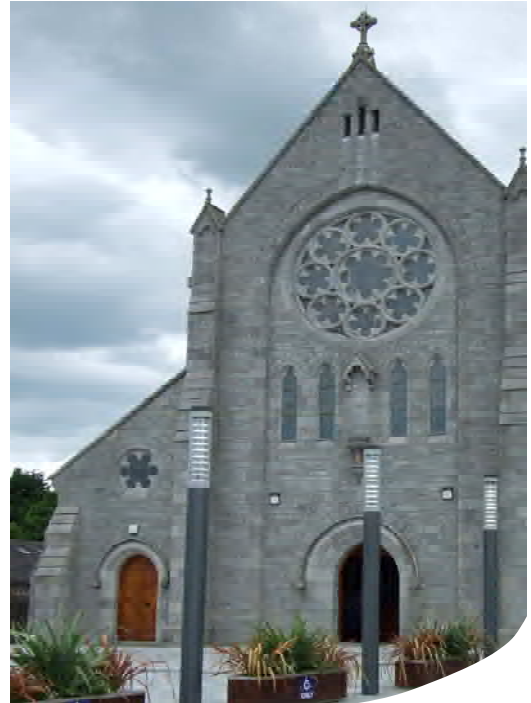


Clane

Draft Local Area Plan 2017-2023

Dréachtphlean Cheantair Áitiúil Claonadh



Planning Department
Kildare County Council
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1. INTRODUCTION

The Clane Local Area Plan 2017-2023 (LAP) has been prepared in accordance with the requirements and provisions of the Planning and Development Act 2000 (the Act), as amended. It sets out an overall strategy for the proper planning and sustainable development of Clane in the context of the Draft Kildare County Development Plan 2017-2023 (KCDP) and the Regional Planning Guidelines (RPGs) for the Greater Dublin Area 2010-2022. It is informed by Ministerial Guidelines issued pursuant to Section 28 of the Planning and Development Act 2000, as amended, together with EU requirements regarding Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA).

1.1 COMPOSITION OF THE PLAN

The Plan is set out in a written statement with accompanying maps. The written statement shall take precedence over the maps should any discrepancy arise between them. In the full interpretation of all objectives for Clane, it is essential that both the County Development Plan and the Local Area Plan are read in tandem. Where conflicting objectives arise between the Kildare County Development Plan and the Local Area Plan, the objectives of the County Development Plan shall take precedence. General development management standards are contained in the County Development Plan, while policies and objectives that are specific to Clane are included in the Local Area Plan.

1.2 LOCAL AREA PLAN STATUS AND PROCESS

Sections 18 - 20 of the Planning and Development Act 2000, as amended, provide that a local area plan shall be made in respect of an area which:-

- Is designated as a town in the most recent census of population, other than a town designated as a suburb or environs in that census;
- Has a population in excess of 5,000; and
- Is situated within the functional area of a planning authority which is a County Council.

The 2011 census indicated that Clane had a total population of 6,702 persons. A Local Area Plan is therefore required for Clane.

The preparation of the Local Area Plan commenced in February 2013 when Kildare County Council published a background issues paper that set out key planning issues for Clane and invited submissions and observations from interested parties over a four week period. A total of 7 no. submissions were received and the issues raised are summarised in the Chief Executives Report on Pre-Draft Consultation dated April 2013. This consultation has informed the plan making process.

1.3 RELATIONSHIP WITH OTHER PLANS AND GUIDELINES

The Plan has been prepared having regard to National, Regional and local policy documents, including the following;

- National Spatial Strategy 2002-2020
- Building on Recovery; Infrastructure and Capital investment 2016-2021

- Our Sustainable Future; A framework for Sustainable Development for Ireland (2012)
- Smarter Travel, A Sustainable Transport Future 2009-2020
- National Cycle Policy Framework
- National Climate Change Adaptation Framework; Building Resilience to Climate Change (2012)
- National Energy Efficiency Action plan 2009-2020
- National Renewable Energy Action Plan (2010)
- Actions for Biodiversity – Irelands National Biodiversity Plan 2011-2016
- National Broadband Plan 2012
- Water Services Strategic Plan; A Plan for the Future of Water Services.
- Regional Planning Guidelines for the Greater Dublin Area (RPGs) 2010-2022
- Retail Strategy for the Greater Dublin Area 2008-2016
- Transport Strategy for the Greater Dublin Area 2016-2035
- Eastern and South Eastern River Basin Management Plan (2009-2015)¹
- Water Supply project Eastern & Midlands Region
- Draft Kildare County Development Plan (KCDP) 2017-2023
- Kildare Local Economic & Community Plan (LECP) 2016-2021
- Local Area Plans; Guidelines for Planning Authorities DECLG/DAHG (2013)
- Manual for Local Area Plans DECLG/DAHG (2013)

1.4 ENVIRONMENTAL ASSESSMENTS

The preparation of this Local Area Plan has been informed by the preparation of a Strategic Environmental Assessment (SEA) in accordance with the Planning and Development (Strategic Environmental Assessment) Regulations 2004, and a Natura Impact Assessment Report, pursuant to Article 6 of the Habitats Directive 94/42/EEC. Strategic Flood Risk Assessment (SFRA) and Habitat Reports have also informed the plan.

¹ Preparation of the second cycle of the River Basin Management Plans 2015-2021 is currently underway

2. CLANE IN CONTEXT

2.1 HISTORICAL DEVELOPMENT

Clane developed around a pre-Norman Abbey founded in the sixth century. The importance of the settlement declined during medieval times and by the mid 20th Century Clane was essentially a small village with one street and a population of approximately 500 persons. The town retains a compact linear core along the Main Street, with residential development extending outwards to north, east and west.

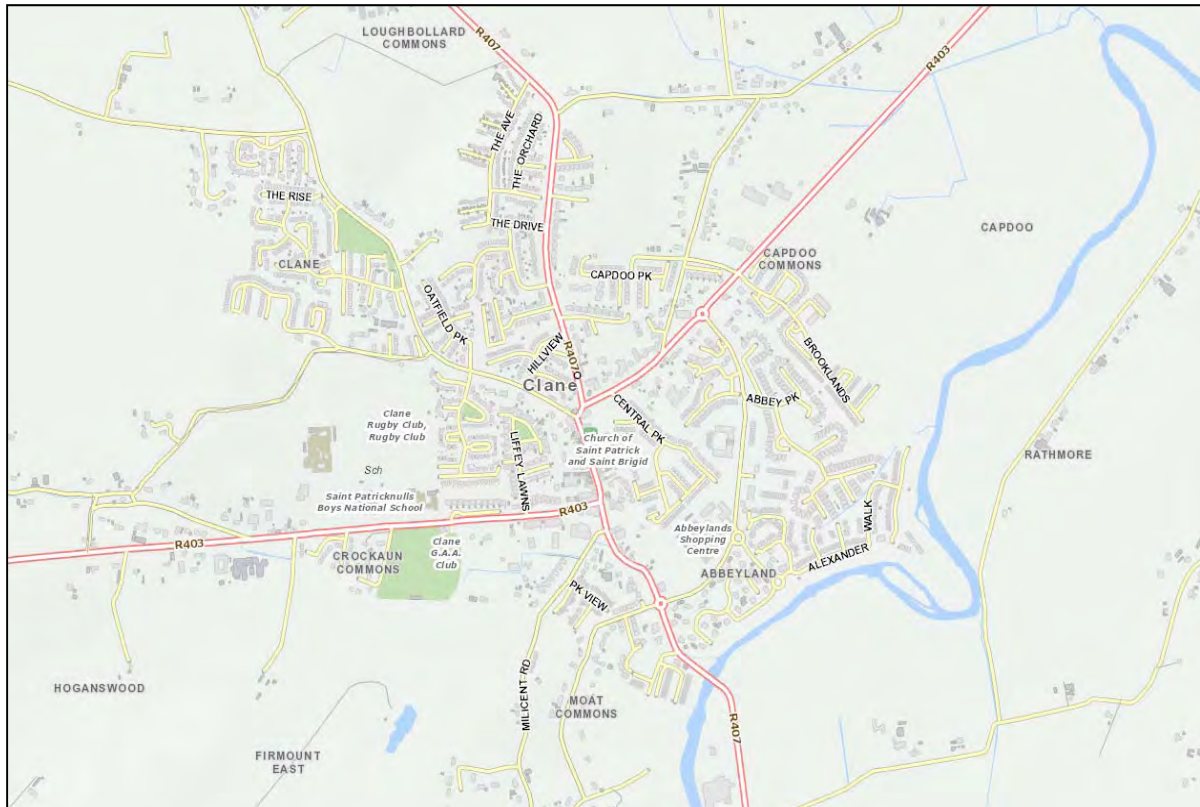


Figure 2.1: Clane Urban Form

The town has expanded significantly since the 1960s. New residential neighbourhoods have developed predominantly to the north-west, off of the Ballingappa and Kilcock roads, and to the south-east between the Celbridge Road and the River Liffey. Retail and commercial uses are focused primarily on Clane's historic Main Street, with some more recent retail and commercial development at the edge of the town centre and on the Celbridge Road (e.g. Westgrove Hotel, Abbeylands Shopping and Medical Centre, Aldi, Lidl, Tesco Metro). Institutional uses, including schools and Clane General Hospital, are clustered on the Prosperous Road, and there is also a cluster of employment uses in the Clane Business Park on the Kilcock Road.

The town is bordered by the River Liffey to south and there is a single road crossing of the Liffey at Alexandra Bridge on the Sallins Road. The original bridge at this location was constructed in the 1390s and the current bridge was constructed in 1864.

2.2 SPATIAL PLANNING CONTEXT

The County Development Plan sets out the overall strategy for the proper planning and sustainable development of County Kildare in accordance with national and regional policy.

The Regional Planning Guidelines (RPGs) for the Greater Dublin Area (GDA) translate the strategic planning framework of the National Spatial Strategy to a Regional level. The RPGs set out the settlement hierarchy for the GDA and population and housing targets for each county. The “Core Strategy” of the County Development Plan is required to be consistent with the RPGs and sets out a settlement hierarchy for County Kildare along with population and housing targets for all towns, villages and the open countryside². Local Area Plans are required to be consistent with the Core Strategy of the County Development Plan.

The Regional Planning Guidelines for the Greater Dublin Area, 2010 – 2022 (RPGs) designate Leixlip, Maynooth, Naas and Newbridge as Large Growth Towns and Athy, Celbridge, Kilcullen, Kildare, Kilcock and Monasterevin as Moderate Growth Towns. Small Towns and Villages are defined at county level by the County Development Plan. Clane is designated as a Small Town in the Kildare County Development Plan (KCDP) 2011-2017 and in the Draft Kildare County Development Plan (DCDP) 2017-2023, alongside Rathangan, Derrinturn, Prosperous, Kill, Sallins, Athgarvan and Castledermot.

The County Development Plan acknowledges that Small Towns generally comprise populations of between 1,500 and 5,000, with relatively small and locally financed businesses, retail facilities mainly in the convenience category, and services such as primary schools, secondary schools, health clinics and sports facilities.

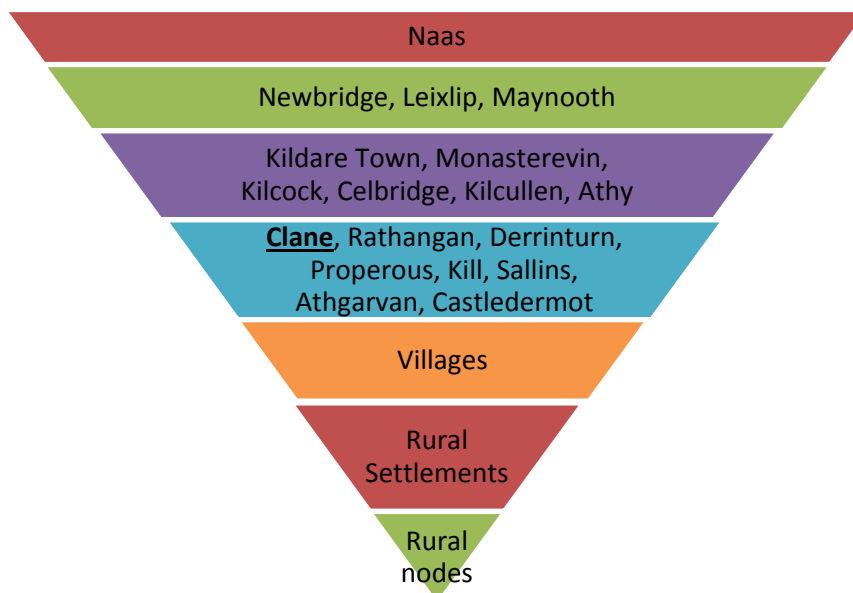


Figure 2.2: Position of Clane in the Kildare Settlement Hierarchy

² Planning and Development (Amendment) Act 2010

2.3 FUTURE GROWTH

Clane's role as a Small Town is to develop as a local centre for services with levels of growth to cater for local need at an appropriate scale and to support local enterprise. The rate of growth should be controlled to limit pressure on services, the environment and unsustainable commuting patterns.

Table 2.1 below outlines the population growth that has taken place in Clane over the past 35 years. Clane experienced two periods of significant population increase in the 1990s (c. 68%) and again in the late 2000s (c. 35%).

Census	Population	Intercensal Growth
1981	1,718	-
1986	1,767	2.85
1991	1,822	3.11
1996	3,058	67.84
2002	4,417	44.44
2006	4,968	12.47
2011	6,702	34.90

Table 2.1: Population Growth in Clane, Census of Population, CSO

3. VISION FOR CLANE

3.1 STRATEGIC VISION

This Local Area Plan is underpinned by a strategic vision which is intended to guide the future development of Clane in a sustainable manner, in a way that reflects the existing character and amenities of the area and improves quality of life for the existing and future population.

