetland bird nesting islands and perches would encourage wildlife and provide interest and amenity for users of the parkland area.
- The submission states that the proposed phased development of the Masterplan lands has been carefully designed with consideration for flood risk and that the sequential approach has been used as appropriate to ensure that only compatible land uses (i.e. lands for open space and amenity) are proposed within Flood Zone A. It is proposed that a wide range of mitigation measures will also be incorporated into the proposed development including:
 - The entire residential area will be elevated at least 300mm above the 1% AEP flood levels to ensure it is at a low risk of flooding; a relatively small amount of infill is required to achieve this;
 - The flow path from the Liffey into the site will be cut off by re-contouring the area in the vicinity. This was shown to have no subsequent levels further downstream during the 1% AEP event and preserves a safe means of access and egress from the park even during extreme flood events;
 - The proposed parkland area will be re-contoured to provide additional storage through the construction of a lake which under flood flows will increase significantly in size and which will receive a flow through from the Gollymochy stream to maintain water quality.

- Sustainable Drainage Systems (SuDS) will also be incorporated into the proposed development.

Chief Executive's Response:

The proposal to prepare a masterplan to guide future development in KDA 1 over a 15-20 year period is welcome as this will support the coordinated development of this area over time.

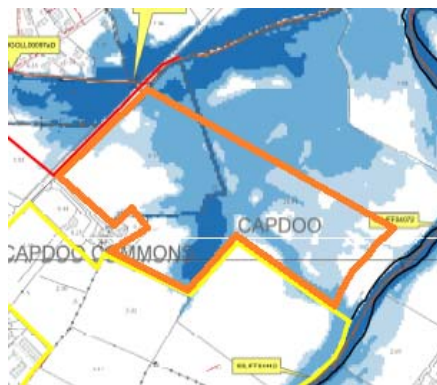
The submission proposes that the boundary of KDA1 should be extended to encompass the entire landholding including the proposed Public Park to the east of Clane. The boundary of KDA1 in the Draft LAP is considered appropriate. KDA's refer to areas that are likely to undergo significant development and includes local infrastructure items that are required to support the development e.g. roads, parks, childcare facilities. The proposals in relation to the early delivery of the Public Park are welcomed and the LAP does not seek to preclude this. Nonetheless, the park is not directly linked to or required in association with the development of KDA 1 and as such should remain separate to the KDA.

The Draft LAP supports the achievement of the Kildare County Development Plan 2017-2023 Core Strategy by identifying a quantum of housing land to meet the growth allocation for Clane over the Plan period and avoiding any excess zoning (save a level of head room) to ensure that the LAP remains consistent with the Development Plan Core Strategy and in turn the RPG's. It is noteworthy that the Core Strategy growth allocation for Clane in the Draft Kildare County Development Plan is considered to incorporate adequate headroom to ensure continuity of supply over a 9 year period from 2017-2026 and beyond (Section 2.9 of the Draft CDP refers). Adequate lands have been zoned for Residential Development to accommodate the allocated housing growth for Clane in the LAP period. A strategic reserve is identified in KDA1, between Residential lands and the proposed Town Park, to ensure the orderly expansion of the town towards the park and to protect strategic lands from inappropriate development which would impede the orderly expansion of a strategic urban centre. It is not considered that the extent of Strategic Reserve should be extended for a number of reasons as follows:

- The identification of this extent of an area is premature, and may prejudice the identification of other sequentially more appropriate lands for development during future plan periods.
- The additional lands are within an area of significant flood risk, where the probability of flooding ranges from 1 in 1000 to 1 in 10. The FRA accompanying the submission proposes significant interventions to defend this area from flooding, including the elevation of ground levels through filling and re-contouring. The Planning System and Flood Risk Management Guidelines for Planning Authorities require planning authorities to avoid development in areas at risk of flooding,

particularly floodplains in the first instance. The Guidelines place an onus on the Local Authority to follow the hierarchal order of avoid, substitute, justify, mitigate and manage flood risks and this onus is restated in the submission received from the OPW. The proposal has failed to pass a Justification Test carried out in accordance with Section 4.23 of the Flood Risk Management Guidelines (SFRA Addendum Report, December 2016 refers).

- The FRA does not appear to fully address the potential for increasing flood risk downstream as a result of the loss of floodplain at this location.
- It is therefore considered inappropriate to alter the zoning of these lands.



The density of individual development proposals in the KDA will be assessed as part of a planning application process, having regard to Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, DECLG (2009). A mix of densities will be appropriate within each KDA. Proposed amended text in Ch 12 suggests an average density of 25 - 30 units per hectare in KDA 1. Higher densities will be appropriate to define key corridors and junctions, overlook public areas/routes and at public transport corridors (which exists on the Celbridge Road) with potential for lower densities at other locations based on the 20-35 units per hectare band set out in Table 4.2 of the Draft CDP.

The submission seeks a C3 zoning on a proportion of KDA 1, adjacent to the Dublin Road. The subject lands are not considered suitable for low density development. The Core Strategy Statement assumes an average density of 26 units per hectare in Clane and this is considered reasonable based on the density bands contained in Table 4.2 of the Draft County Development Plan. While a mix of densities will be appropriate within each KDA, it is not considered appropriate to zone the lands along the Dublin Road for low density development as these lands:

- Occupy a strategic location on the Celbridge Road.
- Are located on a public transport route.

- Will create the first impression of the urban form of the town on approach from the Celbridge Road.
- Are at the entry point of the town where it is important to create a definite building line to provide enclosure and supervision to the pedestrian environment.
- Lower density housing in the form of serviced sites at this location would be contrary to these considerations and to the Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities.

In relation to the Strategic Open Space along the Liffey, the Draft LAP seeks to re-embrace the town's relationship with the River, the town's main recreational and environmental asset. Strategic open space is identified along the river to ensure that the distinctive character of the river setting is retained, to address an open space shortfall and to secure opportunities for new recreational areas, while protecting the natural environment and bio-diversity. The River Liffey is a major water body in the Region, and a vital source of recreational opportunity for the region. 100m is considered an appropriate width for a protection zone along a river of this significance.

- The River Liffey is identified in the County Development Plan as an Area of High Amenity, and also as a Landscape Character Area, with 'special' sensitivity. This is described as an area with low capacity to accommodate uses without significant adverse effects on the appearance or character of the landscape. Table 14.3 of the CDP identifies limited compatibility between a range of land-uses and proximity of less than 300m to the principal landscape sensitivity factor (the Liffey). The buffer is provided to reduce the impact of urban development on the character of the River setting.
- The River Liffey is also an important ecological corridor. The river itself is 15-30 metres wide and the bank is vegetated with occasional mature alder and willow trees and dense layers of brambles and hawthorn, acting as habitats for several species. An adequate buffer zone is required to protect the habitats and biodiversity and to avoid disturbance of the riparian environment. Such disturbance arises from physical work close to the river, but also from nearby development, e.g. disturbance from noise and light from houses at a greater distance. 100m is considered an appropriate distance to afford adequate protection, and will also allow sufficient space to accommodate walking/cycling paths at an appropriate set back from the riverbank. A similar approach has been applied in Newbridge, where development is not permitted on either bank within 80m of the Liffey (page 106 LAP refers).
- The character and sensitivities identified for the River Liffey has informed the Green Infrastructure and Open Space objectives in this Plan and 100m is considered an appropriate buffer in this regard.

It is not considered necessary to identify new junctions on Map 8.2 and Table 8.1. The

analysis map of KDA1 indicates a potential access at this location. This is considered to provide sufficient support for access at these locations. No change proposed.

It is requested that the pedestrian bridge shown to the east of the Masterplan lands in Map 8.2 is removed, as it will have little impact on connectivity or public amenity, as the lands east of the Liffey are not zoned and do not require a pedestrian link (Sub 31). The lands east of the Liffey are in part zoned as Strategic Open Space. It is considered appropriate to retain the indicative pedestrian bridges to promote future connectivity and maximise the potential of the Strategic Open Space lands. No change proposed.

The phasing set out in Section 13 is not intended to preclude the earlier provision of amenities or infrastructure. The wording of the Phasing will be amended to reflect this.

Chief Executive's Recommendation:

- Delete the word 'only' from Phasing Detail of KDA1 – Extend riverside footpath from Alexandra Walk into the Strategic Open Space lands along the River Liffey (along extent of new residential zoning ~~only~~).



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

Draft Clane Local Area Plan 2017 - 2023
 Chief Executive's Report

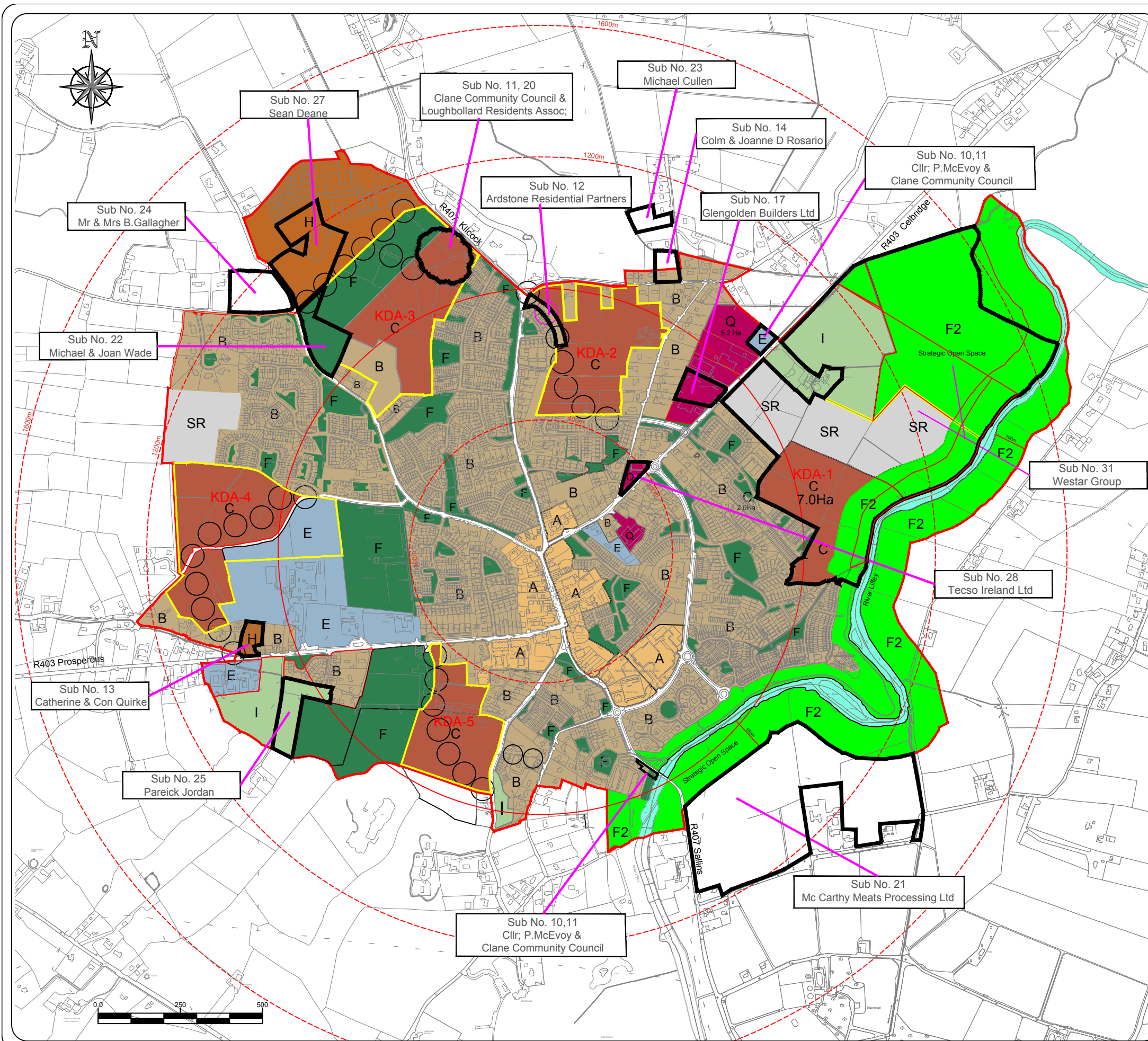
Legend

- Local Area Plan Boundary
- A: Town Centre
- B: Existing Residential
- C: New Residential
- E: Community and Institutional
- F: Open Space and Amenity
- F2: Strategic Open Space
- H: Light Industry & Warehousing
- I: Agriculture
- Q: Business and Technology
- SR: Strategic Reserve
- KDA: Key Development Areas (KDA 1 to 5)
- River Liffey
- Distance from Town Centre (at 400m intervals) 5 Mins Walking Distance
- Roads Objective (Indicative only)
- Submission Reference No

Submissions Seeking Amended Zoning

Scale: N.T.S.	Map Ref.: 1
Date: December 2016 <small>Rev: 20-12-2016</small>	Drawing No.: 200/16/1000
<small>Ordnance Survey Ireland. All rights reserved. Licence No.: 2004/07CCMA (Kildare County Council)</small>	Drawn by: B.Ryan

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



Sub No. 27
Sean Deane

Sub No. 11, 20
Clane Community Council &
Loughbollar Residents Assoc;

Sub No. 23
Michael Cullen

Sub No. 14
Colm & Joanne D Rosario

Sub No. 10,11
Cllr; P.McEvoy &
Clane Community Council

Sub No. 12
Ardstone Residential Partners

Sub No. 17
Glengolden Builders Ltd

Sub No. 24
Mr & Mrs B.Gallagher

Sub No. 22
Michael & Joan Wade

Sub No. 31
Westar Group

Sub No. 13
Catherine & Con Quirke

Sub No. 25
Pareick Jordan

Sub No. 21
Mc Carthy Meats Processing Ltd

Sub No. 10,11
Cllr; P.McEvoy &
Clane Community Council

Section 5 Summary of All Other Submissions and Chief Executive's Response

5.1.1 Summary of Issues Raised in Submissions No. 10, 11, 15, 16, 18, 19, 26, 29 and 30.

The following is a summary of the issues raised in all remaining submissions. Submissions No. 10, 11, 15, 16, 18, 19, 20, 26, 29 and 30 are summarised individually and a composite response is given in Section 5.1.2 due to the number of repeat issues.

Submission No. 10: Cllr. Padraig McEvoy

- The plan includes many progressive proposals and balances development with maintaining and improving the natural environment and public amenity.
- Table 2.1 should be clarified: the intercensal growth figure should be indicated with a '% Percentage increase' and house units should be added.
- The Strategic Vision set out in Section 3.1 (and policy CS1) refers to 'growth'. It is considered that '*development*' would be a more appropriate word. Also 'building on' should be replaced with '*in keeping with*'.
- In Section 3.2 'Delivering the Strategic Vision', the second bullet point should include '*and tourism*' at the end. Does recreation include tourism? Does living include residential amenity?
- Policy R3 'Public Realm' should include '*landscaping*' in addition to improved paving, planting, lighting etc.
- Policy R4 'Shopfronts' should include '*illumination*' as well as high quality shopfronts and signage.
- An additional shopfront objective is proposed as follows: 'To ensure that new illumination contributes positively to and enhances the streetscape in accordance with the guidance set out in...'
- Objective R05.1 should be amended as follows: 'To prevent an excessive concentration of *lower grade uses such as* fast food outlets, takeaways, turf accountants and off-licences in Clane Town Centre. Reference is made to ABP PL09.244279¹.
- A question is asked about the reference in Section 6.3 to 150 social housing units and whether this takes account of the number of one-off units purchased or developed outside of local authority housing estates.
- In Section 6.4 can the school enrolment numbers be updated to 2016 numbers? The figure of 100 pupils for Hewetson School is an unconfirmed number and perhaps should not be included.

¹ Permission refused by An Bord Pleanála for a 3, 4 and 5 storey development on Main Street, Clane in 2009.

- In Section 6.4, under the list of health care providers, the GP's should include the longest established practice which is beside Aldi. 'Other Community' groups should include '*Clane Athletic Club and Clane Project Centre*'.
- It is suggested that Objective HC04.1 should be replaced with: 'To support and facilitate the analysis of need for community facilities for the current and future population of Clane' and that HCO4.1 becomes HC04.2.
- Objective ED02.1 should replace 'expansion' with 'development'. A new objective is proposed as ED02.1 as follows: 'To discourage retail development in areas zoned for business/enterprise, technology or light industry in order to strengthen the retail core of Clane'.
- In Section 8, the last paragraph should be amended as follows: 'One of the major challenges facing Clane during the Plan period is the need to improve connectivity for local journeys by providing *cyclist, pedestrian and new vehicular*, ~~cyclist and pedestrian connections~~ for local use, whilst balancing the needs of through traffic'. This change is recommended as the provision of appropriate cycling and pedestrian movement facilities will have a higher impact compared with new vehicular options and should be prioritised.
- In Table 8.1 it is suggested adding '*segregated*' to describe cycle tracks with the aim of routing them separately from road routes to maximise use and safety for young cyclists so as to foster cycling culturally.
- It is suggested that the following roads and transportation projects be added to the plan: (i) To consider a safe pedestrian crossing to serve residents accessing/egressing Alexandra Park/Walk/Manor onto the Inner Relief Road and walking towards the town centre; (ii) Consider potential to limit the section of the Capdoo Lane from Tesco to the junction with the Capdoo link road to access and pedestrian use only, (iii) Consider upgrading the footpath definition on the Celbridge Road approaching the Capdoo Lane junction.
- Change 'Butterstream Pedestrian Bridge' to '*Millicent Road Pedestrian Bridge*'.
- It is suggested there should be a bus stop on the Prosperous Road (east bound) opposite Aldi to formalise stops serving nearby elderly population.
- In Map 8.1 it is suggested that the new roads objective route for Nancy's Lane should be amended to prevent it crossing the east end of Nancy's Lane.
- The impact of any off-road footpath and cycle track from routing along the Liffey banks for excessive distances should be considered where this mitigates against wildlife.
- It is suggested that Objective IO4.2 should be amended as follows: 'To seek the undergrounding of all electricity, telephone and television cables in the town *with particular focus for action on the Sallins Road, Kilcock Road and Celbridge Road*'.
- A collection of photographs have been submitted which illustrate the nature of some flooding in areas throughout Clane noted and absent from markings in Map 9.1 (at Parkview, Crocain, Millicent Road, Loughanure, Prosperous Road, near

Clongowes, Loughbollard/Gollemocky, Capdoo, Loughbollard Commons, Hillview, College Road/ Hillview Heights, College Grove, downstream of Cois Aibeann, Liffey levels in Clane). This may have implications for 'New Residential' zoned land proposed to the south east of Brooklands Estate on the Dublin Road and to the Strategic Reserve.

- In Figure 10.1 some buildings are marked with '?'.
- It is suggested that Section 10.4.1 Public Realm be amended as follows: They should provide a high quality welcome for those either visiting, living or working in Clane and be well-presented with appropriate signage, ~~and~~ traffic calming *and boundary treatments* along with planting and landscaping.
- It is suggested that the following be included in the plan:
 - There is a need to maintain high quality tree cover around the pump station on the Sallins Road.
 - To reduce visual impact of telecommunications mast on Sallins Road.
 - To enhance tree planting on inner relief road.
 - To manage parking on footpaths on Millicent Road.
 - To examine options to connect the Moat Commons area to Heweston School on Millicent Road.
 - Enhancement of Loughbollard estate embankment with grading and tree planting.
 - Connect Mainham Wood to College Road East with footpath.
 - Introduce a gateway traffic calming strategy on Celbridge Road with use of trees and pedestrian / cycle facilities.
 - Map the cycling lane facilities in Clane.
 - Qualify that supporting the hinterland areas with economic activity does not extend to lower order retail.
 - To introduce a more qualified policy around higher/tall buildings that takes account of the planning permission decision PL09.234362.
 - That community facility use consider the needs of Clane Athletic Club.
 - That further development on the Ballinagappa Road be investigated to contribute to a special development levy for the upgrade of the road junction with Main Street.
 - That a multi-purpose community development be strategically located to serve the maximum population with the minimum travel distance. That such development should take account of day and evening/night time use.
 - That the zoning matrix for the Town Centre take account of residential use and the implications of a dancehall/disco. Note An Bord Pleanála ref ED357 and noise issues for residents in the Alexandra Manor and Park areas.
 - Consider a new amenity zoning immediately upstream and east of Alexandra Bridge to enable vehicle access to River Liffey (fire engines, boating, etc.).

- Consider more central location of community zoning on Celbridge road to be next to Capdoo link road to minimise travel for populations living on the east side of the town and linking to Kilcock road area.
- To maintain the policy of the River Liffey defining the eastern development boundary of the town.
- To maintain the minimum distance buffer from the River Liffey of 100m due to flood risk and diversity of ecology.
- It is suggested that an Appendix should be provided to the LAP which includes a list of chapters and categorised actions to inform the relevant MD Committee and Manager/Director. A co-ordinating Planner could be identified to contribute to discussions at MD level and with other departments in the Council.

Submission No. 11: Clane Community Council

- Clane Community Council would like to congratulate Kildare County Council on a well-thought out and comprehensive plan and support the strategic vision and principles for Clane.
- The map on page 3 refers to 'Alexander Walk' which should be 'Alexandra Walk' and 'Ballingappa' should be 'Ballinagappa' (on pages 51 & 59 also).
- The incorporation of policies in the plan to strengthen the town centre/core retail area and the scale and form of development envisaged in Clane is welcomed.
- The Liffey walkway and a major public park should be considered a priority. The Liffey provides a major opportunity for leisure, natural habitats and an amenity for the town.
- It is suggested that clarity should be added as to how traffic volumes, parking, improved access, pedestrian and cycling priority, shopfront design and signage might be addressed so as to increase the amenity of the town centre.
- It is suggested that Objective RO5.1 should be reworded as follows: "To prevent *an* excessive concentration of *less-desirable facilities such as* fast food outlet, take aways, turf accountants and off-licences in Clane Town Centre".
- In relation to community and recreational facilities, it is suggested that a needs analysis be carried out to understand the sporting and cultural requirements of the town.
- HC01.1 should be corrected as follows: 'To require new residential developments to meet the standards and guidance ~~on~~ as set out in'.
- The Strategic Objective for Chapter 7 'Economic Development' is unclear. It is suggested that consideration be given to replacing 'optimising on' with '*leveraging*' or '*building on*'.
- In Section 7.2.1 'it' should be '*its*' (which protects its vitality and viability).

- It is suggested that the following should be priority for Clane regarding vehicular traffic: (a) the completion of the link between Kilcock and Dublin Roads; (b) a fresh vision for traffic management on Main Street and surrounding roads, (c) provision of a new bridge over the Liffey, and (d) provision of a Park and Ride facility e.g. on Dublin Road.
- It is suggested that priority be given to (i) provision of pedestrian and cycling route between Ballinagappa Road and the three schools on the Prosperous Road, and (ii) safe provision for pedestrians to cross the Liffey.
- The appropriate protection and enhancement of Donoghue's Lane to the west of the town boundary should also be considered.
- Several of the projects indicated in Map 8.1 are not listed in Table 8.1. The following changes to Table 8.1 are suggested:
 - North Main Street Junction Upgrade: change text under this to 'HGV movements directed to use Celbridge Link Road and proposed Capdoo Link Road'.
 - Butterstream Pedestrian Bridge: It is suggested this is renamed to 'Millicent Road Pedestrian Bridge as 'Butterstream' refers to a townland west of Clane.
 - Bus Stops: Add one more bus stop, Prosperous Road (east bound) in the area of Liffey Court (opposite the vehicular entrance to Aldi).
 - Permeability Schemes: Add Abbey Park to Alexandra Walk and add cycle and pedestrian access over the Liffey – as both are indicated in Map 8.1.
 - Under 'Permeability Schemes' add (i) the 'Off Road Footpath and Cycle Track' from Loughbollard to Ballinagappa Road (as shown on the map), (ii) the 'Off Road Footpath and Cycle Track' along the Liffey (as shown on the map), and (iii) the 'New Pedestrian / Cycle Path objectives' routes as shown in the map.
- In Map 8.1 it is suggested that the 'New Pedestrian/Cycle Path objective' be extended from Prosperous Road to Main Street as there are no cycle lanes in this area at present. It is also suggested to reroute the 'Off Road Footpath and Cycle Track' on both sides of the Liffey away from the river in such a way that stretches of the river do not suffer from continuous disturbance. Protected species, such as otter and kingfisher, require isolated and undisturbed stretches of river and riverbank.
- The proposed 'New Residential' area to the south east of Brooklands estate on the Dublin Road is at the centre of an area where there has been a long tradition of river related flooding. The strategic reserves to the east of here all lie within an area which flooded in 1954. The flood event took place in 1994 saw the Liffey flooded back up the Naas Road as far as the Parade Ring. Another flood event took place before the Central Park estate was built which saw flooding take place near the Garda Station, at the Convent garden gateway and other properties along Main Street.
- A re-wording of Policy I2 is suggested: "To establish a programme of *appropriately* dredging surface water drains in Clane and to continue to ensure that drains are

regularly maintained to minimise the risk of flooding. *Maintenance will be such as to accommodate the biodiversity that these open culverts sustain*'.