The Strategic Vision is based on the role of Clane as defined in the Settlement Strategy of the County Development Plan and the aspirations of the people and stakeholders in Clane. The Vision Statement reads as follows;

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

3.2 DELIVERING THE STRATEGIC VISION

The Clane Local Area Plan has a critical role to play in ensuring that the needs of the future population are planned for. The following strategic objectives are derived from the strategic vision:

- To accommodate 2.4% of Kildare's allocated housing growth in Clane over the period 2017-2023 in accordance with the County Development Plan Core Strategy.
- To protect and enhance the primacy and character of the town centre, so that it remains attractive to businesses and meets the retailing and service needs of the town and its hinterland, in addition to offering a pleasant and attractive environment for shopping, business, recreation and living.
- To support and facilitate the development of high-quality, integrated residential neighbourhoods that cater for all demographics and deliver community, recreation and amenity facilities in tandem with housing.
- To establish a positive and flexible framework for economic development to meet local needs, optimising on the town's strategic location in Kildare. In addition to supporting the established local services function and existing employment sites, complementary economic activities that are based on local strengths and assets will be encouraged.
- To enhance the existing transport network by increasing permeability and connectivity for pedestrians, cyclists and vehicles, in order to enable access to key land uses such as community facilities, public transport nodes and zoned lands.
- To phase future growth in line with the capacity and delivery of supporting physical infrastructure.

- To positively enhance the town's built and natural heritage by protecting existing heritage assets and their settings, by promoting the enhancement, management and understanding of these assets and by providing for appropriate development.
- To protect, enhance and develop a multifunctional Green Infrastructure network by building an interconnected network of parks, open spaces, hedgerows, grasslands and watercourses.
- To ensure that best practice urban design principles are applied to all new development, based on the principle that well planned and integrated development enhances the sustainability, attractiveness and quality of an area.
- To phase new development to ensure that it occurs in an orderly and efficient manner in accordance with proper planning and sustainable development.

The Local Area Plan will seek to provide a framework to strengthen Clane's unique identity and to promote a strong sense of community, civic pride and social inclusiveness within the local community. The Strategic Vision and objectives are expanded upon in the policies, objectives and key actions contained within the remainder of this plan.

The policies and objectives of the Local Area Plan should be read in conjunction with the policies of the Kildare County Development Plan.

4. COMPLIANCE WITH COUNTY CORE STRATEGY

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

4.1 FUNCTION, POPULATION AND SCALE OF CLANE

The Core Strategy of the Draft Kildare County Development Plan 2017-2023 is set out in Chapter 2 Core Strategy and Chapter 3 Settlement Strategy. Clane is identified as a Small Town in both the RPGs and the County Settlement Hierarchy. The role of a Small Town is to develop as a key local centre for services, with levels of growth to cater for local need at an appropriate scale, and to support local enterprise to cater for local demand.

The Core Strategy of the Draft Kildare County Development Plan 2017-2023 allocates 2.4% of Kildare’s housing growth to Clane over the period 2017-2023. The total housing allocation for Kildare over this period is 32,497 units. Table 3.3 of the Draft County Development Plan identifies a target population of 7,668 and a housing unit target of 3,483 units for Clane to the year 2023. The LAP will need to make provision for 780 housing units over the Plan period to meet the Core Strategy requirement.

The Draft Clane Local Area Plan includes a total of 45 hectares of undeveloped residentially zoned land. The housing capacity of these lands, which include those with current planning permissions, is estimated to be c. 975 residential units. 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 housing units. This support 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.

The Draft Local Area Plan incorporates policies and objectives to strengthen the town centre and core retail area, and identifies a total of 20.8 hectares of land for Light Industry and Warehousing and Business and Technology uses, in order to encourage and facilitate new employment opportunities, at an appropriate scale.

The lands zoned under the Clane Local Area Plan 2009 have been revised in so far as is deemed necessary to ensure a sequential approach to zoning, the promotion of development on underutilised lands, the achievement of a compact urban form and the avoidance of flood risk.

Key infrastructure required to implement this approach, and a sequential phasing strategy for the delivery of same, is set out in Section 13 Implementation. The upgrade of the local wastewater network, to include new pumping stations at Sallins and Clane, is a critical determinant for new development. There are identified capacity constraints in the wastewater network that will affect the implementation of the Core Strategy. Irish Water indicates that it may be 2020 before these infrastructural constraints are addressed.

The scale and form of development envisaged in Clane under the LAP is consistent with the settlement and economic development aims of the Core Strategy.

4.2 ENVIRONMENT AND HERITAGE PROTECTION

The environmental sensitivities of the county identified through the SEA process for the County Development Plan have informed the development of the Core Strategy and the role it identifies for Clane. The LAP responds to environmental factors including wastewater infrastructure constraints, areas at risk of flooding, etc. It acknowledges the importance of heritage as an environmental and economic resource and includes significant objectives for its conservation and enhancement.

4.3 FUTURE DEVELOPMENT PRIORITIES

The Draft LAP has been prepared in the context of a longer term vision for Clane, and seeks to balance the spatial development of the town in a sustainable manner and re-embrace the town's relationship with the River Liffey. Strategic open space is identified along the River Liffey, to ensure that the distinctive character of Clane is retained and to secure opportunities for new recreational areas, while protecting the natural environment and bio-diversity. The provision of improved vehicular and pedestrian permeability throughout the town will be a key requirement to support sustainable movement within the town.

The Plan identifies 5 No. Key Development Areas to accommodate growth during the Plan period. Area-specific design guidance for each of the Key Development Areas is set out in Section 12 Urban Design and Section 13 Implementation. Consolidation and infill development will also be promoted on appropriately zoned lands within the plan area, in accordance with the policies and objectives of the Plan.

Policy CS1 – Core Strategy

It is the policy of the Council to support the sustainable long-term growth of Clane as a Small Town in accordance with the Core Strategy of the Draft Kildare County Development Plan 2017-2023.

Objectives

- CSO1.1** To support and facilitate sustainable intensification and consolidation in the town centre and in established residential and industrial areas.
- CSO1.2** To focus new residential development into the Key Development Areas identified in the Core Strategy map and new enterprise development into areas identified for light industry and warehousing and business and technology development.
- CSO1.3** To support and facilitate development on zoned lands based on the policies and objectives of the Draft Kildare County Development Plan 2017-2023 and the Clane Local Area Plan 2017-2023.

4.4 CONCEPT MAP

Figure 4.1 illustrates the spatial context of the Clane LAP and the longer term development priorities and vision for Clane.

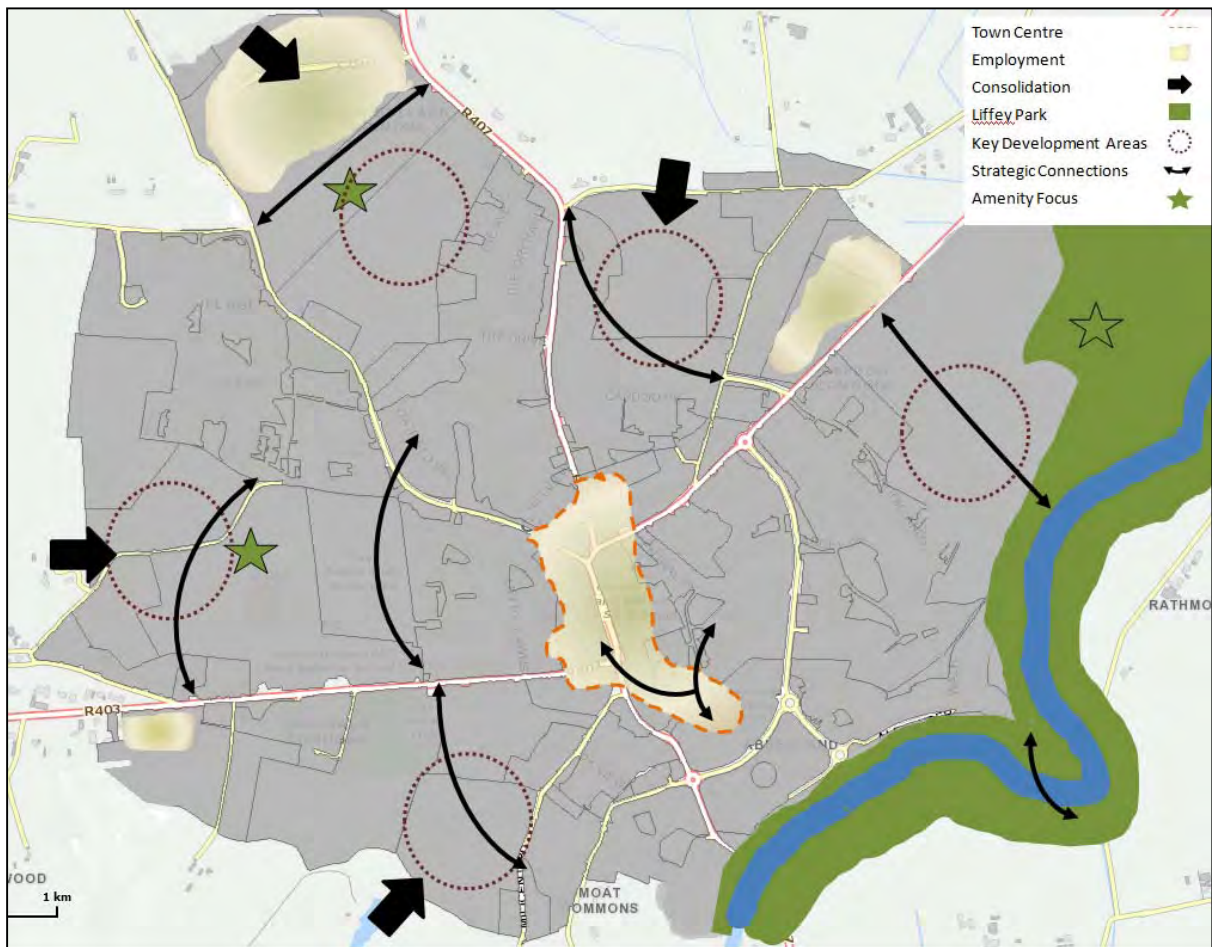


Figure 4.1: Core Strategy Concept Map

5. URBAN CENTRE AND RETAILING

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

5.1 TOWN CENTRE

Clane is identified as a Tier 2, Level 3 or Sub-County Town Centre in the Greater Dublin Area Retail Strategy 2008. This is reflected in the Draft Kildare County Development Plan 2017-2023. Level 3 centres usually comprise groups of shops often containing at least one supermarket or superstore and a range of non-retail services, such as banks, building societies and restaurants, as well as local public facilities such as libraries. Clane is a district level centre that provides services and facilities for the population of Clane in addition to the population of the rural hinterland.

The town centre provides a range of facilities and services serving the social, cultural and retailing needs of the local catchment. The mix of interdependent land uses and other features of interest such as its historic form all contribute to the sense of place and identity.

Policy R1 - Town Centre

It is the policy of the Council to protect and enhance Clane's role as a vibrant and attractive town that provides a range of retail, commercial, civic, social and cultural services.

Objectives

- RO1.1** To reinforce the town centre as a priority location for commercial, civic, social and cultural development and to promote new development that consolidates the existing urban core.
- RO1.2** To protect the quality, ambience, vibrancy and vitality of Clane Town Centre by promoting an appropriate mix of day and night time uses.
- RO1.3** To protect the character of the town centre and ensure that new development responds positively to its established built form, scale and character.
- RO1.4** To encourage and facilitate the full use of buildings and sites and in particular the use of upper floors and back lands, with due cognisance to the sequential approach to retail development, quality of urban design, integration and linkage.
- RO1.5** To improve the accessibility of the town centre with particular emphasis on creating an environment that is accessible to pedestrians and cyclists.

5.2 RETAILING

The Core Retail Area as defined by the Draft Kildare County Development Plan 2017-2023 is based around Main Street, in a linear pattern (Fig. 5.1 refers). The town centre area includes a more extensive area and extends from the Kilcock Road to the north, to the Abbeylands Shopping Centre and Aldi to the south.

Retail provision in Clane is based around Main Street, the Abbeylands Shopping Centre and Aldi to the south of Main Street and in Lidl and Tesco Metro on the Dublin Road.



Figure 5.1: Clane Core Retail Area

The future retail potential of Clane is influenced by its proximity to higher order centres, such as Naas, Newbridge, Maynooth and Liffey Valley, with Clane providing a local and niche retail function. The policies and objectives of this Plan seek to strengthen this established retail function.

Given the compact nature of the settlement and the critical mass required to support a viable retail centre, it is the policy of the Council to focus new retail development into the Core Retail and town centre areas. The opening of further retail floorspace outside of the town centre has the potential to significantly alter the retail dynamic of the town and undermine the vitality and viability of the town centre.

In order to reinforce the town centre as a viable and vibrant retail centre, the core area should consist of a mix of commercial units, coffee shops, restaurants, retail services, offices and residential use. An attractive urban environment is also critical to attract new business.

When considering proposals for retail development, the Council will:

- Require a sequential approach to provision of new retail facilities; new retail facilities will be required to locate on lands zoned for town centre uses unless it is demonstrated to the satisfaction of the Council that there are no suitable sites to facilitate the development within the town centre.
- Promote the development of the town centre as a sustainable, multifaceted, retail-led mixed use centre.
- Ensure that the scale and type of retail offer in the town centre is sufficient to serve the hinterland catchment, without adversely impacting on or drawing trade from higher or lower order retail centres.
- Ensure that new development is easily accessed by sustainable transport modes with adequate parking and servicing facilities, without having a negative impact on traffic safety and circulation around the town centre.

Policy R2 - Retailing

It is the policy of the Council to support the Level 3 retail function of Clane and to consolidate retail development within the town centre.

Objectives

- RO2.1** To support and facilitate new retail development of an appropriate scale in the town centre.
- RO2.2** To protect the primacy of the town centre as the core retail area in Clane, through the application of a sequential approach to retail development, in accordance with the Retail Planning Guidelines for Planning Authorities, DECLG (2012).
- RO2.3** To ensure that the scale and type of retail offer is appropriate to the Level 3 status of Clane and is sufficient to serve the local catchment without adversely impacting upon higher order retail centres.
- RO2.4** To support the development of retail, retail services and niche retailing in Clane Town Centre.

5.3 TOWN CENTRE PUBLIC REALM

Public areas are an important part of the built environment that give a town its identity and provide space for people to move, rest and interact. The development of high quality public spaces in town centres are proven to enhance the setting of historic buildings and spaces, improve the image of a centre and to make the town a more attractive and vibrant place.

Traffic volumes and the dominance of car-parking on Main Street in Clane reduce the amenities of the town centre area. A rebalancing of space in favour of pedestrians and cyclists and the provision of public spaces and landscaping along Main Street would greatly enhance the attractiveness of the town centre. A series of incremental measures to improve access, pedestrian and cyclist priority, shopfront design and signage will also yield significant improvements over time.

Policy R3 – Public Realm

It is the policy of the Council to actively encourage, support and facilitate environmental and public realm improvements in Clane Town Centre to address environmental quality, urban design, safety, identity and traffic impact.

Objectives

RO3.1 To ensure that all new development in the town centre contributes positively to and enhances the streetscape and public realm.

Actions

The Council, in its role as Planning Authority, will seek to use its enforcement powers under the Planning and Development Act 2000 (as amended) to address unauthorised development (e.g. signage and shopfronts) in Clane.

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, lighting or street furniture in the town centre area.
- Improved pedestrian and cycle infrastructure.

5.4 SHOP FRONTS AND ADVERTISING

Proposals for new shop fronts and advertising signs should be sensitively designed to protect and retain the character of the town. Property owners, businesses and other stakeholders will also be encouraged to improve the visual appearance of existing shop fronts and signage.

Policy R4 – Shopfronts

It is the policy of the Council to support the provision of high quality shop fronts and signage that contribute positively to and enhance the streetscape and to seek to control and limit superfluous and illegal signage.

Objectives

RO4.1 To ensure that new shopfront design contributes positively to and enhances the streetscape, and is in accordance with the guidance set out in the County Kildare Shop Front Guidelines (2013).

RO4.2 To ensure that new signage contributes positively to and enhances the streetscape in accordance with the guidance set out in the Kildare County Council Policy on Signage (2013).

Action

To continue the Kildare County Council Shop Front / Town Centre Improvement Grant Scheme as finances allow and assist, where appropriate, with the implementation of the grant scheme and any successor to same.

5.5 UNDESIRABLE USES

Uses such as take-aways, turf accountants and off-licences, while having a role to play in meeting the needs of residents and visitors to the town alike, often have negative impacts on public realm and residential amenity, through noise, litter, traffic and anti-social behaviour. An excess of such lower grade uses can also erode and undermine the retail function of town centres. The Council will have regard to the need to protect the retailing function of the town centre, its amenities and its character, in the assessment of all planning applications for such uses.

Policy R5 – Undesirable Uses

It is the policy of the Council to manage the provision of less desirable uses such as fast food outlets, take-aways, turf accountants and off-licences, in the interest of protecting the retail function, residential amenity and environmental quality of Clane Town Centre.

Objectives

RO5.1 To prevent as excessive concentration of fast food outlets, take-aways, turf accountants and off-licences in Clane Town Centre.

6. HOUSING AND COMMUNITY

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

6.1 DEMOGRAPHIC PROFILE

6.1.1 Population Age

Census 2011 recorded a population of 6,702 persons in the town of Clane. Preliminary results from Census 2016 published in July 2016, recorded a population increase of 5.6% in the county as a whole, and an increase of 5.4% in the Clane Electoral Division. Recorded housing completions in Clane were very limited in the period 2011 – 2016 and it is likely that a significant proportion of the increase in the Clane ED is attributable to rural housing development outside of the town boundary.

The population of Clane is relatively young with 26% of the population in the 0-14 age cohort, and 77% of the population under 44 years of age (Table 5.1 refers).

Age Bracket	0-14	15-24	25-44	45-64	65+	Total
Population	1,727	730	2,648	1,219	378	6,702
% of total population	26%	11%	40%	18%	6%	100%
National Average 2011	21%	12%	32%	23%	12%	100%

Table 6.1: Age profile Clane

6.1.2 Housing Stock

Census 2011 recorded a total of 2,405 households in the town of Clane. At this time, 76% of the housing stock consisted of houses while 23% consisted of apartments (Figures 6.1 and 6.2 refer).

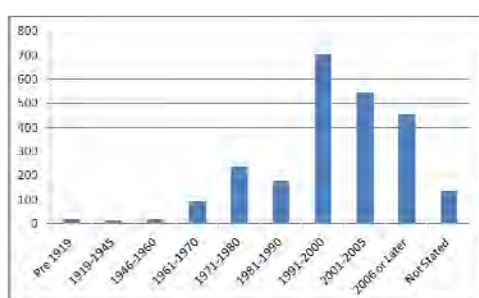


Figure 6.1 Private Households Year Built Figure

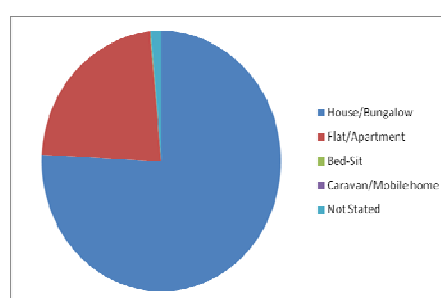


Figure 6.2 Private Households: Type of accommodation

Figure 6.3 shows the spatial distribution of houses constructed in Clane since 1998 with most development taking place off of the Ballinagappa, Kilcock and Celbridge roads. Most recently there has been a significant residential development at Abbeylands and Alexandra Walk to the south of the town and north of the River Liffey.

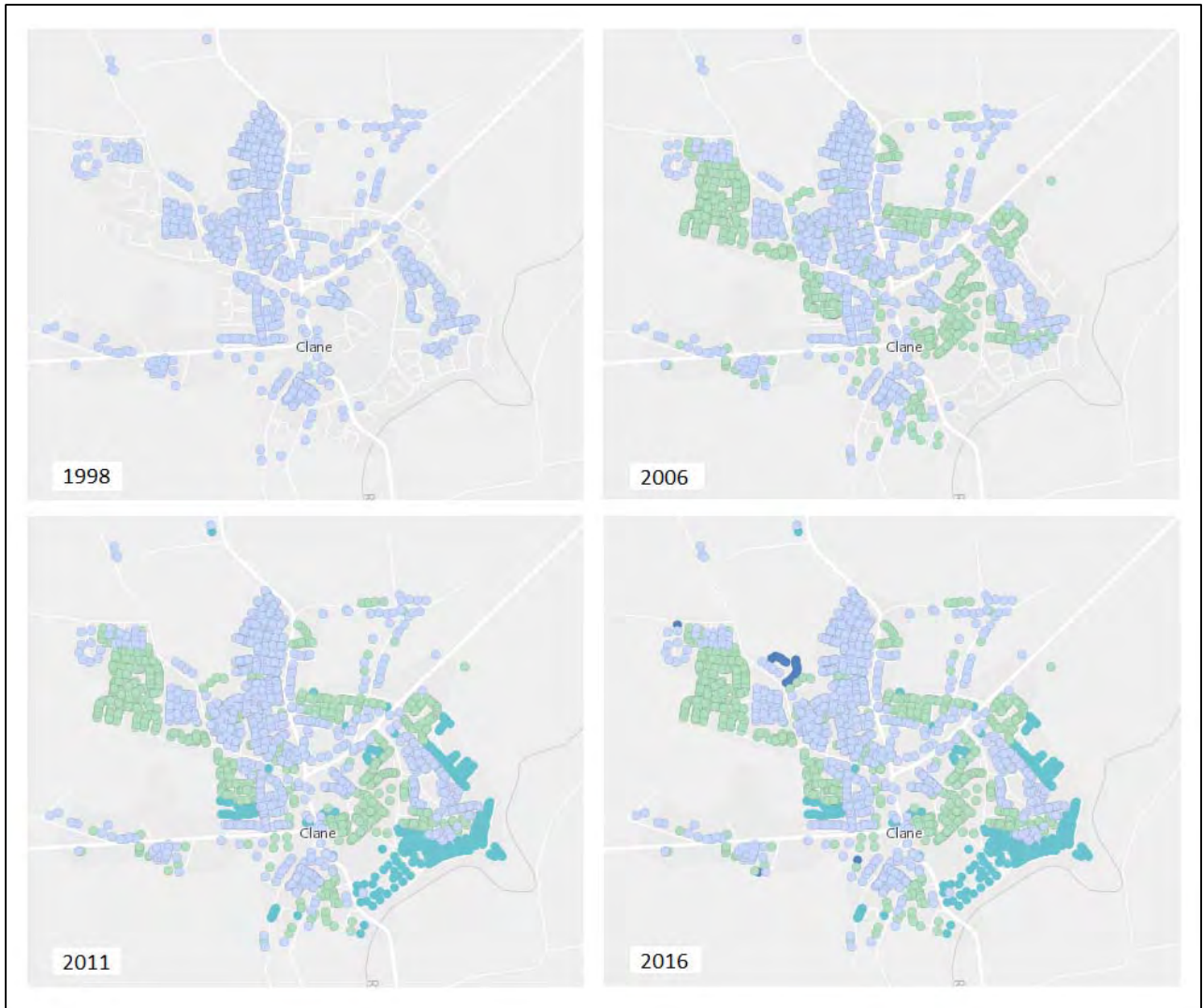


Figure 6.3 Spatial distribution of housing built in Clane 1998 - 2016

The average household size is 2.78 persons per household. This is above the national household size of 2.73 persons. Table 5.2 compares the recorded household sizes for Clane against the national average.

Household Unit Size	1	2	3	4	5	6+	Total
No. of Households (Clane)	495	708	473	450	189	90	2,405
% of Total Households	21%	29%	20%	19%	8%	4%	100%
National Average (%)	24%	29%	18%	16%	9%	4%	100%

Table 6.2: Household size Clane

6.2 RESIDENTIAL DEVELOPMENT: CAPACITY AND DELIVERY

This Local Area Plan seeks to establish a framework for the provision of housing and community facilities that takes account of the demographic profile of Clane and its position within Kildare and the Greater Dublin Area. It is proposed to focus new housing development into 5 Key Development Areas based on the design briefs set out in Section 12 and to support sustainable intensification and consolidation in existing residential areas.

Policy HC1 - Residential Development: Capacity and Delivery

It is a policy of the Council to ensure that sufficient zoned land continues to be available at appropriate locations to satisfy the housing needs of Clane and that each household has access to good quality housing that is appropriate to its circumstance.

Objectives

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

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

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

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

HCO1.4 To support residential development over commercial properties in the town centre.

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

6.3 RESIDENTIAL DENSITY, MIX AND DESIGN

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. It is anticipated that an appropriate mix of house types and densities will emerge based on the locational characteristics of each site.

Given Clane's location within commuting distance of Dublin and other employment centres in the region, it is anticipated that there will continue to be a strong demand for family housing. The need for smaller housing units and apartments should be considered within each of the Key Development Areas to contribute to the achievement of an appropriate housing mix and to address an emerging demand for smaller units.

There are currently c. 150 social housing units in Clane and applications for 882 social housing units. In July 2016 the government announced that a site in Clane is approved as a location for 80 new social housing units, to be delivered through a public private partnership (PPP) programme. The location, referred to as Butterstream, forms part of Key Development Area 4.

Policy HC2 - Residential Density, Mix and Design

It is the policy of the Council to require that all new residential development provides for a sustainable mix of house types, sizes and tenures and that new development complements the existing residential mix.

Objectives

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

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

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

Actions

The Council will assess the demand for housing units for persons with special accommodation needs in Clane, and determine the most suitable location for future delivery of same.

6.4 COMMUNITY FACILITIES

Clane has a wide variety of community facilities, services and groups spread throughout the town. These provide a supporting network to the residential population and include:

Education	Scoil Bhríde Girls' National School, Prosperous Road (2015 enrolment of 468 pupils) Scoil Phádraig Boys' National School, Prosperous Road (2015 enrolment 494 pupils) Scoil Mhuire Community School, Prosperous Road (2015 enrolment of 1099 pupils)
Childcare	Full Day Care (5 premises) Sessional/After-school/Drop-in (Various)
Health	Clane Primary Care Centre, Abbeylands Centre Clane Private Hospital, Prosperous Road Hazel Hall Nursing Home GPs (various, including Abbeylands Centre and Woods Centre)
Religious	Catholic Church of St. Patrick and St. Brigid, Main Street Parish Centre, Main Street
Garda Station	Celbridge Road
Library	The Woods Centre, Celbridge Road
Sports	Athletics Club, GAA, Lawn Tennis Club, Rugby FC, Soccer Club, Cycling Club
Other Community	The Abbey Community Centre Clane Community Council, Musical Society, Tidy Towns, Youth Club, Men's Shed, Irish Countrywomen's Association, Toastmasters, Local History Group, Wildlife Groups, Irish Wheelchair Association (Ballinagappa Road), KARE (Celbridge Road)

6.4.1 Education

Schools are located in an educational cluster on the Prosperous Road. The Department of Education and Skills approved a number of projects to augment educational provision as follows:

- An additional 10 classroom extension at Scoil Bhríde, bringing it to a 24 classroom school. (This has been delivered)
- Scoil Phádraig has been approved for a new 24 classroom school (scheduled to go to construction this year (2016)).
- Scoil Mhuire Community School has been approved for 3 additional classrooms.



The Department of Education and Skills has indicated that no additional sites are required to be identified for schools provision within the lifetime of this LAP. The Department advises that the growth envisaged under the LAP could generate a need for an additional 8 primary class rooms and 144 post primary places and that these places are provided for under approved extension works.

6.4.2 Early Childcare and Education

Early childcare and education services are delivered by the private sector primarily with some support and subvention from government (e.g. ECCE Scheme). There are nine private childcare facilities in Clane. The facilities provide a range of full day care and sessional services, including playgroups and Montessori, and after-school care. There are four full day care premises located on the Prosperous Road, Ballinagappa Road, in the Town Centre and at Alexandra Walk.