- It is suggested that the references to The Parade Ring and Londis on page 40 should be removed as neither site currently offers recycling facilities for glass and cans as indicated.
- Derelict sites and illegal signage blight the Sallins Road and the Dublin Road. This should be addressed as a matter of urgency.
- It is suggested that provision be made to accommodate the burial of ashes at the local burial grounds.
- It is suggested that KDA 4 be renamed to 'Nancy's Lane' as Butterstream is a small townland to the west of this location.
- In KDA3 the desire lines indicated from Loughbollard extend from the back garden access lanes. It is suggested that these desire lines be redrawn as coming from the green areas in Loughbollard.
- In KDA 4 it is suggested that the buffer zone south of Nancy's Lane should be 50m and not 'up to 50m'.
- It is suggested that the 'E - Community and Institution' zoned site on the Celbridge Road be relocated closer to Brooklands/Capdoo so it is nearer residential areas.
- It is suggested that the zoning objective in the vicinity of the Liffey alongside Alexandra Bridge should be refined to allow for vehicular access to the water from the Sallins Road for leisure and emergency services.
- Proposed Alternative 2 in the SEA would be significantly detrimental to Clane and its community.

Submission No. 15: Des and Jeanette Drumm

- The Draft Plan is well thought out and comprehensive. The designation of Clane as a 'Small Town' and the Strategic Vision are positive and represent a balanced approach for Clane.
- The achievement of a Liffey walkway and a major public park in this area should be considered a priority. The Liffey provides a major opportunity across a number of leisure and natural habitat headings and offers the potential for being a major amenity for the town.
- It is unclear how 'incremental measures to improve access, pedestrian and cyclist priority, shop-front design and signage' (referred to in Section 5.3 of the Plan) will be achieved during the lifetime of the plan.
- In relation to Undesirable Uses (Section 5.5) it is recommended that new text be inserted into Objective R05.1 as follows: 'To prevent excessive concentration of *less desirable outlets such as / including* fast food outlets, take-aways, turf accountants and off-licences in Clane Town Centre.

- In Section 6.5 (Community Recreational Facilities) the statement *'to facilitate and support a broad range of community and recreational facilities to serve the needs of the residents of Clane'* is vague. A needs analysis is required because of the inadequacy of the current community infrastructure.
- The town is in danger of being strangled by traffic. Priority must be given to the completion of the link between the Kilcock and Dublin roads. A fresh vision for traffic management and a new Liffey bridge is required. Any plan for a new bridge over the Liffey should not be used as rationale for extending the LAP boundary to the south. A park and ride facility on the outskirts of the town on the Dublin Road would be a major help.
- The completion of a road linking the Kilcock and Ballinagappa Roads could be dangerous as it will bring exterior traffic through winding, narrow lanes with consequent danger to life unless it coincide with the orbital route planned at some stage.
- Increased cycle lanes, maximising pedestrian access and improvements to pavements are all welcomed in Section 8.1 (Walking and Cycling). The long-standing issue of the danger to pedestrians using Alexandra bridge is still an issue. Other areas to look at for improvements including access to schools from a variety of locations and Donoghue's Lane.
- Section 10.4 (Amenity and Derelict Sites): the approaches to the town from the Sallins Road and the Dublin Road are blighted by derelict sites and illegal signage and we would hope that this could be addressed urgently.
- The KDA approach to planned areas, and site specific flood risk assessments, are welcomed.

Submission No. 16: Eimear Hickey

- There is no reference made to school traffic. The 3 main schools, which serve over 2000 students, are located in the one area which creates a radial traffic flow. It is suggested that a second traffic access point be created to alleviate traffic on the Prosperous Road and surrounding roads and would facilitate vehicular traffic.
- The reference to Broadband infrastructure is inadequate. Existing broadband speeds are poor.
- By locating 80 social housing units within one area extremely close to an existing social housing development, this does not create an area *'for all demographics'*. These housing units should be split between the other 5 KDA's as is currently done in new housing developments.
- There are no dependencies in KDA 4 and that the roads in this area should not be constructed independently of other social and recreational developments as per all other KDAs, and this should be stated in the Plan (Sub 16).

Submission No. 18: Henry and Frida Lowry

- It is suggested that Donoghue's Lane (linking Prosperous Road and Butterstream) should be pedestrianised and retained as a valuable walking amenity in this area. This old laneway is part of local heritage being part of the old road network linking into Nancy's Lane.
- There should be a pathway from Firmount Cross to Clane Village. Clane has a large number of active walkers and this would improve choice and safety at this side of the village.
- It is suggested that the pathway on the Ballinagappa Road be continued to Clonwood Heights to facilitate better safe access.
- Poles should not be located in pathways where they are obstructions to path users.
- Parking at schools and the impact on road safety is a major hazard.
- Derelict buildings are an eyesore – such as Abbeylands House on the Ring Road and the two-storey building in the centre of the village in front of the Abbey.
- More consideration should be given to speed limits in the environs of Clane in the interests of safety. 80km speed limits are hazardous to walkers etc.

Submission No. 19: Joe and Rita Mahon

- We object to the creation of an opening between Ottomy and Liffey Lawns because of anti social problems that would arise as a result of people using the short cut to schools and adjacent pubs. The estate is 40 years established and residents enjoy peace and quiet.

Submission No. 26: Rita Mahon

- The Liffey Lawns Residents Association objects to proposals to open permeability links between Ottomy and Liffey Lawns. The proposed link between the schools and the Ballinagappa Road will address much of the perceived desire line.
- The Liffey Lawns Residents Association supports the provision of a bus stop east bound on the Prosperous Road approaching Clane.

Submission No. 29: Thomas McCreery

- It is suggested that the Council re-instate a safer passage for pedestrians to walk safely to Mainham Cemetery from the entrance of Clongowes Wood to a point halfway adjacent to the Motte at Mainham. The levels should be high enough to prevent traveller encampment. French drainage should also be reinstated.

Submission No. 30: Kathriona Coogan

- Viewing the Local Area Plan would be useful when house hunting in Clane and deciding on future neighbourhoods.

5.1.2 Chief Executive’s Response to Issues Raised

The Chief Executive’s response to the issues raised and the Chief Executive’s recommendations are set out below in the order of the chapters contained in the Draft Local Area Plan. Recommended deletions to the Draft Local Area Plan are shown ~~in blue~~ and recommended new text is shown *in italics red*.

Chapter 1 Introduction	
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Chief Executive’s Recommendation:

No changes recommended.

Chapter 2 Clane in Context	Submission no. 10, 11
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It is agreed to amend Table 2.1 to include the percentage increase in population.

Chief Executive’s Recommendation:

- To amend Table 2.1 as follows:

Census	Population	Intercensal Growth <i>(% increase)</i>
1981	1,718	-
1986	1,767	3
1991	1,822	3
1996	3,058	68
2002	4,417	44
2006	4,968	12
2011	6,702	35

Chapter 3 Vision for Clane	Submissions no. 10, 11 & 15 refer
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The support for the designation of Clane as a ‘Small Town’, the Strategic Vision and the plan in general are noted. (Subs 11, 15)

The Strategic Vision set out in Section 3.1 (and policy CS1) refers to ‘growth’. It is suggested in one submission that ‘*development*’ would be a more appropriate word and that ‘building on’ should be replaced with ‘*in keeping with*’ (Sub 10). Having regard to the language of the Core Strategy as set out in the Draft County Development Plan, and in the interests of consistency between plans, it is considered that ‘growth’ is the appropriate word in this instance. No change recommended.

It is suggested that ‘*tourism*’ should be referred to in the second strategic objective in Section 3.2 ‘Delivering the Strategic Vision’. It currently states:

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

It is considered that this strategic objective aims to ensure the character of the town centre remains a vibrant place for all people who experience Clane town centre, which would include tourists. No change recommended.

Chief Executive's Recommendation:

No change recommended.

Chapter 4 Compliance with Core Strategy	Submissions 11, 17 and 21
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Support for the incorporation of policies in the plan to strengthen the town centre/core retail area and the scale and form of development envisaged in Clane is welcomed. (Sub 11)

It is agreed that the Liffey provides a major opportunity for leisure, natural habitats and an amenity for the town and that the walkway and a major public park should be a priority (Sub 11). It is an objective of the LAP, as set out in OSO1.3, ‘To secure the development of a Liffey walkway on lands to the north and south of the river and to ensure protection of the river corridor environment’.

As a result of proposed amendments in response to zoning submissions and to supplement the detail contained in the Draft Plan it is proposed amend Section 4.1 to detail 1) quantum of undeveloped land with capacity to accommodate residential development 2) housing capacity of these lands and 3) level of headroom provided. As detailed in the response to submissions above, it is considered that the extent of these changes would not contravene

the Core Strategy of the Draft Kildare County Development Plan 2017-2023, and would support an adequate supply of housing over the Plan period with an appropriate level of headroom.

Chief Executive's Recommendation:

- To amend paragraph 3 Section 4.1 and insert Table 4.1 and footnote as follows:

The Draft Clane Local Area Plan includes a total of ~~45~~ 46.6 hectares of undeveloped residentially zoned. The housing capacity of these lands, ~~which include those with current planning permissions,~~ is estimated to be c. ~~975~~ 999 residential units (Table 4.1 refers). This capacity is adequate to deliver the Core Strategy allocation of 780 housing units over the Local Area Plan period and includes additional capacity for ~~195~~ 219 housing units. This supports an adequate supply of housing over the Plan period and provides a level of headroom in the event that some of the identified housing lands do not come forward for development during the Plan period.

Table 4.1 Estimated Residential Capacity

Location of Development	Quantum of Land for Housing (Gross Ha)	Quantum of Land for Housing (Net Ha)*	Estimated Residential Capacity **	Estimated Density / HA
KDA 1 Dublin Road	7.0	5.6	146	26
KDA 2 Capdoo	10.9	8.7	227	26
KDA 3 Kilcock Road	9.6	7.7	201	26
KDA 4 Nancy's Lane	11.2	9.0	233	26
KDA 5 Millicent	6.6	5.3	158	30
Other Sites	1.3	1.3	34	26
TOTAL	46.6	37.6	999	

* The net developable area in Key Development Areas is estimated to be 80% of the total area to take account of strategic infrastructure requirements.

** Figures stated represent an estimate only. The density of development and number of units permissible will be determined at detailed design stage based on a full assessment of site characteristics and local sensitivities.

Chapter 5 Urban Centre and Retailing	Submissions 10, 11, 15, 18 and 28
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It is agreed that the Action listed under Policy R3 'Public Realm' should include 'landscaping' in addition to improved paving, planting, lighting etc. (Sub 10)

In relation to the issue of illumination on shopfronts and signage, it is considered that the County Kildare Shop Front Guidelines (2013, pg 34) which is referred to in objectives R04.1 and R04.2 of the Draft LAP, and the policies contained in the Draft County Development Plan 2017-2023 (Section 17.14.2) adequately address illumination in signage and shopfronts (Sub 10). No change recommended.

A number of submissions (subs 10, 11 & 15) request that Objective R05.1 Undesirable Uses, is amended. Objective R05.1 can be amended to better reflect the related Policy R5.

Submissions question how the 'incremental measures to improve access, pedestrian and cycle priority, shop front design and signage' will be achieved and seek clarity in this regard. It is considered that these issues are adequately addressed in the Draft LAP through the policies, objectives and actions in relation to access (chapter 8) and shopfront design and signage (Chapter 5). No change recommended.

It is suggested that the plan should clarify that supporting the hinterland areas with economic activity does not extend to lower order retail (Sub 10). Policy R2 and Objectives R02.1-4 all set out the primacy of the Clane town centre for retail provision and the zoning matrix precludes retail uses in Industrial/Warehousing and Business and Technology areas.

Chief Executive's Recommendation

- To amend the Action under Policy R3 Public Realm as follows:
The Council will actively engage with the community, developers and other agencies to secure resources for the enhancement, renewal and regeneration of the public realm in Clane. Initiatives may include:
 - The development of a public realm enhancement plan for Clane.
 - Improved paving, planting, *landscaping*, lighting or street furniture in the town centre area.
 - Improved pedestrian and cycle infrastructure.

- To amend Objective R05.1 as follows:
"To prevent an excessive concentration of *less desirable uses such as* fast food outlets, take-aways, turf accountants/*betting offices, amusement arcades* and off-licences in Clane Town Centre". (Subs 10, 11 & 15)

Chapter 6 Housing and Community	Submissions 10, 11, 15, 16 and 31
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A number of submissions, some in relation to zoning, made suggestions in relation to appropriate residential densities at various locations in the town. It is considered appropriate to provide increased guidance on appropriate residential densities within the LAP. It is proposed to amend Section 6.3 as follows:

The housing allocation for Clane is based on an average density of 26 units per hectare, which is considered appropriate given the role and established character of Clane. In accordance with the Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, DECLG (2009) higher densities will generally be considered in town centre infill locations and proximate to public transport, with medium to lower densities being considered at outer suburban sites. *The general density parameters for a Small Town such as Clane are also set out in Table 4.2 of the County Development Plan. Further guidance on appropriate densities in each Key Development Area is set out in Section 12.*

The school enrolment numbers in Section 6.4 refer to the academic year 2015/2016 and are accurate as of the 30th of June 2016. Enrolment numbers for the 2016/2017 academic year are not yet available. The enrolment at Hewetsons School is 86 (as per the Department of Education website) and it is recommended that this be included in the list of schools. The table in Section 6.4 Community Facilities will be updated to include the GP practice beside Aldi, Clane Athletic Club and Clane Project Centre. The reference to approx. 150 housing social housing units in Section 6.3 includes all social houses in Clane, either purchased or built by the County Council including RAS dwellings (Sub 10).