The availability of good quality and accessible early childcare and education facilities is important to support the development of sustainable communities and to support economic development. While there appears to be an adequate level of provision in Clane at present, additional facilities will be required over the Plan period to meet the needs of a growing population.

The Plan supports the expansion of established premises and the provision of sessional services in community buildings such as schools (e.g. playgroup and after school services) subject to appropriate safeguards. New provision will also be required to meet the needs of planned housing.

It is considered that a rate of 20 childcare spaces per 150 dwellings (0.13 childcare spaces per dwelling) will represent an adequate level of provision in conjunction with new housing development. Planning applications for housing in the Key Development Areas will be required to outline proposals to meet childcare requirements on a pro-rata basis in accordance with the phasing strategy in Section 13. To ensure the optimal outcome it is considered appropriate that the pro-rata provision be provided on site or at an off-site location that is proximate to the site. In the event that off-site provision is proposed the applicant will be required to outline proposals for the provision of childcare spaces in tandem with development, to the satisfaction of the Planning Authority. The Planning Authority will require on-site provision where it is not satisfied that adequate provision will arise off-site to meet the needs of the proposed development.

A site is identified for Community and Institutional uses on the Dublin Road. This site is accessible to housing in the north and north eastern quadrants of Clane and could accommodate a purpose built childcare facility that would meet the childcare needs arising from proposed housing growth.

6.4.3 Healthcare

Clane has a notable provision of healthcare facilities given the presence of the Primary Care Centre, private hospital and nursing home within the town which serves both the resident and wider population. Although the Council does not have a role in the operation of such facilities it will continue to work with service providers, including the HSE and private bodies, to strengthen healthcare operations in the town.

Policy HC3 - Education, Childcare and Health Facilities

To facilitate and secure the provision of social infrastructure to support existing and new communities, in a manner which provides flexibility to respond to varied and changing community needs.

Objectives

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

6.5 OTHER COMMUNITY, SPORTS AND RECREATION FACILITIES

The role of Kildare 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. The wealth of community infrastructure in Clane delivered through the efforts of the various community groups in the town is acknowledged, and the Council will continue to support and assist such groups as resources allow.

Policy HC4 - Community Recreational Facilities

It is the policy of the Council to facilitate and support a broad range of community and recreational facilities to serve the needs of the residents of Clane.

Objectives

- HCO4.1** To support and facilitate the provision of multi-functional community facilities to meet the needs of the population of Clane.

7. ECONOMIC DEVELOPMENT

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

It is a strategic objective of this LAP to capitalise on the locational advantages of Clane in terms of attracting industry and employment opportunities, given its proximity to the M7 and M4 motorways, to the railway line at Sallins and to the designated economic growth clusters of Naas, Newbridge and Kilcullen and Leixlip, Celbridge and Maynooth.

7.1 CONTEXT

7.1.1 County Economic Development Strategy

The Draft Kildare County Development Plan 2017-2013 contains an Economic Development Strategy for the County. This strategy lists Clane as a ‘Local Employment Centre’. The Council will seek to encourage local employment opportunities that assist in reducing long distance commuting patterns and support sustainable communities. The sectoral strength of Clane is grouped similarly with other Small Town centres (such as Sallins, Prosperous and Rathangan in north Kildare) which are to provide for local investment – generally being small scale industry.

7.1.2 Employment Profile

Census 2011 indicates that Clane’s population has a higher than average skilled worker population, which is reflective of the overall makeup in North Kildare. Census information also indicates that a significant proportion of the resident population leave Clane for employment purposes; commuting times for workers resident in Clane are higher than the county average. 34% of the population having a journey time of between 15-30 mins (to work, school or college). A further 17% have a travel time of 30-45 mins. This reflects Clane’s location in North Kildare in between the major employment centres of Naas and Newbridge to the south and the Greater Dublin Area, including the towns of Leixlip, Maynooth and Celbridge to the north.

Clane Steel Garden Sheds Ltd	Aerial Platform Hire	Sterval
Lifting & Handling Services Ltd	Techcreate	Community Press General Printers
Precia Molen Worldwide Weighing	Decobake	JJ Young & Sons Meat Wholesalers
Environmental Scientifics Group	ISB Mobility	Glenline Telecoms
MJ Clooney Cabinet Makers	Patch Tyre Equipment	L.A Engineering
Advanced Diesel Solutions	Clane Fireplaces	Mechtronic
Vacuum Pressure Services	Irish Stairways Ltd	Power Food Technology
Clane Electrical Services	Aherne Air Con Ltd	Sports Lighting Systems

Table 7.1: Clane Business Park occupants

There are a number of significant employment areas in the town. The Clane Business Park contains over 50 individual businesses with a wide range of services and industries.

The biggest individual employers in the town at present are the local schools, Clane General Hospital, Abbeylands Shopping Centre and the Westgrove Hotel. Aldi, Lidl and Tesco are also sources of employment along with a number of commercial businesses located in the Butterstream Business Park on the Prosperous Road.

7.2 CLANE ECONOMIC DEVELOPMENT STRATEGY

This LAP supports light industrial and business/technology development to drive the local economy. Key locations are identified for the development of new employment sources such as light and general industry, warehousing, manufacturing, starter/incubator units and certain types of offices. This will be achieved through ensuring that sufficient land is zoned at optimum locations, that critical mass is created which supports competitiveness, that the required infrastructure is provided, that supporting community services, social infrastructure and facilities are provided and that the quality of the town's environment is improved.

7.2.1 Availability of zoned lands

The availability of suitably zoned land will ensure the continued viability of existing employers and attract new employment opportunities to Clane. In this regard, there are 6.23 hectares of land zoned for Business and Technology uses and 14.2 hectares of land zoned for Light Industry and Warehousing at various locations in Clane. The town centre also provides for a range of suitable retail and service facilities, which protects its vitality and viability while providing a strong base for varied employment opportunities.

7.2.2 SME development

The development of small-medium scale commercial enterprises with long term employment potential are important to the future development of Clane and such development is encouraged within the town. It is important that the development of Light Industry and Warehousing lands and Business and Technology lands provides for a range of plot/unit sizes to meet differing enterprise needs. While it is likely that potential new business in Clane would be local indigenous employers rather than large multi-nationals, in the event that a large employer (or a number of smaller start-up businesses) seek to locate in Clane, the landbanks identified will facilitate this.

7.3 BUSINESS AND TECHNOLOGY USES, CELBRIDGE ROAD.

Business and Technology development includes a broad range of economic and employment generating developments that rely on process-orientated activities to produce goods and services. It includes 'office-based industry' and knowledge, high technology and services based industry.

This Plan identifies 5.2 hectares of land to the north of the Celbridge Road (R403) for Business and Technology use. This location is suitable for the development of higher grade business and technology uses, incorporating a high quality design at this landmark location, with perimeter buildings of up to 3 storeys providing frontage along the Dublin Road and with car parking and services to the rear.

Policy ED1 - Economic Development

It is the policy of the Council to support sustainable economic development and employment creation in Clane through the identification of appropriately located and adequately serviced lands for industry, business and enterprise, and through the promotion of improvements in transportation and other support infrastructure and the creation of a high quality environment.

Objectives

- EDO1.1** To promote enterprise creation opportunities and initiatives, in line with the designation of Clane as a Small Town in the Kildare County Development Plan.
- EDO1.2** To facilitate and encourage the establishment of business, technology and industrial uses, which are considered compatible with surrounding uses, on suitably zoned sites and through the provision of appropriate infrastructure within the town.
- EDO1.3** To ensure that where business/enterprise, technology or light industry uses are proposed adjacent to residential areas or community facilities, that suitable buffer zones are provided as well as adequate screening in the form of planting and landscaping.
- 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.
- EDO1.5** To ensure that development on the 'Business & Technology' zoned lands situated on the Celbridge Road (R403) provide a high quality design which acknowledges the prominent location on a primary approach road into Clane.

Action

To engage with existing employers and potential new employers in creating and fostering enterprise development in the town.

7.4 NON-CONFORMING USES

There are a number of non-conforming uses within the LAP area. The expansion of existing small commercial/employment uses will be permitted in principle where such use contributes to the economic and social well-being of the area as a whole and does not inhibit the development of adjoining lands in conformance with the land use zoning objective. Where the continued expansion or operation of such uses is incompatible with the predominant land use zoning of the area, they will be encouraged to relocate to more suitably zoned lands.

Policy ED2 - Non Conforming Uses

It is the policy of the Council, where commercial and industrial enterprises exist as non-conforming but long-established uses, to support their continued operation and reasonable expansion, in accordance with the proper planning and sustainable development of the area.

Objectives

EDO2.1 To support the continued operation and reasonable expansion of existing non-conforming uses, provided they do not

- result in loss of amenity to adjoining properties,
- cause adverse impact on the environment,
- cause adverse impact on the visual amenity or character of the area, or
- inhibit the development of adjoining land in conformance with its land use zoning objective.

The Greater Dublin Area (GDA) Cycle Network Plan identifies a network of intra-urban and urban cycle routes across the GDA. The network identified for Clane is set within the wider inter-urban network. Inter-Urban Route K3 extends from Celbridge to Clane and includes spurs to Maynooth and Straffan; and Inter-Urban Route K7 extends from Clane to the Grand Canal at Landenstown where it connects to a Greenway. In Clane the Celbridge, Prosperous and An Crochán roads are identified as primary cycle routes. Other local connections and greenways are also identified (Fig. 8.1 refers).

The quality of the pedestrian network varies considerably around Clane with notable deficiencies in footpath continuity and the quality of pavement. The Council will continue to implement footpath improvements through its operations programme as resources allow and will prioritise busy routes and crossings.

Opportunities have been identified for a number of local permeability improvements that would provide more direct and safer access to schools, shops, public transport nodes and community facilities. Boundary walls around estates and cul-de-sacs are preventing movement along natural desire lines. The removal of barriers along key desire lines and the provision of safe and attractive walking and cycling routes to the main street and the school campus, in accordance with the guidance set out in the Permeability Best Practice Guide (2015) would improve opportunities for walking and cycling.

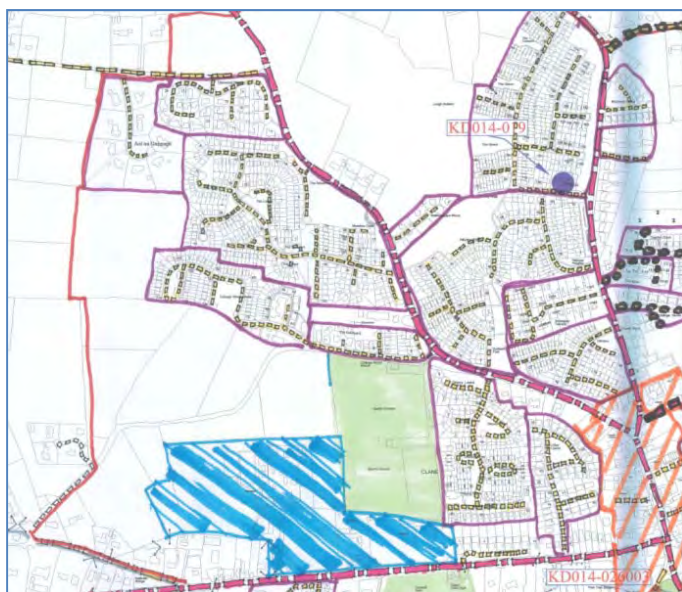


Figure 8.2 Impermeable Residential Developments



Figure 8.3 Restricted Movement at Desire Lines

All new streets will be required to comply with the Design Manual for Urban Roads and Streets, DECLG & DTTS (2013) and the National Cycle Manual.

Policy MT1 - Walking and Cycling

It is the policy of the Council to provide an enhanced pedestrian and cycle network in Clane.

Objectives:

MT01.1 To secure the implementation of walking and cycling projects identified in Table 8.1 and on Map 8.1.

MT01.2 To maximise connectivity for pedestrians and cyclists in Key Development Areas and identify strategic links in existing areas in order to maximise access to local shops, schools, public transport services and other amenities.

MT01.3 To maximise direct cycle and pedestrian access to local shops and services, health facilities, schools, supermarkets, sports grounds and leisure facilities and places of work in all new developments.

MT01.4 To require new housing developments to deliver filtered permeability to adjoining development in so far as is possible and, in the case of adjoining greenfield sites, to ensure the potential for such provision is addressed.

Actions

The Council will work with the National Transport Authority and other statutory agencies to provide for walking and cycling infrastructure including cycle parking.

The Council will investigate the feasibility of delivering local permeability improvements to maximise access to local shops, schools, public transport services and other amenities in consultation with the NTA and local stakeholders.

8.2 PUBLIC TRANSPORT

Clane is served by two Bus Éireann services, the 120 travels between Dublin and Tullamore via Clane and has approximately twenty services daily from Clane to Belfield (UCD) and the city centre. The 123 service travels between Dublin and Newbridge via Clane and has approximately 25 services. A private bus service also provides an hourly bus service between Naas and Clane via Sallins. There is no orbital bus connection to the north of the town.

The town is located a reasonably short distance from both Maynooth (13km) and Sallins (6km) train stations, providing good access to the Kildare and Maynooth commuter rail services and intercity services to the south and west.

Policy MT2 - Public Transport

It is the policy of the Council to support improvements to the public transport network serving Clane.

- MTO2.1** To support and facilitate the provision of public transport infrastructure in collaboration with the National Transport Authority under the National Transport Authority's funding programmes.

8.3 ROAD AND STREET NETWORK

The regional Roads R407 (Kilcock-Naas) and R403 (Celbridge-Prosperous) intersect at Clane and provide the main road infrastructure, along with the Ballinagappa Road, Millicent Road and Capdoo Road. The Celbridge link road was constructed in conjunction with development in the Abbeylands area and provides a relief road to the south-east of the town centre, connecting the Naas and Celbridge roads.

Policy MT3 - Roads and Streets

It is the policy of the Council to support improvements to the road and street network in Clane in order to provide connectivity and permeability throughout the town, enable access to new communities and to reduce through-traffic in the town centre.