Three submissions suggests that a Needs Analysis is required to understand the sporting and cultural requirements of the town and to address the 'inadequacy' of the current community infrastructure (Subs 10, 11, 15) and that the LAP should be amended to support this. It is also stated that it is unclear how the plan will '*facilitate and support a broad range of community and recreational facilities to serve the needs of the residents of Clane*' as set out in Section 6.5 (Community Recreational Facilities). The Draft LAP sets out policies and objectives in relation to the distribution of land uses including community infrastructure and includes phasing requirements for infrastructure and facilities that are required to directly support development in KDA's. The Local Economic and Community Plan (LECP) adopted in December 2015, has a more significant role in terms of identifying broader community needs and identifying investment in order to deliver infrastructure and community facilities at a local level. The 'Socio-Economic Baseline Report' published with the LECP 2016-2021 sets out a detailed profile of the county based on an extensive set of economic and community indicators. No change recommended.

It is suggested that there should be a multi-purpose community development strategically located to serve the maximum population with the minimum travel distance, which should take account of day and evening/night time use and that the needs of Clane Athletic Club should be considered (sub 10). The plan does not contain specific proposals for the provision of specific community facilities. As stated in Section 6.5 of the Plan, “the role of the County Council in the direct provision of other community facilities and services is limited. The Council will continue to liaise with service providers and private entities, and assist in securing community infrastructure”. In accordance with the zoning matrix included in Section 13 of the plan, community uses and sports buildings are permitted in areas zoned Town Centre which would be the most centrally located zoning objective in Clane. The provision of a public park on Strategic Open Spaces lands could address provision of sporting facilities. No change recommended.

HC01.1 will be corrected as follows: ‘To require new residential developments to meet the standards and guidance ~~as~~ as set out in’ (Sub 11)

One submission questions the location of 80 social housing units within one area adjacent to an existing social housing development and it is suggested that these housing units should be split between the other 5 KDA's as is currently done in new housing developments (Sub 16). The zoning of land for housing does not specify whether its for public or private housing. The requirement of Part V of the Planning and Development Act to provide social and affordable housing in new residential developments of 10 units or more is a legal requirement and will apply in each KDA. No change recommended.

Chief Executive's Recommendation:

- To amend Section 6.3 as follows:

The housing allocation for Clane is based on an average density of 26 units per hectare, which is considered appropriate given the role and established character of Clane. In accordance with the Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, DECLG (2009) higher densities will generally be considered in town centre infill locations and proximate to public transport, with medium to lower densities being considered at outer suburban sites. *The general density parameters for a Small Town such as Clane are also set out in Table 4.2 of the County Development Plan. Further guidance on appropriate densities in each Key Development Area is set out in Section 12.*

- To amend the table in Section 6.4 Community Facilities by adding ‘*Hewetson School, Millicent Road, (2015/16 enrolment of 86 pupils)*’ to Education, and ‘*The Surgery Clane*’ to the list of GP's and ‘*Clane Athletic Club and Clane Project Centre*’ to the ‘Other Community’ Category.
- To amend HC01.1 as follows:

'To require new residential developments to meet the standards and guidance ~~as~~ set out in'

Chapter 7 Economic Development	Submissions 10, 11 and 17
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It is suggested that the Strategic Objective for Chapter 7 'Economic Development' is unclear and should be changed as follows: "To establish a positive and flexible framework for economic development to meet local needs, ~~optimising on~~ *leveraging/building on* the town's strategic location in Kildare. In addition to supporting the established local services function and existing employment sites, complementary economic activities that are based on local strengths and assets will be encouraged" (sub 11). To bring clarity to the intention of the strategic objective, it is proposed to replace 'optimising on' with '*maximising*'.

It is agreed that the word 'expansion' should be replaced with '*development*' in objective ED02.1 (Sub 10).

It is agreed that in Section 7.2.1 'it' should be '*its*' (which protects its vitality and viability) (Sub 11).

Chief Executive's Recommendation:

- To amend the Strategic Objective for Chapter 7 'Economic Development' as follows:
 "To establish a positive and flexible framework for economic development to meet local needs, ~~optimising on~~ *maximising* the town's strategic location in Kildare. In addition to supporting the established local services function and existing employment sites, complementary economic activities that are based on local strengths and assets will be encouraged"
- To amend Objective ED02.1 as follows:
 To support the continued operation and reasonable ~~expansion~~ *development* of existing non-conforming uses, provided they do not....
- To amend Section 7.2.1 Availability of zoned lands as follows:
 The town centre also provides for a range of suitable retail and service facilities, which protects ~~it~~ *its* vitality and viability while providing a strong base for varied employment opportunities.

Chapter 8 Movement and Transport	Submissions 10, 11, 15, 16, 18, 19, 21, 26, 29 and 31
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A number of submissions refer to Alexandra Bridge and how it is unsuitable for vehicular, pedestrian and cycle traffic (Sub 10, 11, 15, 21). In response, the LAP acknowledges that Alexandra Bridge is limited in its capacity to accommodate traffic and pedestrians, and states that it is necessary to provide for the relief of traffic in the medium to long term through the consideration of a relief road for the town including additional river crossing accommodating pedestrians. The LAP does not specify the likely location of a cross Liffey route as this requires detailed study of an area larger than Clane town. It is an objective of the Draft County Development Plan (Table 6.1) to “Examine options for a link road from the R407 to the R403 including a new Liffey Crossing east of Clane”. It is considered that the LAP deals adequately with the issue of Alexandra Bridge/Liffey Crossing, however it is proposed to amend the wording of MTO5.1 as follows:

“To investigate the feasibility of providing a cross-Liffey route to the south-east of the town, with the aim of providing an alternative route which relieves pressure on Alexandra Bridge, *and preserve the emerging route free from development.*”

A number of submissions comment on traffic in the town, the impact of congestion, poor traffic flow and problems caused by the radial road network (Sub 15, 16, 21). The LAP acknowledges these issues in Chapter 8. A series of orbital road connections are proposed within the LAP, and in the longer term an alternative Liffey crossing. Taken with objectives to improve cycle and pedestrian infrastructure and increase permeability to encourage modal shift, the Draft LAP supports reduced traffic volumes and flow in the town in the longer term. No change proposed.

A number of submissions refer to access, pedestrian/cycle routes, traffic issues and hazardous parking at the schools area (Sub 15, 16, 18, 21). The LAP provides for a new road connection between the Ballinagappa and Prosperous Roads which may in the future provide potential for an additional traffic access point to the schools. The LAP also proposes significantly improved pedestrian and cyclist access to the schools, through identified local permeability improvements, to reduce the need to travel to schools by car. No further change proposed.

It is suggested that a fresh vision for traffic management on Main Street and surrounding roads is required (Sub 11). Traffic management plans for towns are being reviewed across the County. No change proposed.

It is suggested in one submission to manage parking on footpaths on Millicent Road (Sub 10). Table 8.1 includes a specific roads project for an upgrade at the Millicent Road as a local street (in accordance with DMURS), providing improvements for the

pedestrian/cyclist and residential environment. It is considered that parking may be managed and addressed in this context. No change proposed.

A number of submissions ask that lands are identified for a park and ride facility on the Dublin Road (Sub 11, 15). This is considered to be a matter for transport providers. No change proposed.

There were a number of submissions both supporting and opposing enhanced permeability and pedestrian/cyclist connections (Sub 10, 19, 26, 31). Two submissions oppose the links proposed at Ottomy/Liffey Lawns due to resulting disturbance and anti social behaviour. In response, it is the policy of the Council to provide an enhanced pedestrian and cycle network in Clane and maximise connectivity for pedestrians and cyclists. The permeability links proposed are consistent with this objective and would be subject to a formal process including design and management details and public consultation. No change proposed.

Footpath connections to the following are sought (submission 10, 18, 29): Moat Commons to Hewetson School; Mainham Cemetery from the entrance of Clongowes Wood to a point halfway adjacent to the Motte at Mainham; Firmount Cross to Clane Village; College Road East to Mainham Wood. It is proposed that footpath provision between College Road East and Mainham Wood be included on Map 8.1/Table 8.1. However, the remaining connections are outside the LAP area.

Two submissions raise concerns in relation to the impact of any off-road footpath and cycle track on wildlife (Sub 10, 11). The location of cyclepaths and footpaths on map 8.1 are indicative. Objective GIO1.6 states that strategic green routes and trails will be open for consideration within the biodiversity protection zone, subject to appropriate safeguards and assessments. In the interests of clarity it is proposed to modify Map 8.2 to show a greater separation between the indicated paths and river.

A number of submissions refer to Table 8.1 (Roads and Transportation Projects) and Map 8.1 (Movements Objective Map). It is suggested that several of the projects indicated in Map 8.1 are not listed in Table 8.1 (Sub 11). Table 8.1 is used to provide additional detail on mapped objectives only as necessary. It is proposed to add a statement to the LAP under Heading 8.6 to reflect this as follows: *“Table 8.1 outlines specific roads and transportation projects in Clane referred to above, and provides additional detail on some of the objectives mapped in Map 8.1. Note not all mapped objectives are repeated in Table 8.1”*.

Support for a bus-stop eastbound on the Prosperous Road approaching Clane is noted (Sub 26) and it is agreed that the provision of a bus stop on the Prosperous Road (east bound) opposite Aldi can be supported by the LAP (Sub 10, 11). It is agreed that reference be made to this in Table 8.1.

It is suggested to add '*segregated*' to describe cycle tracks in Table 8.1 with the aim of routing them separately from road routes to maximise use and safety for young cyclists and foster cycling culturally (Sub 10). This is considered to be a matter for detailed design stage, to be determined based on the type of facility envisaged, type of users and space available. No change proposed in this regard.

It is also agreed to change the wording in Table 8.1 relating to the Main Street Junction Upgrade as follows ~~Enable/direct of HGV movements to Celbridge Link Road~~ '*HGV movements directed to use Celbridge Link Road and proposed Capdoo Link Road*' (Sub 11). It is agreed that in the interest of clarity the reference to 'Butterstream Pedestrian Bridge' should be changed to '*Millicent Road Pedestrian Bridge*' (Sub 10, 11).

It is suggested that access to the section of the Capdoo Lane from Tesco to the junction with the Capdoo link road should be limited to local access and pedestrian use only (Sub 10). This is the intention of the proposed Capdoo Upgrade in Table 8.1. The full detail of upgrade measures are a matter for detailed design stage. It is recommended to amend Item 8 in Table 8.1 to read Capdoo Lane instead of Capdoo Road.

One submission suggests the addition of each of the following to Table 8.1 as Permeability Schemes: Abbey Park to Alexandra Walk; Cycle and pedestrian access over the Liffey; 'Off Road Footpath and Cycle Track' from Loughbollard to Ballinagappa Road; 'Off Road Footpath and Cycle Track' along the Liffey; and New Pedestrian / Cycle Path objectives' routes as shown in the map (Sub 11). The LAP refers to Permeability Schemes in the context of the Permeability Best Practice Guide (2015). No change proposed.

While it should be noted that the route is indicative only, it is agreed that the new roads objective route for Nancy's Lane should be amended to prevent it crossing the east end of Nancy's Lane (Sub 10). It is proposed to amend map 8.1 accordingly.

It is suggested that a safe pedestrian crossing to serve residents accessing/egressing Alexandra Park/Walk/Manor onto the Inner Relief Road and walking towards the town centre should be considered. It is not considered appropriate to provide a pedestrian crossing on the relief road at this time. Ongoing traffic assessments by the Roads and Transportation Section will examine the need for a pedestrian crossing, separate to the LAP process. No change proposed. It is suggested to consider upgrading the footpath definition on the Celbridge Road approaching the Capdoo Lane junction (Sub 10). It is considered improvement works such as this would be better provided for by inclusion in the Council's operations programmes rather than the LAP.

One of the submissions seeks to introduce a gateway traffic calming strategy on Celbridge Road with use of trees and pedestrian / cycle facilities (Sub 11). It is not considered appropriate to provide gateway traffic calming on the Celbridge Road at this time. Ongoing traffic assessments by the Roads and Transportation Section will examine the need for

traffic calming, separate to the LAP process. The LAP provides for improvements to the public realm including traffic calming and visual improvements at entry points to the town, in chapter 10 policy H4. No change proposed.