Objectives

- MTO3.1** To improve connectivity between the outer areas of the town through the planning and delivery of orbital connections between the existing radial road network.
- MTO3.2** To secure implementation of the following road projects as indicated on Table 8.1 and Map 8.1, and to preserve identified road corridors free from development.
- MTO3.3** To apply the principles of the Design Manual for Urban Roads and Streets, DECLG & DTTS (2013) in the planning, design and construction of all roads and streets within the town.

8.4 CAR PARKING

There are at least four privately operated car-parks in the town centre area of Clane and on-street parking on Main Street. The development management standards set out in Chapter 17 of the County Development Plan 2017-2023 include parking standards for new development.

Policy MT4 - Car Parking

It is the policy of the Council to manage the provision of parking to provide for the needs of residents, businesses and visitors to Clane town centre.

Objectives

MT04.1 To apply the parking standards set out in the County Development Plan to all applications for planning permission in Clane.

8.5 STRATEGIC ROAD CONNECTIONS

Clane is located at a strategic point between the M4 and M7 motorways, offering good road connections to Dublin and much of the country. However, additional congestion results from this location. The NTA Greater Dublin Area Transport Strategy 2016-2035 identifies the need for a Leinster Orbital Route extending from Drogheda to the Naas/Newbridge area, providing orbital connections between towns and radial transport routes (N1, N2, N3, N4, N7) and relieving pressure on the M50. However, the project is not planned for implementation during the period of the Strategy. In the absence of such an orbital route and particularly following development of the proposed Sallins bypass, Clane is likely to become a point of severe traffic congestion.

Alexandra Bridge, to the south of the town, is the only river crossing point serving the town. A protected structure, it carries c. 12,000 traffic movements per day. The bridge is limited in its width to accommodate both vehicular and pedestrian traffic and currently there is no provision for pedestrians to safely cross the bridge at this location.

It is therefore 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.

Policy MT5 - Strategic Road Network

It is the policy of the Council to plan for the long term needs of Clane in its regional context and provide additional capacity on strategic routes, in order to reduce congestion in the town and improve linkages to the national road network.

Objectives

MT05.1 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.

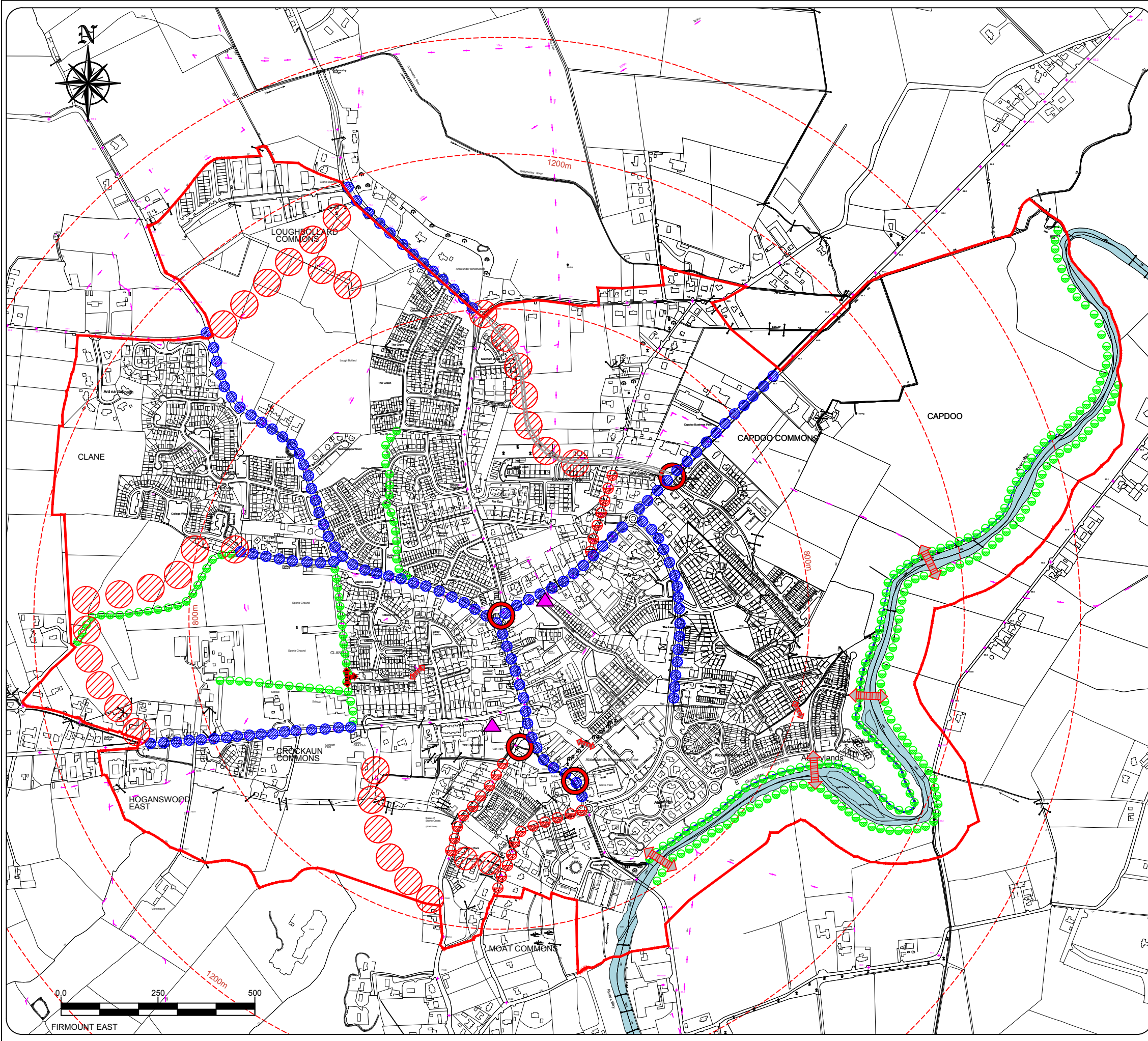
MT05.2 To support the long term provision of a Leinster outer orbital route from Drogheda to the Naas/Newbridge area.

8.6 SPECIFIC PROJECTS

Table 8.1 outlines specific roads and transportation projects in Clane referred to above.

Name	Description	Route/Location
Capdoo Link Road	New link road including off road cycle track	Celbridge Road to Kilcock Road via Capdoo
Loughbollard Link Road	New link road including off road cycle track	Kilcock Road to Ballinagappa Road at Loughbollard Commons
Butterstream Link Road	New link road including off road cycle track	College Wood Manor to Prosperous Road
Millicent Link Road	New link road including off road cycle track	Prosperous Road to Millicent Road
Moat Commons Link Road	New link road	Millicent Road to Moat Commons Road
Millicent Upgrade	Local street upgrade (Improved pedestrian / residential environment)	Millicent Road
Moat Commons Upgrade	Local street upgrade (Improved pedestrian / residential environment)	Moat Commons Road
Capdoo Road Upgrade	Local street upgrade (Improved pedestrian / residential environment)	Capdoo Road (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 Manage speed of turning movements	Main Street / Ballinagappa / Kilcock / Celbridge roads junction
Celbridge Road Junction Upgrade	Junction upgrade including: Pedestrian crossing points and refuges Manage speed of turning movements	Capdoo link road and Brooklands junction on Celbridge Road
South Main St Pedestrian Crossing	Pedestrian crossing in conjunction with traffic calming	In vicinity of playground and Abbeylands centre
Nancy's Lane Greenway	Pedestrian / Cycleway – design to take account of natural heritage sensitivities	Nancy's Lane.
Butterstream 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 of Bus Stops and Shelters (To be confirmed with NTA)	Prosperous Road (outbound) near entrance to Aldi Prosperous Road (outbound) at Clane Hospital/nursing home Prosperous Road (inbound) at Clane Hospital/schools area Main Street (northbound)
Cycle parking	Covered cycle parking in proximity to bus stops.	Celbridge Road (Garda station area) Prosperous Road (Aldi area)
Permeability Schemes	Preparation of Permeability Schemes in accordance with National Transport Authority's Permeability Best Practice Guide (2015)	Schools area on Prosperous Road Town Centre including Abbeylands Centre

Table 8.1: Roads and Transportation projects



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

Draft Clane Local Area Plan 2017-23

Legend

- 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

Movements Objectives Map

Scale:	N.T.S.	Map Ref.:	8.1
Date:	September 2016	Drawing No.:	200/16/1000
© Ordnance Survey Ireland. All rights reserved. Licence No.: 2004/07CCMA (Kildare County Council)		Drawn by:	B.Ryan

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

9. INFRASTRUCTURE

Strategic Objective: To phase future growth in line with the capacity and delivery of supporting physical infrastructure.

The availability of high quality infrastructure networks and environmental services is critical to securing investment, creating sustainable and attractive places, ensuring health and wellbeing and safeguarding the environment.

9.1 WATER SUPPLY AND WASTE WATER

In January 2014, Irish Water took over responsibility for the provision of water services on a national basis. It is an objective of Irish Water to provide both drinking water and wastewater capacity to facilitate settlement/core strategies at a county level, in line with national and regional planning policies and objectives, subject to the availability of funding and environmental and financial sustainability criteria. Kildare County Council retains a role in facilitating the provision of adequate water services, in conjunction with Irish Water, at a local scale within its administrative area, through Service Level Agreements (SLAs).

In 2015 Irish Water published its Water Services Strategic Plan, which sets out strategic objectives for the delivery of water services over a 25 year period and sets a context for lower tier investment and implementation plans. Irish Water and Kildare County Council will continue to work together to identify the water services required to support planned development in line with national and regional planning policies for inclusion in the Irish Water Capital Investment Plans.

9.1.1 Water Supply

Clane is served by the North-East Kildare Regional Water Supply Scheme, with water supplied from the water treatment plant at Ballymore Eustace. Irish Water considers that the North-East Kildare Regional Water Supply Scheme has sufficient capacity to provide for the growth of Clane. However, there are deficiencies within the local network in Clane which will require to be addressed in conjunction with development.

9.1.2 Wastewater

Clane is served by the Upper Liffey Valley Regional Sewerage Scheme (ULVRSS), which ultimately connects to the Osberstown Wastewater Treatment Plant (WWTP) and discharges to the River Liffey. The Osberstown plant is currently operating to a capacity of 80,000 population equivalent (PE), with an upgrade to 150,000 PE due to be completed by Q4 2016 and planned capacity of 350,000 PE by 2048.

There is capacity in the WWTP to cater for the planned growth in Clane. However, there are significant constraints within the Clane and the wider collection network to which it connects which require to be addressed in order to facilitate intended growth. The upgrading of the network by Irish Water is proposed under Contract 2B of the ULVRSS. Elements relevant to Clane comprise:

- Upgraded pumping stations at Clane, Sallins and Monread, Naas.

- Upgraded rising mains at Clane-Sallins and Sallins-Osberstown and interceptor sewer at Monread.
- New/upgraded sewers within Clane and Sallins towns.

The target date for completion of these works under Contract 2B is early 2020.

Policy I1 - Water Supply & Wastewater

It is the policy of the Council 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.

Objectives:

IO1.1 To work in conjunction with Irish Water to protect, manage and optimise water supply and wastewater networks in Clane.

IO1.2 To work in conjunction with Irish Water to promote the ongoing upgrade and expansion of water supply and wastewater services to meet the future needs of Clane.

IO1.3 To support Irish Water in delivering key water supply and wastewater projects relevant to Clane, including contract 2B of the ULVRSS comprising:

- An upgraded pumping station at Abbeylands Clane
- A new 300mm rising mains between Clane and Sallins
- Upgraded gravity sewers on the Prosperous Road and Ballinagappa Road and new/upgraded sewers within Clane town centre.

IO1.4 To only permit development on lands zoned in the Clane LAP in conjunction with the provision of adequate water and wastewater infrastructure and capacity.

Action

The Council will encourage early consultation with Irish Water at pre-application stage to establish whether proposed developments may be premature pending the completion of Contract 2B of the ULVRSS.

9.2 SURFACE WATER AND GROUND WATER

The management of surface water and protection of groundwater is part of the Council's sustainable water services policy. Adequate storm water drainage and retention facilities are necessary to accommodate surface water run-off resulting from current and future developments in Clane. The use of Sustainable Drainage Systems (SuDS) and Green Infrastructure in new developments will

contribute to surface water retention and help to reduce and prevent flooding, by mimicking the natural drainage of a site.

The objective of the EU Water Framework Directive (WFD) is to protect and restore water quality, which is done through the implementation of River Basin Management Plans (RBMPs). Clane is located within the Liffey Water Management Unit of the Eastern River Basin District. This Water Management Unit contains the Liffey Lower and Gollymochy waterbodies. The status of surface water here is "Moderate" and the objective is to reach "Good" status. The overall status of groundwater in the area is "Good" and the objective is to "Protect" this status into the future. Kildare County Council and the Environmental Protection Agency carry out water quality monitoring in these waterbodies for the purpose of the Water Framework Directive.

The WFD includes a requirement to contribute to mitigating the effects of floods and as such water quality and flood risk management are closely related.

Policy I2 – Surface Water & Groundwater

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.

Objectives

- IO2.1** To carry out surface water infrastructure improvement works as required.
- IO2.2** To incorporate Sustainable Urban Drainage Systems (SUDS) as part of all plans and planning schemes in Clane.
- IO2.3** To maintain, improve and enhance surface waters and groundwater in Clane and their associated habitats and species including fisheries and particular Annex II listed species in accordance with the Eastern River Basin District River Basin Management Plan and in conjunction with the Environmental Protection Authority

Actions

To carry out a survey of existing surface water culverts in Clane to assess their current state and to develop a programme of improvements where necessary.

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

9.3 FLOOD RISK MANAGEMENT

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

In line with The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009), Strategic Flood Risk Assessment (SFRA) has informed the preparation of the LAP. The LAP avoids development in areas at risk of flooding and has substituted vulnerable land uses with a less vulnerable use where this is not possible in zoning lands in this Plan. Where neither is possible, mitigation and management of risks must be proposed. Justification tests were carried out on a number of sites in this regard and are outlined in the SFRA report accompanying this Plan.