A number of submissions raise concerns regarding the Balinagappa Road. It is stated that the completion of a road linking the Kilcock and Ballinagappa Roads could be dangerous as it will bring exterior traffic through winding, narrow lanes with consequent danger to life unless it coincide with the orbital route planned at some stage (Sub 15). It is suggested that the pathway on the Ballinagappa Road be continued to Clonwood Heights to facilitate better safe access (Sub 18). It is suggested that further development on the Ballinagappa Road be investigated to contribute to a special development levy for the upgrade of the road junction with Main Street (Sub 10).

It is acknowledged that the Ballinagappa Road is deficient in terms of width, alignment, and footpath/cycle lane continuity and quality. It is considered that road improvement works would normally be covered by a General Development Contributions Scheme, and that a Special Contribution is not applicable in these circumstances. The draft LAP indicates pedestrian and cycle lane objectives along the Ballinagappa Road but it is considered a more substantial objective is required to reflect the extent of intervention required at this location. It is proposed that a Road Improvement Objective should be also be included on Map 8.1, along the Ballinagappa Road as far as Ard na Gappa and along the full extent of the lands zoned Light Industry & Warehousing.

It is suggested that priority must be given to the completion of the link between the Kilcock and Dublin roads (Sub 11, 15). The completion of this road in conjunction with development in the area, and within a reasonable timeframe, is provided for in the phasing proposals for KDA2 in Chapter 13. No change proposed.

It is agreed that poles should not be located in pathways where they are obstructions to path users (Sub 18) however this matter is not relevant to the LAP and no change is proposed.

It is suggested that the appropriate protection and enhancement of Donoghue's Lane to the west of the town boundary should also be considered (Sub 11, 15). This location is outside the LAP boundary and therefore no change is proposed.

One submission states that cycling lane facilities should be mapped in Clane (Sub 10). The LAP sets out - in mapped and written form - cycling infrastructure objectives for Clane. No change proposed.

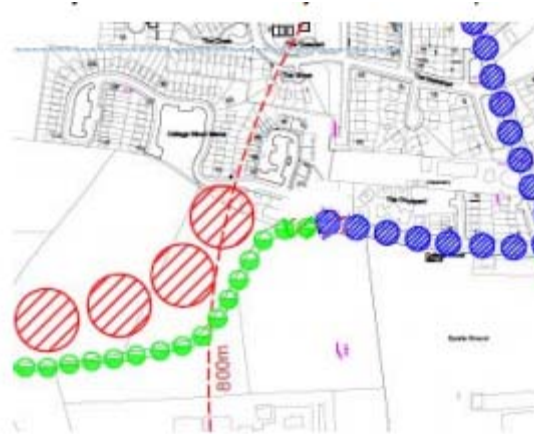
The setting of lower speed limits within Clane is outside the scope of the LAP. As such no change is proposed in response to submissions requesting changes to speed limits (Sub 18).

Chief Executive's Recommendation:

- To amend the wording of MTO5.1 as follows:
To investigate the feasibility of providing a cross-Liffey route to the south-east of the town, with the aim of providing an alternative route which relieves pressure on Alexandra Bridge, *and preserve the emerging route free from development.*
- To Insert the following text under Heading 8.6:
Table 8.1 outlines specific roads and transportation projects in Clane referred to above, *and provides additional detail on some of the objectives mapped in map 8.1. Note not all mapped objectives are repeated in Table 8.1.*
- To amend Table 8.1 as follows:

Name	Description	Route/Location
Kilcock Road Footpath	Footpath provision	College Road East to Mainham Wood, east side.
Capdoo Road Lane Upgrade	Local street upgrade (Improved pedestrian / residential environment)	Capdoo Road Lane (Celbridge Road to Capdoo Park)
North Main Street Junction Upgrade	Junction upgrade including: Pedestrian crossing points and refuges Enable/direct of HGV movements to Celbridge Link Road 'HGV movements directed to use Celbridge Link Road and proposed Capdoo Link Road' Manage speed of turning movements	Main Street / Ballinagappa / Kilcock / Celbridge roads junction
Butterstream- Millicent Road Pedestrian Bridge	Pedestrian bridge to improve access for people with disabilities and pushchairs.	Millicent Road at Butterstream on approach to playground from Aldi
Bus stops	Provision Facilitation of Bus Stops and Shelters in conjunction with public transport providers / NTA. (To be confirmed with NTA)	<ul style="list-style-type: none"> - Prosperous Road (outbound) near entrance to Aldi - Prosperous Road (outbound) at Clane Hospital/nursing home - Prosperous Road (inbound) at Clane Hospital/schools area - Prosperous Road (inbound) at Liffey Court/opposite Aldi - Main Street (northbound)

- Amend Map 8.1 as follows:
 - Include footpath objective between College Road East and Mainham Wood.
 - Revise northern extent of road objective at Nancy's Lane in KDA 4 as shown below:



- Include 'New Pedestrian Cyclepath' objective at the section of the Prosperous Road between the GAA club and the Town Centre.
- Include Road Improvement Objective along the Ballinagappa Road as far as Ard na Gappa and along the full extent of the lands zoned Light Industry & Warehousing.
- Increase separation distance between the indicated cyclepaths/footpaths and river.

Chapter 9 Infrastructure	Submissions 10, 11, 12, 16 and 31
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It is suggested that Objective I04.2 should be amended as follows: 'To seek the undergrounding of all electricity, telephone and television cables in the town *with particular focus for action on the Sallins Road, Kilcock Road and Celbridge Road* (Sub 10). It is considered more appropriate to include this as an action. It is recommended to include a new action under Section 9.4 of the Plan as follows: '*To liaise with the relevant service providers in prioritising the Sallins Road, Kilcock Road and Celbridge Road during the lifetime of the Plan for undergrounding of electricity, telephone and television cables*'. It is also suggested in the same submission that the plan should include an objective to '*reduce visual impact of telecommunications mast on Sallins Road*'. It is considered that this is not an issue for a land use policy document (Sub 10).

The references to The Parade Ring and Londis on page 40 will be removed as recycling facilities for glass and cans are no longer provided there (Sub 11).

Submission no. 16 refers to existing broadband speeds being poor in Clane. Whilst the Planning Authority is not a service provider in this regard, the plan does support and facilitate the provision of telecommunications infrastructure in Clane in objective 104.1. To clarify this commitment, it is recommended altering objective I04.1 as follows: To support and facilitate the provision of telecommunications infrastructure, *including broadband*, in Clane, subject to safety and amenity requirements'. Broadband is also addressed in detail in the Draft County Development Plan 2017-2023, in Section 8.15.

A re-wording of Policy I2 is suggested: “To establish a programme of *appropriately* dredging surface water drains in Clane and to continue to ensure that drains are regularly maintained to minimise the risk of flooding. *Maintenance will be such as to accommodate the biodiversity that these open culverts sustain*’. (Sub 11) – It is suggested that this policy be replaced with the following: *To ensure that the surface water drains are regularly maintained to minimise the risk of flooding*.

Chief Executive's Recommendation:

- To include a new Action under 9.4 Energy and Communications as follows:
To liaise with the relevant service providers in prioritising the Sallins Road, Kilcock Road and Celbridge Road during the lifetime of the Plan for undergrounding of electricity, telephone and television cables'
- To amend the text on page 40 of the plan referring to recycling facilities as follows:
Refuse collection in Clane is currently carried out by a number of private contractors and recycling facilities for glass and cans are located at Clane GAA *and Supervalu The Parade Ring and Londis'*.
- To amend Objective I04.1 as follows:

To support and facilitate the provision of telecommunications infrastructure, *including broadband*, in Clane, subject to safety and amenity requirements'.
- To amend Policy I2 as follows:

~~To establish a programme of *appropriately* dredging surface water drains in Clane and to continue to ensure that drains are regularly maintained to minimise the risk of flooding – to be determined.~~ *To ensure that the surface water drains are regularly maintained to minimise the risk of flooding.*

Chapter 10 Heritage and Amenity	Submissions 10, 11, 15 and 18
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Two submissions (Subs 11 & 15) refer to the derelict sites and illegal signage on the approaches to Clane from the Sallins Road and the Dublin Road, and one submission (Sub 18) refers to dereliction at Abbeylands House on the Ring Road and the two-storey building in front of the Abbey. All three submissions call for urgent action in addressing these derelict sites. Objective H04.3 of the plan states that it is an objective of the Council to apply the provisions of the Derelict Sites Act 1990 in securing the regeneration of derelict sites which are detracting from the amenities of the town. No change recommended.

It is agreed that Section 10.4.1 Public Realm be amended as follows: ‘They should provide a high quality welcome for those either visiting, living or working in Clane and be well-presented with appropriate signage, ~~and~~ traffic calming *and boundary treatments* along with planting and landscaping’. (Sub 10)

The burial of ashes at local burial grounds is not a matter for the LAP. No change recommended. (Sub 11)

In Figure 10.1 the building marked with ‘??’ will be replaced with ‘B14-78’ which is the correct reference for this structure (Sub 10). The structure is Clane Coach House which is included in the list of Proposed Additions to the Record of Protected Structures as part of the County Development Plan 2017-2023. Table 10.1 will be updated also.

Chief Executive’s Recommendation:

- To amend the second paragraph in Section 10.4.1 (Public Realm) as follows:
 “They should provide a high quality welcome for those either visiting, living or working in Clane and be well-presented with appropriate signage, ~~and~~ traffic calming *and boundary treatments* along with planting and landscaping”.
- To amend Figure 10.1 by replacing ~~‘B14-??’~~ with *‘B14-78’* and inserting a new line in Table 10.1 as follows:

RPS No.	NIAH No.	Structure Name	Townsland	Description
<i>B14-78</i>	<i>11808001</i>	<i>Clane Coach House, Main Street, Clane.</i>	<i>Clane</i>	<i>Coach House</i>

Chapter 11 Green Infrastructure & Open Space	Submissions 10, 15, 31
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It is suggested in Submission 15 that the Liffey walkway and public park should be a priority as it provides a major opportunity for leisure, natural habitats and amenity for the town. This is reinforced in objective OS01.3 which is ‘to secure the development of a Liffey walkway on lands to the north and south of the river and to ensure protection of the river corridor environment’. No change recommended.

Submission 10 suggests that the 100m buffer from the River Liffey should be maintained due to flood risk and diversity of ecology. Submission 31 suggests that the 100 metre protection zone from the top bank of the River Liffey, and c. 200m area shown, is unnecessarily wide. It is recommended that the 100m buffer be retained in this instance as it allows for a protection zone along a river of significance, it provides strategic open space with a distinctive parkland setting, it addresses a shortfall in open space and it secures

opportunities for new recreational areas, while protecting the natural environment and bio-diversity. The importance of the 100m buffer is addressed in Section 4 under Submission 31.

In submission 10, it is suggested that the following be included in the plan: (i) to maintain high quality tree cover around the pump station on the Sallins Road, (ii) to enhance tree planting on the inner relief road, and (iii) to enhance Loughbollard estate embankment with grading and tree planting. It is a policy of the Plan to seek public realm improvements in public areas, in order to improve amenity (Policy H4). The LAP does not specify locations for minor improvements to the public realm, however the plan supports such works through Objective H04.1. No change recommended.

Chief Executive's Recommendation:

No change recommended.

Chapter 12 Urban Design and Key Development Areas	Submissions 10, 11, 12, 15 & 16
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The general support for the KDA approach (Key Development Areas) and site specific flood risk assessments are noted (Sub 12, 15).

It is suggested that the plan include a more qualified policy around higher/tall buildings that takes account of the planning permission decision PL09.234362² (Sub 10). Section 12.1.2 of the LAP refers to 'Guiding Principles' of Urban Design and addresses 'Streetscape and Built Form'. It states that the scale, mass and composition of a building should be relative to its surroundings. There is further guidance on higher/tall buildings in the County Development Plan to inform assessment of proposals at specific locations. No change recommended.

It is agreed that desire lines indicated from Loughbollard in KDA3 should be redrawn and as coming from the green areas in Loughbollard (Sub 11). A revised Figure 12.4b) will be included in the plan.

It is suggested that KDA4 be renamed to 'Nancy's Lane' as Butterstream is a small townland to the west of this location (Sub 11). It is also suggested that the buffer zone south of Nancy's Lane should be 50m and not 'up to 50m'. It is agreed to amend the name of KDA 4 to Nancy's Lane. In relation to the buffer zone, the Council engaged consultants to carry out an ecological assessment of Nancy's Lane and the guidance on KDA4 is informed by same. It is considered that 50m may not be achievable/desirable in all instances and the KDA guidance allows for flexibility in this regard. No change recommended.