The SFRA has recommended that development proposals for a number of areas within the plan boundary should be the subject of site-specific flood risk assessment appropriate to the nature and scale of the development being proposed.

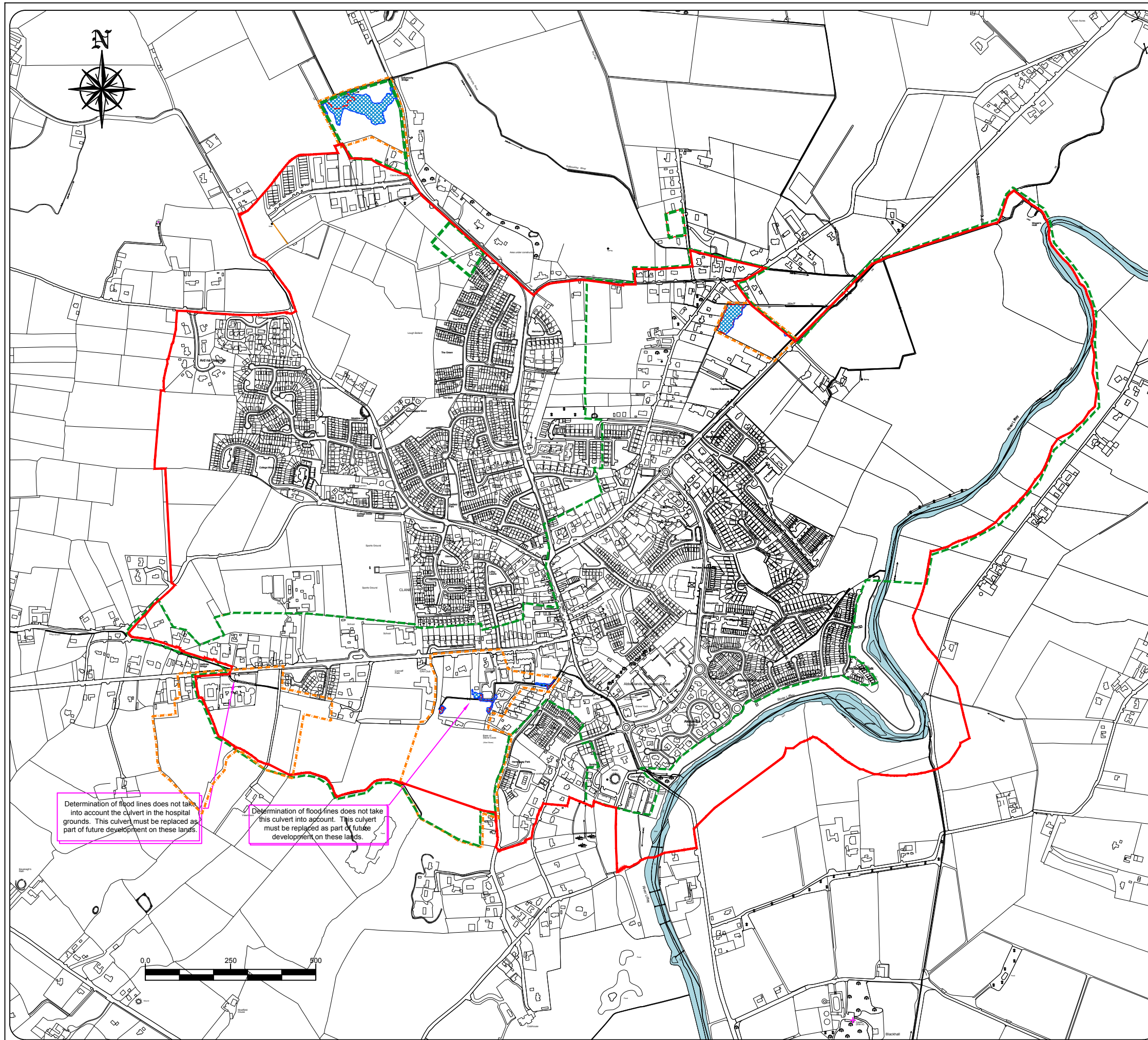
The SFRA of this Plan is informed by the Catchment Flood Risk Assessment and Management (CFRAM) Programme which, under the responsibility of the OPW, deals with fluvial flood risk. Clane falls within the Eastern CFRAM area and, during the national Preliminary Flood Risk Assessment, was identified as an Area for Further Assessment (AFA). The Eastern CFRAM programme has entailed extensive data collection and flood hazard/risk mapping, as well as testing of Flood Risk Management Options. Public consultation days (including one in Clane) on Flood Risk Management Options were held in early 2016 and the next step is the preparation of draft Flood Risk Management Plans, proposing a list of preferred options that are tailored to each community.

Policy I3 – Flood Risk Management

It is the policy of the Council to manage flood risk in Clane in conjunction with the OPW and in accordance with the requirements of the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and circular PL02/2014 (August 2014).

Objectives

- IO3.1** To ensure development proposals within the areas outlined on Map 9.1 are the subject of Site-Specific Flood Risk Assessment, appropriate to the nature and scale of the development being proposed.
- IO3.2** To support and co-operate with the OPW in delivering the Eastern CFRAM Programme applicable to Clane.



Determination of flood lines does not take into account the culvert in the hospital grounds. This culvert must be replaced as part of future development on these lands.

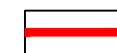




Determination of flood lines does not take this culvert into account. This culvert must be replaced as part of future development on these lands.



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Draft Clane Local Area Plan 2017-2023

Legend

-  Local Area Plan Boundary
-  Development proposals for lands outlined thus are to be the subject of site-specific Flood Risk Assessment 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.
-  Outline of areas which were subject to Detailed Flood Risk Assessment (Flood risk zones have only been established within those areas which were the subject of Detailed Flood Risk Assessment)
-  100year flood zone established by Detailed Flood Risk Assessment
-  Extent of 100year flood zone established by Detailed Flood Risk Assessment

Source:



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Strategic Flood Risk Assessment
 Recommendations

Scale: N.T.S.	Map Ref.: 9.1
Date: September 2016	Drawing No.: 200/16/1000
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This drawing is to be read in conjunction with the written statement

9.4 ENERGY AND COMMUNICATIONS

Kildare is traversed by the highest voltage lines of the Eirgrid Transmission System, including a 220kV line which runs south-west to north east through Clane. The benefit of this network is that the county generally has the potential to be in a position to meet electricity demands with the minimum of network reinforcement. However the presence of such infrastructure has implications in terms of visual impact and land use compatibility, particularly in Clane where the lines are within 600m of the town centre in places, through lands containing or intended for educational, residential and recreation uses.

Clane is connected to the natural gas network, supplied via a spur off the Cork - Dublin high pressure gas transmission pipeline.

Broadband is readily available in Clane. A number of telecoms providers have network infrastructure serving the area and provide various types of connectivity from fixed line to wireless and mobile broadband.

Policy I4 – Energy & Communications

It is the policy of the Council to promote and facilitate the development and renewal of energy and communications networks in Clane, while protecting the amenities of the town.

Objectives

- IO4.1** To support and facilitate the provision of telecommunications infrastructure in Clane, subject to safety and amenity requirements.
- IO4.2** To seek the undergrounding of all electricity, telephone and television cables in the town.
- IO4.3** To discourage a proliferation of above ground utility boxes in the town and to seek screening measures in conjunction with the provision of such structures.

Action

To liaise with Eirgrid in relation to the underground routing of overhead powerlines in Clane.

9.5 POLLUTION AND ENVIRONMENTAL SERVICES

The strategy for pollution and environmental services seeks to conform with European, national and regional policy in relation to pollution control (air, noise and light) and waste management and to maintain and improve environmental services and amenities in Clane.

The Council recognises the importance of maintaining the town free from litter and protecting it from indiscriminate dumping and bill postering. Along with its legal obligations, the Council will

work with the Tidy Towns Committee, schools and local residents associations to increase awareness of waste recycling and litter control.

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, Supervalu, The Parade Ring and Londis. The Council will continue to encourage recycling and the minimisation of waste through its environmental education programme and the Green-Schools programme.

Policy I5 - Pollution and Environmental Services

It is the policy of the Council to protect environmental quality in Clane through the implementation of European, national and regional policy and legislation relating to air quality, light pollution and noise pollution.

Objectives

IO5.1 To adequately maintain recycling facilities and to secure the provision of additional facilities, as required, including in conjunction with development.

Action

To continue education and awareness programmes in local schools and to promote grant schemes and initiatives to residents' associations and other groups, in particular the Tidy Towns Committee.

10. HERITAGE AND AMENITY

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

Detailed policies for the protection of archaeological and architectural heritage are set out at Chapter 12 of the Kildare County Development Plan (KCDP) 2017-2023.

10.1 ARCHITECTURAL HERITAGE

The Kildare County Development Plan identifies a number of protected structures in Clane. One of the core aims of this LAP is to conserve and enhance these unique aspects of the town. There are many buildings of character and historical significance in Clane and many of the streetscapes including the buildings along Main Street offer group value. The most notable buildings within the plan area are the Church of St. Patrick and St. Brigid, the former convent and school house buildings and Clane Abbey and Graveyard. The Alexandra Bridge is also of significance and presents a valuable historic feature on the approach to the town in addition to its importance as a strategic route into the town.

The Planning and Development Acts 2000 (as amended) affords protection to buildings and groups of buildings, including townscapes, of special architectural, historical, archaeological, artistic, scientific, social or technical interest. The protection also extends to any features specified as being in the attendant grounds. The National Inventory of Architectural Heritage (NIAH) for Kildare was completed in 2003 and the Council completed a review of the Record of Protected Structures (RPS) for the county including Clane in 2015.

The following is an extract from the Draft Kildare County Development Plan 2017-2023 as it relates to Protected Structures in Clane.

RPS No.	NIAH No	Structure Name	Townland	Description
B14-55	11808004	Jones Public House, Main Street, Clane	Clane	Public House
B14-57		The Corner House, Main Street, Clane	Clane	Public House
B14-58		Church of Ireland & Grounds, building & boundary, Clane	Clane	Church
B14-59		Bellaville House, Prosperous Road, Clane	Clane	House
B14-60	11808008	Convent, Main Street, Clane	Clane	Convent
B14-61	11808009	Church of St. Patrick & St. Brigid, Main Street, Clane	Clane	Church
B14-62	11808003	Former Garda Barracks, Main Street, Clane	Clane	
B14-63	11808013	Alexandra Bridge, Naas Road, Clane	Clane	Bridge

B14-64	11808011	House at Junction (Village Inn/Jas Manor) North Main Street, Clane	Clane	Public House
B14-65		Clane Abbey & Graveyard	Clane	Monument
B14-66		Bullan Stone Monument	Clane	Monument
B14-67		Clane Socket Stone of Cross Monument	Clane	Monument
B14-68		Motte Monument, Clane	Clane	Monument
B14-70		Stone bridge at end of Stream Park Bridge, Clane	Clane	Bridge
B14-71		Large Stone Bridge at Stream Park Bridge, Clane	Clane	Bridge
B14-72	11808012	The Presbytery, Main Street, Clane	Clane	Presbytery
B14-73	11808006	Old National School, Main Street, Clane	Clane	School
B14-41	11808005	Main Street, Clane	Clane	House
B14-42	11808010	Abbeylands House, Clane	Clane	House

Table 10.1: Clane Record of Protected Structures

Policy H1 - Built Heritage

It is the policy of the Council to conserve and protect buildings, structures and sites contained in the Record of Protected Structures and to carefully consider any proposals for development that would affect the special character or appearance of a Protected Structure including its historic curtilage, both directly and indirectly.

Objectives

- HO1.1** To ensure the protection of all structures (or parts of structures) and the immediate surroundings including the curtilage and attendant grounds of structures contained in the Record of Protected Structures.
- HO1.2** To ensure that all development proposals that affect a Protected Structure and their setting including proposals to extend, alter or refurbish any Protected Structure are sympathetic to its special character and integrity and are appropriate in terms of architectural treatment, character, scale and form. All such proposals shall be consistent with the principles of conservation best practice set out in the Architectural Heritage Guidelines for Planning Authorities, DAHG, 2011.
- HO1.3** To encourage the protection and retention of vernacular heritage and to ensure that development proposals are sympathetic to the special character of vernacular structures.
- HO1.4** To support the actions and objectives of the Kildare County Heritage Plan.
- HO1.5** To conserve and enhance the historic designed landscapes and promote the conservation of their character, both built and natural.

10.2 ARCHAEOLOGICAL HERITAGE

The Council will require the preparation of an archaeological assessment where a proposed development is located at or close to known archaeological monuments or sites, including site works that are extensive in terms of area (ground disturbance of half hectare or more) or length (1 kilometre or more) and developments that require an Environmental Impact Statement. In this regard the Council will consult with the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs and other Statutory Consultees when considering applications for planning permission for development on or in the vicinity of archaeological sites and/or monuments.

10.2.1 Zone of Archaeological Potential

The Urban Archaeological Survey (1980) identified Clane as a medieval settlement. This provides a base-line inventory of the known archaeological sites and monuments and these are identified in the Record of Monuments and Places. This survey also identified the Zone of Archaeological Potential, indicated on Map 10.1. Developments located within the Zone of Archaeological Potential and/or within close proximity to Recorded Monuments may be required as part of the planning application process, or by condition of permission, to carry out archaeological assessment, monitoring, testing or excavation within the area, either prior to the planning decision or prior to any development works proceeding on the site. The Council, as a condition on such developments, may consider the preservation of all or part of the archaeological remains in the area covered by the permission.