² Permission refused by ABP for 3, 4, and 5 storey mixed use development on Main Street, Clane

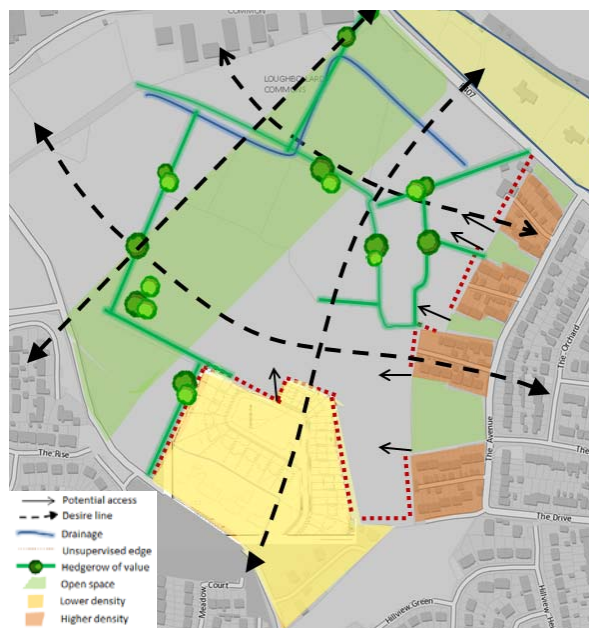
In response to a number of submissions suggesting particular residential densities at various locations, it is proposed to include more detailed guidance on densities in the LAP. It is proposed to amend Chapter 12 to provide more detailed guidance on densities in each KDA.

Chief Executive's Recommendation:

- Rename KDA 4 ~~Butterstream~~ *Nancy's Lane* throughout the LAP.
- Amend boundary of KDA 2 on Figures 12.1, 12.3 a), 12.3 b) and 13.1 as shown below:



- Amend desire lines indicated from Loughbollard in KDA3 as coming from the green areas in Loughbollard as shown below



- Amend 12.2.1 (KDA1 Dublin Road) to include the following under at the end of paragraph ‘**Built Form**’
This KDA is likely to accommodate lower to medium density residential development in the order of 25 – 30 units per hectare.

- Amend 12.2.2 (KDA2 Capdoo) to include the following under at the end of paragraph ‘**Built Form**’
This KDA is likely to accommodate lower to medium density residential development in the order of 25 – 30 units per hectare. Buildings shall not exceed 2 – storeys in height along the southern, eastern and western perimeters of the site where they adjoin existing residential properties.

- Amend 12.2.3 (KDA3) to include the following under at the end of paragraph ‘**Built Form**’
This KDA is likely to accommodate lower to medium density residential development in the order of 25 – 30 units per hectare.

- Amend 12.2.4 (KDA4) to include the following under at the end of paragraph ‘**Built Form**’
This KDA is likely to accommodate lower to medium density residential development in the order of 25 – 30 units per hectare. The southern portion of the KDA may be more appropriate for lower density development, given the configuration of the KDA and pattern of development adjacent.

- Amend 12.2.5 (KDA5) to include the following under at the end of paragraph ‘**Built Form**’
This KDA is likely to accommodate medium density residential development in the order of 30 – 35 units per hectare. Given the proximity of the site to the town centre, where the quality of the design and layout is particularly high, higher densities may be appropriate.

Chapter 13 Implementation and Zoning	Submissions 10, 11, 13, 14, 17, 20, 21, 22, 23, 24, 25, 27, 28 and 31
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It is suggested in one submission that the zoning matrix for the Town Centre should take account of residential use and the implications of a dancehall/disco (Sub 10). In response

to this it should be noted that the zoning matrix illustrates a range of land uses together with an indication of their broad acceptability in each of the land use zones. The suitability of individual proposals can be assessed through the planning application process. As such no change is proposed.

The definition of the eastern development boundary of the town, as is proposed in Sub 10, is provided for in the draft LAP.

It is agreed that the minimum buffer from the River Liffey of 100m should be retained (Sub 10). Further detail in response to this issue is provided in response to submission 31.

It is stated that there are no dependencies in KDA 4 and that the roads in this area should not be constructed independently of other social and recreational developments as per all other KDAs, and this should be stated in the Plan (Sub 16). The key infrastructure to be provided in KDA 4 are the road link and buffer zone at Nancy's Lane. Unlike other KDAs, development cannot be provided in isolation from the roads infrastructure and the buffer zone; these will form a key part of development proposals. The phasing proposals in KDA 4 are therefore considered appropriate. No change proposed.

Having regard to the number of submissions relating to the zoning matrix and the introduction of a new Land Use Zoning of Neighbourhood Centre, the land use zoning matrix has been reviewed and a number of amendments are proposed. The amended Land Use Zoning Objectives and Matrix are set out in full in Section .

Chief Executive's Recommendation:

- Amend the Land Use Zoning Objectives and Matrix (Full details in Section 6)
Amend Map 13.1 to reflect the zoning changes as per Submissions 14, 22, 28 above.

Section 6 Recommended Material Alterations to Draft Clane Local Area Plan 2017-2023

The following are the Chief Executive's recommended Material Amendments to the Draft Clane Local Area Plan 2017- 2023.

The recommended alterations have emerged from consideration of the submissions received and an internal review.

Recommended deletions to the Draft Local Area Plan are shown ~~in strikethrough blue~~ and recommended new text is shown *in italics red*.

Proposed Alteration No. 1

Amend Table 2.1 as follows:

Census	Population	Intercensal Growth <i>(% increase)</i>
1981	1,718	-
1986	1,767	3
1991	1,822	3
1996	3,058	68
2002	4,417	44
2006	4,968	12
2011	6,702	35

Proposed Alteration No. 2

- To amend paragraph 3 Section 4.1 and insert Table 4.1 and footnote as follows:

The Draft Clane Local Area Plan includes a total of ~~45~~ *46.6* hectares of undeveloped residentially zoned. The housing capacity of these lands, ~~which include those with current planning permissions,~~ is estimated to be c. ~~975~~ *999* residential units (*Table 4.1 refers*). This capacity is adequate to deliver the Core Strategy allocation of 780 housing units over the Local Area Plan period and includes additional capacity for ~~195~~ *219* housing units. This supports an adequate supply of housing over the Plan period and provides a level of headroom in the event that some of the identified housing lands do not come forward for development during the Plan period.

Table 4.1 Estimated Residential Capacity

Location of Development	Quantum of Land for Housing (Gross Ha)	Quantum of Land for Housing (Net Ha)*	Estimated Residential Capacity **	Estimated Density / HA
KDA 1 Dublin Road	7.0	5.6	146	26
KDA 2 Capdoo	10.9	8.7	227	26
KDA 3 Kilcock Road	9.6	7.7	201	26
KDA 4 Nancy's Lane	11.2	9.0	233	26
KDA 5 Millicent	6.6	5.3	158	30
Other Sites	1.3	1.3	34	26
TOTAL	46.6	37.6	999	

* The net developable area in Key Development Areas is estimated to be 80% of the total area to take account of strategic infrastructure requirements.

** Figures stated represent an estimate only. The density of development and number of units permissible will be determined at detailed design stage based on a full assessment of site characteristics and local sensitivities.

Proposed Alteration No. 3

Amend the Action under Policy R3 Public Realm as follows:

The Council will actively engage with the community, developers and other agencies to secure resources for the enhancement, renewal and regeneration of the public realm in Clane. Initiatives may include:

- The development of a public realm enhancement plan for Clane.
- Improved paving, planting, *landscaping*, lighting or street furniture in the town centre area.
- Improved pedestrian and cycle infrastructure.

Proposed Alteration No. 4

Amend Objective R05.1 as follows:

To prevent an excessive concentration of *less desirable uses such as* fast food outlets, take-aways, turf accountants/*betting offices, amusement arcades* and off-licences in Clane Town Centre. (Subs 10, 11 & 15)

Proposed Alteration No. 5

Amend HC01.1 as follows:

'To require new residential developments to meet the standards and guidance ~~as~~ *as* set out in'

Proposed Alteration No. 6

Amend Section 6.3 (Residential Density, Mix and Design) as follows:

The housing allocation for Clane is based on an average density of 26 units per hectare, which is considered appropriate given the role and established character of Clane. In accordance with the Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, DECLG (2009) higher densities will generally be considered in town centre infill locations and proximate to public transport, with medium to lower densities being considered at outer suburban sites. *The general density parameters for a Small Town such as Clane are also set out in Table 4.2 of the County Development Plan. Further guidance on appropriate densities in each Key Development Area is set out in Section 12.*

Proposed Alteration No. 7

Amend the table in Section 6.4 Community Facilities by adding '*Hewetson School, Millicent Road, (2015/16 enrolment of 86 pupils)*' to Education, and '*The Surgery Clane*' to the list of GP's and '*Clane Athletic Club and Clane Project Centre*' to the 'Other Community' Category.

Proposed Alteration No. 8

Amend the Strategic Objective for Chapter 7 'Economic Development' as follows:

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

Proposed Alteration No. 9

Amend Section 7.2.1 (Availability of zoned lands) as follows:

The town centre also provides for a range of suitable retail and service facilities, which protects ~~it~~*its* vitality and viability while providing a strong base for varied employment opportunities.

Proposed Alteration No. 10

Amend Objective ED02.1 as follows:

To support the continued operation and reasonable ~~expansion~~*development* of existing non-conforming uses, provided they do not....

Proposed Alteration No. 11

To amend Policy MT1 as follows:

It is the policy of the Council to provide an enhanced pedestrian and cycle network in Clane, *and secure filtered/full permeability in all new housing areas and in existing housing areas where possible.*

Proposed Alteration No. 12

Amend objective MTO5.1 as follows:

To investigate the feasibility of providing a cross-Liffey route to the south-east of the town, with the aim of providing an alternative route which relieves pressure on Alexandra Bridge, *and preserve the emerging route free from development.*

Proposed Alteration No. 13

Insert the following text under Heading 8.6:

Table 8.1 outlines specific roads and transportation projects in Clane referred to above *and provides additional detail on some of the objectives mapped in map 8.1. Note not all mapped objectives are repeated in Table 8.1.*

Proposed Alteration No. 14

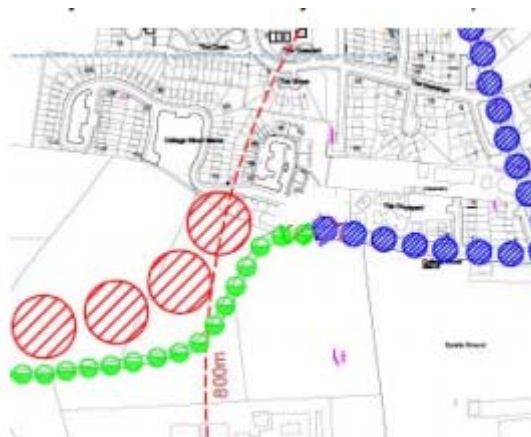
Amend Table 8.1 as follows:

Name	Description	Route/Location
Kilcock Road Footpath	Footpath provision	College Road East to Mainham Wood, east side.
Capdoo Road Lane Upgrade	Local street upgrade (Improved pedestrian / residential environment)	Capdoo Road Lane (Celbridge Road to Capdoo Park)
North Main Street Junction Upgrade	Junction upgrade including: Pedestrian crossing points and refuges Enable/direct of HGV movements to Celbridge Link Road 'HGV movements directed to use Celbridge Link Road and proposed Capdoo Link Road' Manage speed of turning movements	Main Street / Ballinagappa / Kilcock / Celbridge roads junction
Butterstream- Millicent Road Pedestrian Bridge	Pedestrian bridge to improve access for people with disabilities and pushchairs.	Millicent Road at Butterstream on approach to playground from Aldi
Bus stops	Provision Facilitation of Bus Stops and Shelters in conjunction with public transport providers / NTA. (To be confirmed with NTA)	<ul style="list-style-type: none"> - Prosperous Road (outbound) near entrance to Aldi - Prosperous Road (outbound) at Clane Hospital/nursing home - Prosperous Road (inbound) at Clane Hospital/schools area - Prosperous Road (inbound) at Liffey Court/opposite Aldi - Main Street (northbound)

Proposed Alteration No. 15

Amend Map 8.1 to include the following:

- Include footpath objective between College Road East and Mainham Wood (Ref 15A, Map 8.1).
- Revise northern extent of road objective at Nancy's Lane in KDA 4 as shown below (Ref 15B, Map 8.1):



- Include 'New Pedestrian Cyclepath' objective at the section of the Prosperous Road between the GAA club and the Town Centre (Ref 15C, Map 8.1).
- Include Road Improvement Objective along the Ballinagappa Road as far as Ard na Gappa and along the full extent of the lands zoned Light Industry & Warehousing (Ref 15D, Map 8.1).
- Increase separation distance between the indicated cyclepaths/footpaths and river (Ref 15E, Map 8.1).