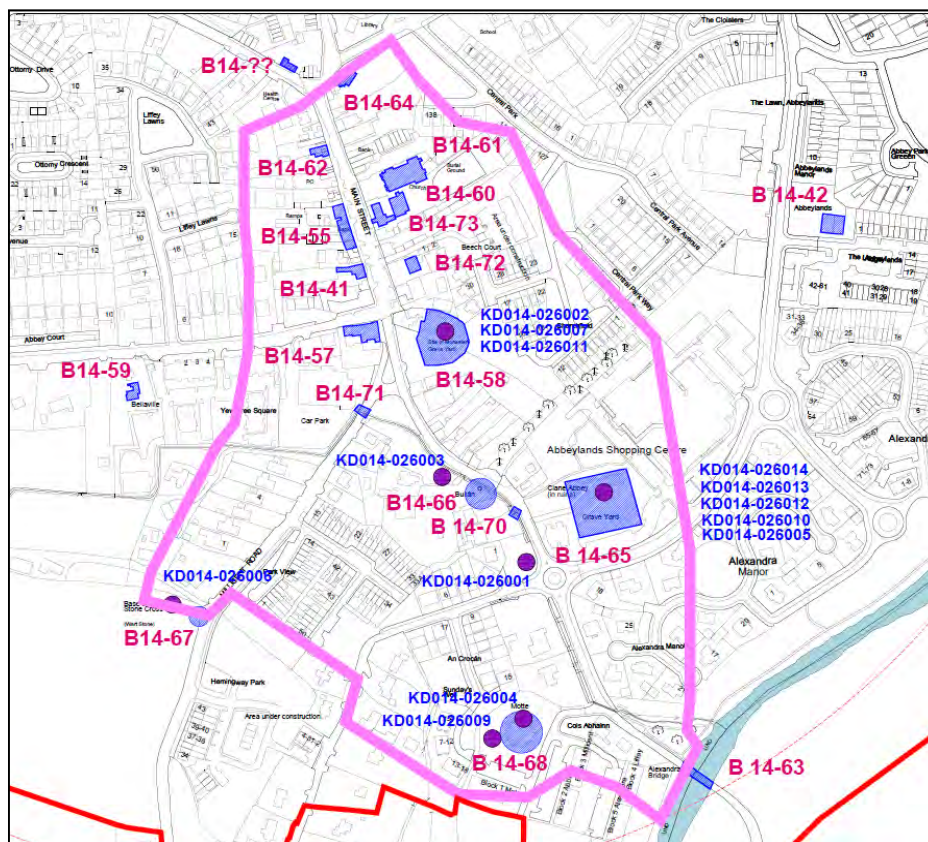


Figure 10.1: Zone of Archaeological Potential

Policy H2 - Archaeology

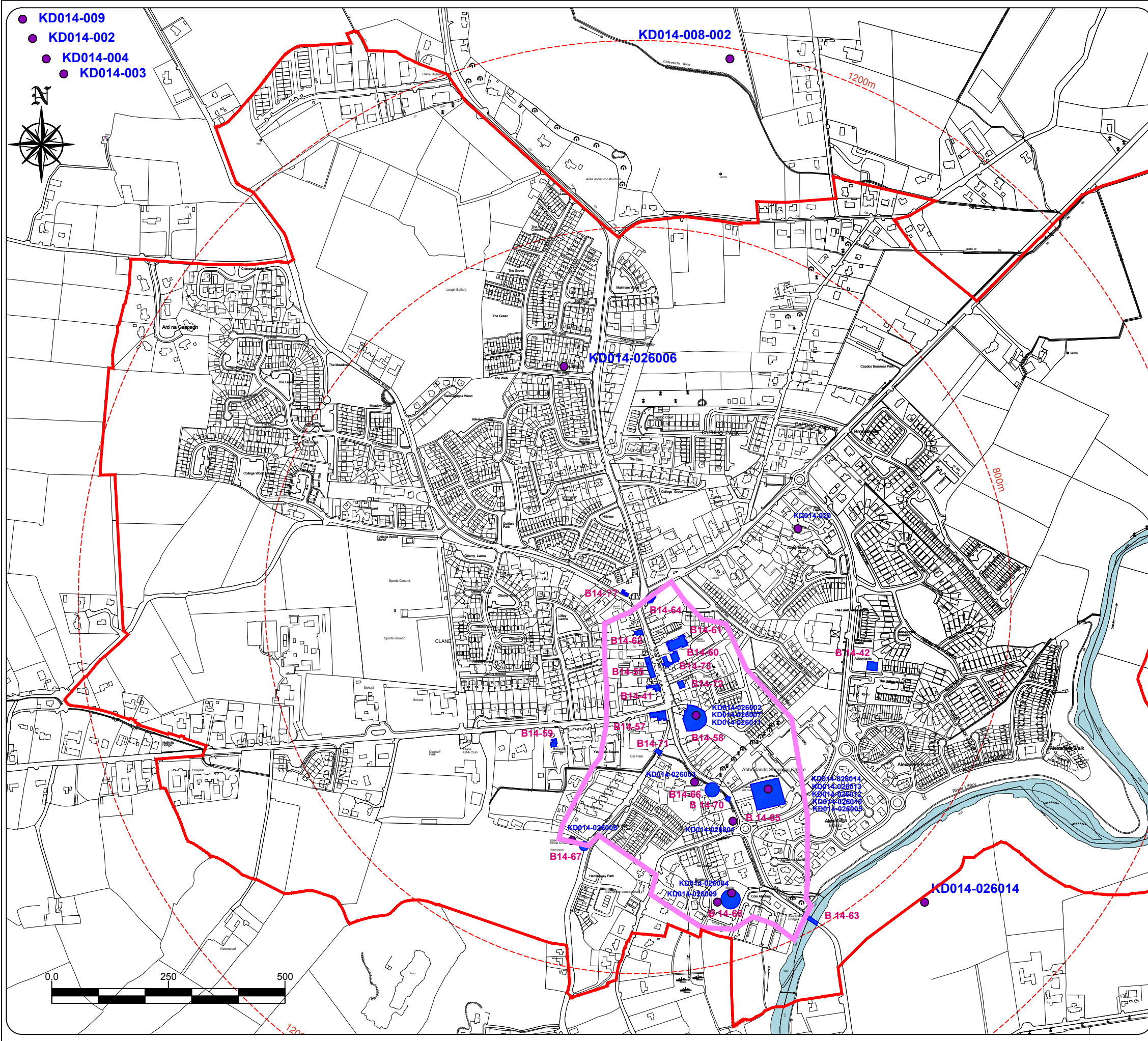
It is the policy of the Council to manage development in a manner that protects and conserves the Archaeological Heritage of the County and to seek to avoid adverse impacts on sites, monuments, features or objects of significant historical or archaeological interest.

Objectives

HO2.1 To protect archaeological heritage, including previously unknown sites, features and objectives, in accordance with the recommendations of the Framework and Policies for the Protection of Archaeological Heritage, DAHG, 1999 or any superseding national policy document.

HO2.2 To protect and enhance sites listed in the Record of Monuments and Places.

HO2.3 To ensure that development in the vicinity of a Record Monument or Area of Archaeological Potential does not detract from the setting of the site, monument, feature or object. Planning applications for development within the Zone of Archaeological Potential and in proximity to recorded archaeology will require an Archaeological Impact Assessment. An archaeological assessment shall establish the extent of archaeological material associated with the monument or site and define an appropriate buffer to preserve the setting and visual amenity of the site.



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Draft Clane Local Area Plan 2017-23

Legend

- Local Area Plan Boundary
- Zone of Archeological Potential
- Record of Protected Structures (RPS)
(B14-42)
- Record of Monuments & Places (RMP)
(KD014-026014)
- Distance from Town Centre
(at 400m intervals) 5 Mins Walking Distance

Zone of Archaeology Potential and RMP

Scale:	N.T.S.	Map Ref.:	10.1
Date:	September 2016	Drawing No.:	200/16/1000
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This drawing is to be read in conjunction with the written statement

10.3 NATURAL HERITAGE

The natural heritage of any town is amongst its greatest assets and quite often one of its most underutilised amenities. The River Liffey, an important salmonid river, runs along the south east boundary of the LAP and the natural setting of the Liffey Valley contributes to the character of the town of Clane.

There are a number of areas within the Plan boundary that are considered to be of heritage value including hedgerows, trees, watercourses etc. Habitat and landscape features have an important role to play as ecological corridors as they allow for movement of species and help sustain the habitats, ecological processes and functions necessary to enhance and maintain bio-diversity. It is important that these areas are conserved and well managed. The detail of this is addressed under the *Green Infrastructure* Section of this LAP.



Amenity areas within the Plan boundary include natural green land, riverside walks and parks, green/open spaces adjacent to roads/residential areas, private recreational facilities, residential open space and areas with potential for development as amenity assets for residents and visitors to Clane.

The full potential of the river as an amenity and recreational asset for the town has not been fully realised to date. The Council will actively pursue sustainable and appropriate development of strategic open spaces within the Plan area, prioritising the creation of a linear park and pedestrian crossings of the River Liffey. The provision of access to the riverside walk along the Alexandra estate is also a priority.

10.3.1 Habitats and Species

While there are no European or Irish natural heritage designations in Clane, a range of plant, animal and bird species exist. The protection afforded to habitats and species under the European Directives (Habitats Directive 1992 and Birds Directive 1979) applies wherever the plant, animal or bird species listed in Annex 1 and Annex 2 of the Habitats Directive are found and is not confined to sites designated by law. In relation to the River Liffey, although it is not a designated site, it flows into the Dublin Bay SAC and as such the potential downstream effects of development in its proximity must be considered. In addition, the Wildlife Acts 1976 and 2000 and related statutory instruments provide protection to nationally rare plant, animal or bird species.

Policy H3 – Protection of Habitats

It is the policy of the Council to support the protection of species and habitats that are designated under the Wildlife Acts 1976 and 2000, the Birds Directive 1979 and the Habitats Directive 1992 as well as areas of high local biodiversity value and to ensure developments with potential to impact the integrity of the Natura 2000 network will be subject to Appropriate Assessment .

Objectives

- HO3.1** To prevent development that would adversely affect rare and threatened species in non-designated areas.
- HO3.2** To preserve the amenity of the River Liffey Valley including its landscape and biodiversity value. In this regard, planning applications must identify all ecological habitats and corridors present in a proposed development site, and demonstrate that any habitat or corridor affected by the proposal is not of local importance, or that its loss will be offset, should the application be granted.
- HO3.3** To protect and conserve the integrity of soils that support the rich biodiversity and ecological networks in Clane.
- HO3.4** To ensure an Appropriate Assessment, in accordance with Article 6(3) and Article 6(4) of the Habitats Directive and with DEHLG guidance (2009), is carried out in respect of any plan or project not directly connected with or necessary to the management of a Natura 2000 site to determine the likelihood of the plan or project having a significant effect on a Natura 2000 site, either individually or in combination with other plans or projects and to ensure that projects which may give rise to significant cumulative, direct, indirect or secondary impacts on Natura 2000 sites will not be permitted (either individually or in combination with other plans or projects) unless for reasons of overriding public interest.
- HO3.5** To protect, conserve and enhance, wherever possible, wildlife habitats and species of local importance, not otherwise protected by legislation.

Action

To develop areas of strategic open space with green infrastructure to encourage area of high biodiversity value.

10.4 AMENITY AND DERELICT SITES

10.4.1 Public Realm

The enjoyment of public areas is dependent on their quality and visual appearance. This LAP seeks to address improvements to public areas and to the approach roads to Clane, through planting and boundary treatment improvements.

The approaches to Clane from Kilcock, Celbridge, Prosperous and Sallins and the local Ballinagappa and Millicent Roads announce the town and create its first impression. 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, along with planting and landscaping.



10.4.2 Derelict Sites and Vacant Site Levy

Under the Derelict Sites Act 1990, the Council may take measures to prevent and control derelict sites. Although there are no sites within Clane on the Derelict Sites Register, the Council has served Section 11 notices requiring improvement works on a number of structures in the town. The Council will continue to liaise with the owners of relevant properties to have works carried out in order that they are no longer considered derelict.

The Urban Regeneration and Housing Act 2015 aims to incentivise urban regeneration and facilitate increased activity in the housing construction sector through the identification of vacant sites. A levy may be applied to vacant sites to incentivise development. It is proposed to adopt a targeted approach in applying this scheme in Kildare, by focusing on the identified growth centres of Naas, Maynooth, Leixlip, Newbridge and Celbridge. This will be kept under review and additional centres may be added in the future.

Policy H4 – Amenity

It is the policy of the Council to seek public realm improvements in public areas, in order to improve the amenities of these locations.

Objectives

- HO4.1** To secure the improvement of the visual quality of public areas, including open spaces and the approach roads to the town, through planting, high quality boundary treatment, welcoming signage, footpath improvements and traffic calming, where appropriate.
- HO4.2** To resist development proposals and unnecessary signage which detract from visual amenity or the visual appearance of approach roads to the town.
- HO4.3** 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.

Action

To liaise with relevant landowners and developers to improve the visual quality of the approaches to the town and require high quality boundary treatments on all new developments.

11. GREEN INFRASTRUCTURE AND OPEN SPACES

Strategic Objective: To protect, enhance and develop a multifunctional Green Infrastructure network by building an interconnected network of parks, open spaces, hedgerows, grasslands and watercourses.

11.1 GREEN INFRASTRUCTURE AND NATURAL HERITAGE

The environmental and heritage resources of Clane can be described as its Green Infrastructure network. The term Green Infrastructure is used to describe an interconnected network of waterways, wetlands, woodlands, wildlife habitats, greenways, parks and conservation lands, forests and other open spaces that adjoin and are threaded through towns and villages. This network supports native plant and animal species and provides corridors for their movement, maintains natural ecological processes and biodiversity, sustains air and water quality and provides vital amenity and recreational spaces for communities.

Enhancing and protecting open spaces and natural heritage for both biodiversity and recreational uses has benefits for the town's sustainability and attractiveness as a place to live, work and visit.

The River Liffey represents the most important and continuous ecological corridor in Clane and has an abundance of riverside flora and fauna. The Butterstream river also flows to the south of the town where it joins the Liffey near Alexandra Bridge, and the Gollymochy river to the north. There is also a network of hedgerows and trees in Clane that form an important element of the ecological infrastructure. It is the policy of the Council to adopt a proactive approach to protecting, enhancing and managing the Green Infrastructure network in Clane.