Proposed Alteration No. 16

Amend Objective I01.4 as follows:–

~~“To only permit development on lands zoned in the Clane LAP in conjunction with the provision of adequate water and wastewater infrastructure and capacity.~~ *To ensure that new development on zoned land is subject to a requirement for a connection agreement from Irish Water.*

Proposed Alteration No. 17

Amend Policy I2 (Surface Water and Groundwater) as follows:

~~To establish a programme of appropriately dredging surface water drains in Clane and to continue to ensure that drains are regularly maintained to minimise the risk of flooding – to be determined.~~ *To ensure that the surface water drains are regularly maintained to minimise the risk of flooding.*

Proposed Alteration No. 18

Replace the Flood Risk Map in Section 9.3 with the enclosed revised Flood Risk Map having regard to the Stage 2 SFRA data produced as an addendum.

Proposed Alteration No. 19

Amend Objective I04.1 as follows:

To support and facilitate the provision of telecommunications infrastructure, *including broadband*, in Clane, subject to safety and amenity requirements’.

Proposed Alteration No. 20

Include a new Action under Section 9.4 (Energy and Communications) as follows:

To liaise with the relevant service providers in prioritising the Sallins Road, Kilcock Road and Celbridge Road during the lifetime of the Plan for undergrounding of electricity, telephone and television cables'

Proposed Alteration No. 21

Amend the text on page 40 of the plan referring to recycling facilities as follows:

Refuse collection in Clane is currently carried out by a number of private contractors and recycling facilities for glass and cans are located at Clane GAA *and Supervalu The Parade Ring and Londis'*

Proposed Alteration No. 22

Amend Figure 10.1 by replacing ~~'B14-??'~~ with *'B14-78'* and insert a new line in Table 10.1 as follows:

RPS No.	NIAH No.	Structure Name	Townsland	Description
<i>B14-78</i>	<i>11808001</i>	<i>Clane Coach House, Main Street, Clane.</i>	<i>Clane</i>	<i>Coach House</i>

Proposed Alteration No. 23

Amend Objective H03.5 as follows:

To protect, conserve and enhance, wherever possible, wildlife habitats and species of local importance *and to give appropriate consideration to maintaining existing local ecological corridors and linkages*, not otherwise protected by legislation.

Proposed Alteration No. 24

Amend the second paragraph in Section 10.4.1 (Public Realm) as follows:

They should provide a high quality welcome for those either visiting, living or working in Clane and be well-presented with appropriate signage, ~~and~~ traffic calming *and boundary treatments* along with planting and landscaping.

Proposed Alteration No. 25

Rename KDA 4 ~~Butterstream~~ *Nancy's Lane* throughout the LAP.

Proposed Alteration No. 26

Amend boundary of KDA 2 Capdoo on Figures 12.1, 12.3 a), 12.3 b) and 13.1 as shown below:



Proposed Alteration No. 27

Amend 12.2.1 (KDA1 Dublin Road) to include the following under the end of paragraph **'Built Form'**

This KDA is likely to accommodate lower to medium density residential development in the order of 25 – 30 units per hectare.

Proposed Alteration No. 28

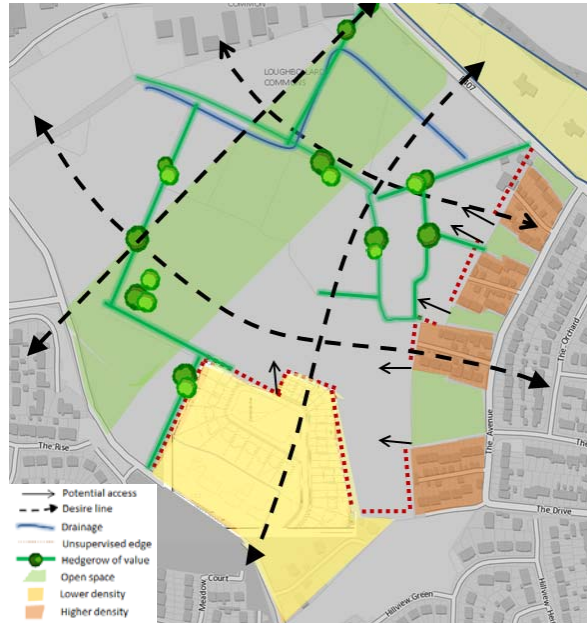
Amend 12.2.2 (KDA2 Capdoo) to include the following under at the end of paragraph **'Built Form'**

This KDA is likely to accommodate lower to medium density residential development in the order of 25 – 30 units per hectare. Buildings shall not exceed 2 – storeys in

height along the southern, eastern and western perimeters of the site where they adjoin existing residential properties.

Proposed Alteration No. 29

Amend desire lines indicated from Loughbollard in KDA3 as coming from the green areas in Loughbollard as follows:



Proposed Alteration No. 30

Amend 12.2.3 (KDA3) to include the following under at the end of paragraph **'Built Form'**

This KDA is likely to accommodate lower to medium density residential development in the order of 25 – 30 units per hectare.

Proposed Alteration No. 31

Amend 12.2.4 (KDA4 *Nancy's Lane*) to include the following under at the end of paragraph **'Built Form'**

This KDA is likely to accommodate lower to medium density residential development in the order of 25 – 30 units per hectare. The southern portion of the KDA may be more appropriate for lower density development, given the configuration of the KDA and pattern of development adjacent.

Proposed Alteration No. 32

Amend 12.2.5 (KDA5) to include the following under at the end of paragraph **'Built Form'**

This KDA is likely to accommodate medium density residential development in the order of 30 – 35 units per hectare. Given the proximity of the site to the town centre, where the quality of the design and layout is particularly high, higher densities may be appropriate.

Proposed Alteration No. 33

Amend Table 13.1 Land Use Objectives as follows:

Ref	Use	Land-Use Zoning Objectives
A	Town Centre	To protect, improve and provide for the future development of town centres.
B	Existing Residential/ <i>Infill</i>	To protect and enhance the amenity of established residential communities and promote sustainable intensification.
C	New Residential	To provide for new residential development.
E	Community & Institutional <i>Educational</i>	To provide for education, recreation, community and health.
F	Open Space & Amenity	To protect and provide for open space, amenity and recreation <u>provision</u> .
F2	Strategic Open Space	To preserve, provide for and improve recreational amenity, open space and green infrastructure networks.
G	<i>Neighbourhood Centre</i>	<i>To provide for new/existing neighbourhood centres and associated facilities.</i>
H	Light Industry & Warehousing	To provide for industry, manufacturing, distribution and warehousing
I	Agricultural	To retain and protect agricultural uses.
Q	Business & Technology	To provide for office and high technology type <u>employment uses</u> .
R	Strategic Reserve	To protect strategic lands from inappropriate forms of development which would impede the orderly expansion of a strategic urban centre.

Proposed Alteration No. 34

Amend Table 13.3 Land Use Zoning Matrix as follows:

Land Use	A – Town Centre	B - Existing Residential / Infill	C – New Residential	E – Community & Educational Institutional	F – Open Space & Amenity	F2 – Strategic Open Space	Neighbourhood Centre	H - Light Industry & W/housing	I - Agriculture	Q – Business & Technology
<i>Amusement Arcade</i>	N	N	N	N	N	N	N	N	N	N
Agricultural Buildings	N	N	N	N	N	N	N	O	Y	N
Car Park (other than ancillary)	Y	N	N	O	N	N	N	O	N	N
Betting Office	O	N	N	N	N	N	O	N	N	N
Cemetery	O	N	N	Y	N	N	N	N	N	N
Community / Sports buildings	Y	O	O	Y	N	N	Y	O	N	N
Crèche / Playschool	Y	O	Y	Y	O	O	Y	N	N	Y
Cultural Uses / Library	Y	O	O	Y	O	O	Y	N	N	N
Dancehall / Disco	O	N	N	N	N	N	N	N	N	N
Dwelling	Y	Y	Y	O ³	N	N	Y	N	O ⁴	N
<i>Emergency Residential Accommodation</i>	Y	O	O	Y	N	N	Y	N	N	N
Funeral Homes	Y	N	N	N	N	N	Y	N	N	N
Garage / Car Repairs	N	N	N	N	N	N	N	Y	N	N

³ Ancillary to health/community use, to meet special accommodation needs.

⁴ In accordance with the Rural Housing Policy set out in the County Development Plan.

Guest House / Hotel / Hostel	Y	O	O	N	N	N	O	N	N	N
Heavy Commercial Vehicle Park	N	N	N	N	N	N	N	Y	N	N
Hot Food take away	O	N	N	N	N	N	O	N	N	N
Light Industry / Workshop	O	O	O	⊖ N	N	N	N	Y	N	O
Medical Consultant / Health Centre	Y	O	O	Y	N	N	Y	N	N	O
Motor Sales	N	N	N	N	N	N	N	O	N	⊖ N
Nursing Home/ <i>Assisted living for elderly</i>	Y	Y	Y	Y	N	N	Y	N	N	N
Offices	Y	O ⁵	O	N	N	N	O	N	N	Y
Park / Playground	Y	Y	Y	Y	Y	Y	Y	N	O	N
Petrol Station	N	O	O	N	N	N	N	Y	N	N
Place of Worship	Y	O	O	Y	N	N	Y	N	N	N
Pub	Y	N	N	N	N	N	Y	N	N	N
Restaurant	Y	⊖ N	⊖ N	N	N	N	Y	N	N	N
School	Y	O	O	Y	N	N	Y	N	N	N
Shop (Comparison)	Y	N	N	N	N	N	N	N	N	N
Shop (Convenience)	Y	O	O	N	N	N	Y	N	N	N
Utility Structures	O	O	O	O	O	O	O	Y	O	O
Warehouse (Wholesale) / Store / Depot	N	N	N	N	N	N	N	Y	N	N
<i>Workshop</i>	<i>O</i>	<i>O</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>O</i>	<i>Y</i>	<i>O</i>	<i>N</i>

⁵ A maximum of 100sqm floor area will be permitted in this area.

Proposed Alteration No. 35

In Section 13.2.1 delete the word 'only' from Phasing Detail of KDA1 as shown below:

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

Proposed Alteration No. 36

Amend Zoning Map 13.1 by changing the zoning of 0.7ha of land at Mainham Woods (as hatched in yellow on Submission no. 12) from 'B Existing Residential' to 'C New Residential' and include this area in KDA-2.

Amend Figure 12.1 (KDA Map), 12.3a and 12.3b (Aerial View & Analysis Map) to incorporate additional 0.7ha.

Proposed Alteration No. 37

Amend Zoning Map 13.1 by re-zoning land on the Ballinagappa Road from 'F Open Space and Amenity' to 'C New Residential' (as per submission No. 22).

Proposed Alteration No. 38

Amend Zoning Map 13.1 by changing the zoning objective of the Tesco site from 'Business and Technology' to 'Neighbourhood Centre' and insert additional column to Land Use zoning matrix accordingly.

Note:

The Proposed Amendments are accompanied by a Strategic Flood Risk Assessment Addendum Report December 2016 (inc. Stage 2 FRA and Justification Tests).

Screening for Strategic Environmental Assessment and Appropriate Assessment

The proposed Material Alterations have been provisionally screened with regard to Strategic Environmental Assessment and Appropriate Assessment. It was concluded that the proposed alterations are unlikely to have significant impacts, or will have positive impacts, in terms of SEA and AA. Formal screening will be carried out to determine if a Strategic Environmental Assessment (SEA) or Appropriate Assessment (AA) or both are required for any of the Material Alterations, once agreed by elected members.

Maps

Amended Map 8.1 Movement Objectives Map

Amended Map 9.1 Strategic Flood Risk Assessment Recommendations Map

Amended Map 12.1 Key Development Areas












Amended Map 13.1 Land Use Zoning Objectives Map



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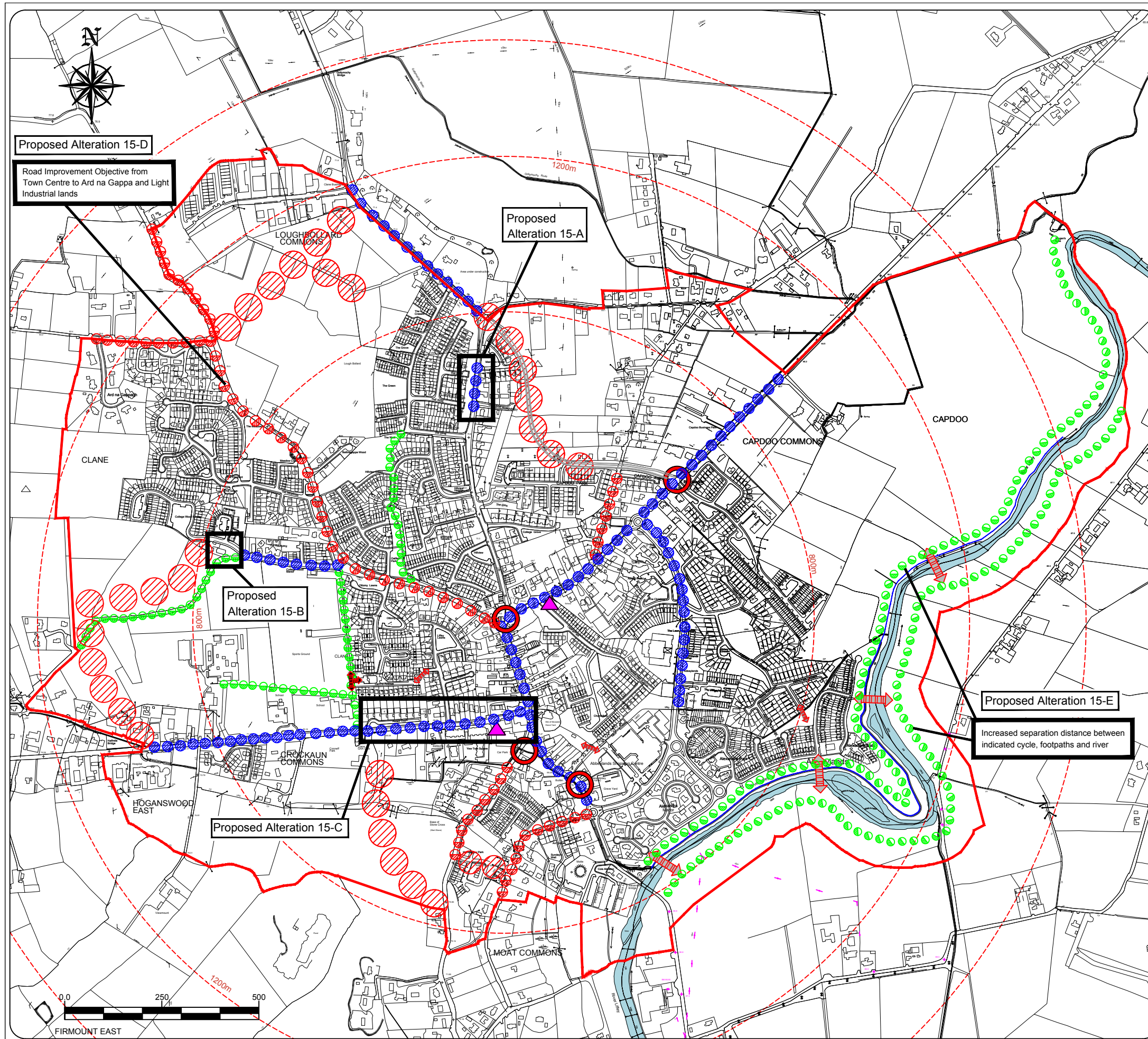
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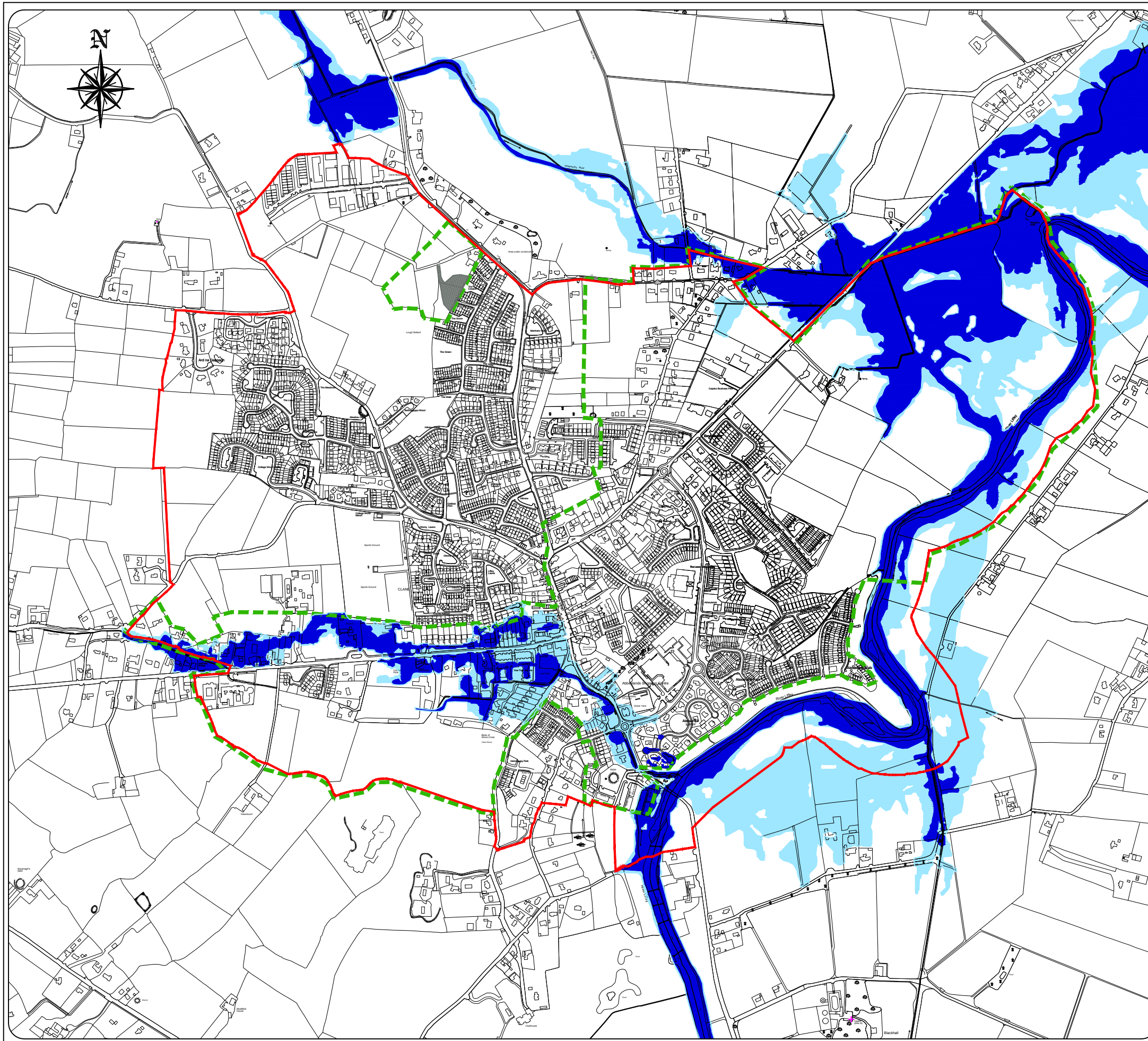
-  Local Area Plan Boundary
-  New Roads Objective
-  Road Improvements Objective
-  New Pedestrian/Cycle Path objective
-  Off Road Footpath and Cycle Track
-  Pedestrian Bridge (Indicative Only)
-  Junction/Pedestrian Improvement
-  Local Permeability Improvement
-  Covered Bicycle Parking
-  Distance from Town Centre (at 400m intervals) 5 Mins Walking Distance
-  Proposed Material Alteration

Movements Objectives Map
 Proposed Material Alterations

Scale: N.T.S.	Map Ref.: 8.1
Date: December 2016	Drawing No.: 200/16/1000
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Local Area Plan Boundary



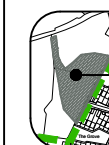
Development proposals for lands outlined thus are to be the subject of site-specific Flood Risk Assessment in accordance with the Flood Risk Management Guidelines and appropriate to the type and scale of the development being proposed.

Such Development Proposals shall also:

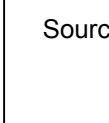
- Indicate and quantify loss of floodplain storage arising from the development proposal;
- Provide compensatory storage located within or adjacent to the proposed development;
- Indicate measures to ensure that water-vulnerable elements of the Development would not be flooded during the 1000year flood;
- Ensure that existing flow paths for flood waters will not be compromised.



Flood Risk Zone A (1.0% AEP)



Flood Risk Zone B (0.1% AEP)



Pluvial Flood Risk Zone

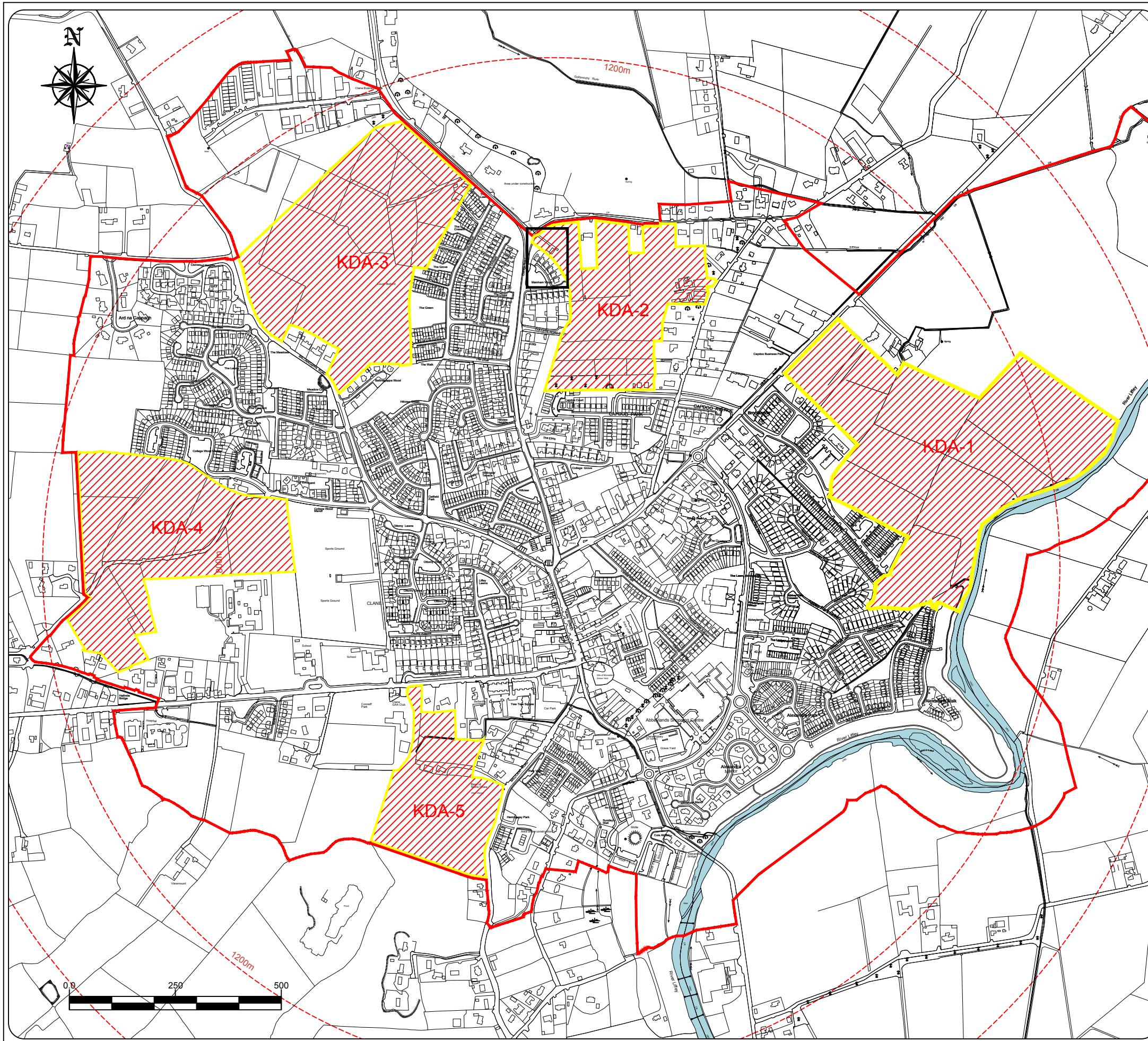
Source:



Strategic Flood Risk Assessment
 Recommendations
 Proposed Material Alterations:
 Revised Map 9.1

Scale:	N.T.S.	Map Ref.:	9.1
Date:	December 2016	Drawing No.:	200/16/1000
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Legend

-  Local Area Plan Boundary
-  Key Development Areas KD 1 - 5
-  Proposed Material Alteration

Land Use Zoning Objectives
 Proposed Material Alterations

Scale:	N.T.S.	Map Ref.:	12.1
Date:	December 2016	Drawing No.:	200/16/1000
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Legend

- Local Area Plan Boundary
- A: Town Centre
- B: Existing Residential
- C: New Residential
- E: Community and Education
- F: Open Space and Amenity
- F2: Strategic Open Space
- H: Light Industry & Warehousing
- I: Agriculture
- N: Neighbourhood Centre
- Q: Business and Technology
- SR: Strategic Reserve
- KDA: Key Development Areas (KDA 1 to 5)
- River Liffey
- Distance from Town Centre (at 400m intervals) 5 Mins Walking Distance
- Roads Objective (Indicative only)
- Proposed Material Alteration

Land Use Zoning Objectives Map
 Proposed Material Alterations

Scale: N.T.S.	Map Ref.: 13.1
Date: December 2016	Drawing No.: 200/16/1000
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