The River Liffey is identified in the County Development Plan as an Area of High Amenity, and also as a Landscape Character Area, with 'special' sensitivity. This is described as an area with low capacity to accommodate uses without significant adverse effects on the appearance or character of the landscape. Table 14.3 of the CDP identifies the likely compatibility between a range of land-uses and proximity of less than 300m to the principal landscape sensitivity factor. The character and sensitivities identified for the River Liffey has informed the Green Infrastructure and Open Space objectives in this Plan.

11.1.1 Habitat Mapping

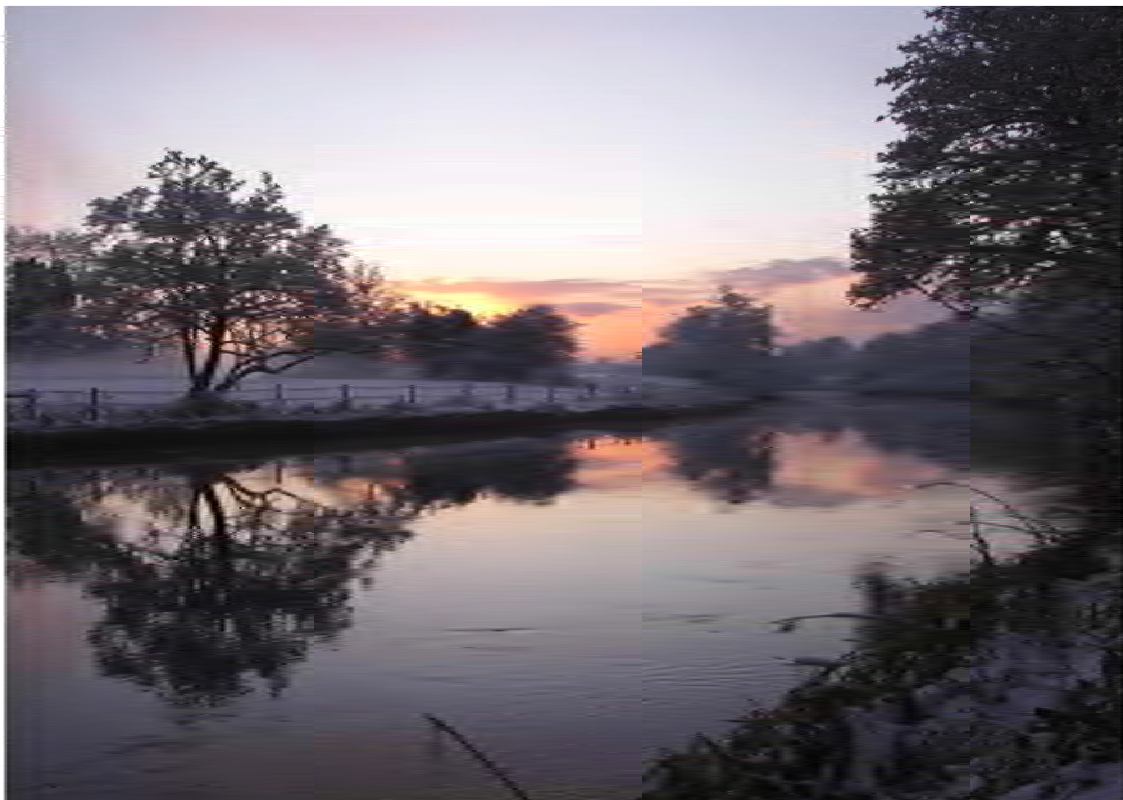
Under Article 10 of the Habitats Directive planning and development policies must endeavour to conserve and manage sustainably corridors and stepping stone habitat features. In recognition of this the Kildare County Development Plan proposes actions to address biodiversity in County Kildare and to prepare a plan for its management at a local level. Accordingly, as part of the preparation of this LAP, Kildare County Council commissioned habitat mapping for Clane. This report identified and mapped the various habitats and green infrastructure areas in the town. These maps are a valuable tool in the future planning of the area and also provide information for the general public and community groups. Map 11.1 includes details of habitats mapped in Clane and reflects the following features:

Woodlands and Scrub: The hedgerow and tree network in Clane form an important element of the green infrastructure, these features are mainly linear and include species like hawthorn, blackthorn, elder and ash. High value hedgerows were found at Nancy's Lane, Capdoo Commons, Ballingappa Road and South of Collegewood Manor residential development.

Grassland and Marsh: Several of the fields within the LAP boundary are covered in this differing grassland habitat types, e.g. near Nancy's Lane and near College Road at Loughbollard. The grazing of cattle and horses is evident in some of these fields.

Freshwater: The river Liffey flows along the south eastern edge of the town. This is a very important ecological corridor; the river itself is 15 to 30 metres wide with some in-stream vegetation. The river bank is vegetated with occasional mature alder and willow trees with dense layers of brambles and hawthorn. The Butterstream and Gollymochy streams also flow through the town.

Cultivated and Built Land: This category includes fields of arable crops north of Clane Business Park and at the southern edge of the town, where field margins provide habitats for certain species. Buildings and artificial surfaces cover most of the LAP area but area less supportive as habitats and have limited recorded species.



One of the strategic objectives of this plan is to harness the potential of the natural heritage features in Clane and establish areas of strategic open spaces in tandem with the preservation of Green Infrastructure.

Policy GI1 – Green Infrastructure

It is the policy of the Council to protect, enhance and further develop the Green Infrastructure network in Clane and to strengthen links to the wider regional network.

Objectives

GIO1.1 To reduce fragmentation of the Green Infrastructure network and strengthen ecological links within Clane and to the wider regional network.

GIO1.2 To integrate Green Infrastructure as an essential component of all new developments and restrict development that would fragment or prejudice the Green Infrastructure Network.

GIO1.3 To seek to protect and enhance the biodiversity value and ecological function of the Green Infrastructure network.

GIO1.4 To ensure key trees, woodlands and hedgerows identified, and the linkages they provide to larger areas of green infrastructure and the wider countryside, are retained where appropriate and integrated into the design of new developments.

GIO1.5 To promote a network of paths and cycle tracks to enhance accessibility to the Green Infrastructure network, while ensuring that the design and operation of the routes responds to the ecological protection needs of each site.

GIO1.6 To maintain a biodiversity protection zone of 100 metres from the top bank of the River Liffey and of not less than 10 metres from the top bank of smaller watercourses in Clane, with the full extent of the protection zone to be determined on a case by case basis by the Planning Authority, based on site specific characteristics and sensitivities. Strategic green routes and trails will be open for consideration within the biodiversity protection zone, subject to appropriate safeguards and assessments.

GIO1.7 To promote best practice with respect to minimising the spread of, and eradicating, invasive species, in accordance with the provisions of Section 13.8.3 of the draft KDCP.

Action: All proposals for developments will be required to demonstrate that the existing Green Infrastructure network is protected, in so far as practicable, and that the development contributes positively to the development and protection of the overall green infrastructure assets of Clane.

11.2 OPEN SPACES

Open space and parks are an important part of a town's environment, contributing to quality of life, providing space for ecology, a focal point for active and passive recreation and helping to mitigate the impacts of climate change. The existence of quality open spaces also improves the visual attractiveness of places to live and work; it helps to create a sense of place and unique identity and can improve the economic performance of a town by attracting visitors and employers.

11.2.1 Open Space Strategy

The Kildare Open Space Strategy 2011 sets out an overall approach for the provision of open space. The Strategy recommends the provision of open space at a standard of 2 ha per 1000 persons. This strategy identified a need to provide public open space in Clane, to serve the needs of residential areas. It identifies the potential of the River Liffey corridor as a linear open space and states that future open spaces should take advantage of potential linked access to the river corridor.

There is a shortage of public open space in Clane relative to the standards set out in the Kildare Open Space Strategy 2011. While there is a range of sports grounds that are linked to specific clubs, these are not public parks and do not support the range of active and passive recreational activities needed to serve the existing and future population of Clane. The River Liffey provides a major opportunity for Strategic Open Space that can connect into a wider regional network and support opportunities for strategic walking and cycling routes, in addition to ecology and biodiversity linkage.

The existing river walk to the south of Alexandra Manor provides a good basis for developing open space along the Liffey corridor and the special landscape character identified at the River Liffey is detailed in Section 11.1 above. The strategy document *Towards a Liffey Valley Park*, was published in 2006 and represented the first comprehensive strategy for the Liffey between Chapelizod in Dublin and Celbridge in Co. Kildare. This LAP identifies the need for a 100m biodiversity protection zone along each side of the River Liffey that can also accommodate walkways and cycleways. It is anticipated that such lands will become accessible in conjunction with the development of adjacent lands, but in the interim will be protected from development.

Map 13.1 Land Use Zoning identifies strategic open spaces along the Liffey Corridor, extending into a parkland to the east of Clane at a location where CFRAMS mapping shows a significant flood risk. The Strategic Open Space zoning objective will ensure that these lands can be protected to serve the future recreational and amenities needs of Clane.

Map 13.1 also shows areas of Open Space and Amenity such as that between the Ballinagappa and Kilcock Roads, the areas of open space with residential developments, and existing sports club grounds, which rely on their zoning as Open Space and Amenity lands for their continued use and protection.

Section 12 Urban Design and Key Development Areas and Section 13 Implementation provides further detail.

Policy OS1 - Open Spaces

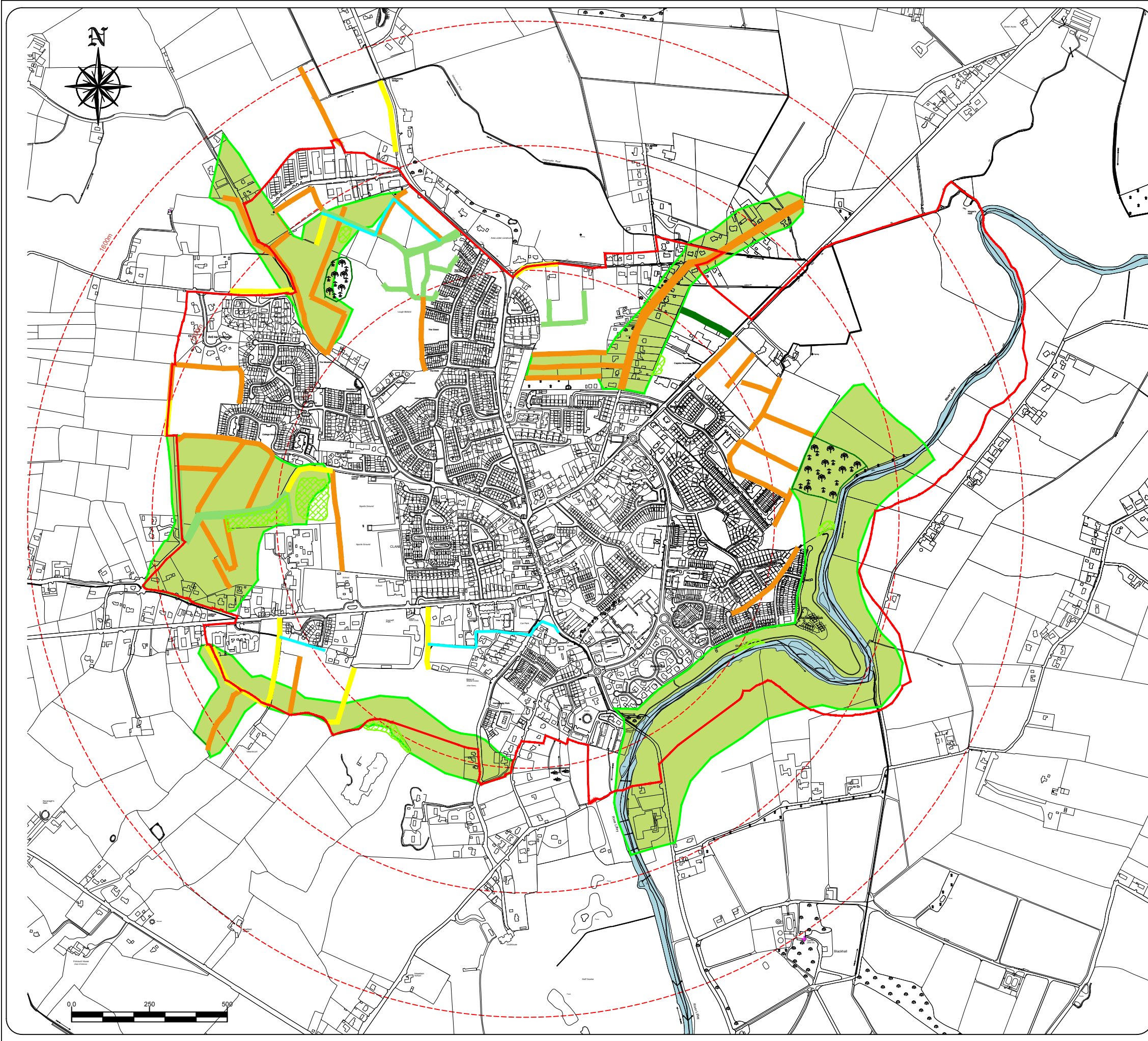
It is the policy of the Council to provide for a hierarchy of high quality multi-functional public open spaces within Clane, and to reserve and protect such spaces through the appropriate zoning of lands.

Objectives

- OSO1.1** To secure the provision of a hierarchy of open spaces able to cater for a range of functions, to meet the needs of the population of Clane.
- OSO1.2** To protect lands zoned Amenity and Open Space and Strategic Open Space on Map 13.1 for a variety of passive and active uses.
- 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.
- OSO1.4** To secure the provision of a public park (≥ 16 ha) on the eastern boundary of Clane on lands that are located between the River Liffey and the Dublin Road.
- OSO1.5** To secure the delivery of a neighbourhood park in conjunction with development at KDA 1, including a multi-use games area.
- OSO1.6** To provide a range of opportunities for active and passive recreation within public open spaces.
- OSO1.7** To ensure that the provision of open space for all new developments seeks to incorporate and enhance any existing landscape features such as hedgerow and trees within the receiving environment.

Action












The Council will work in consultation with the community to develop a public park between the River Liffey and the Dublin Road.



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 Co Kildare.

Draft Clane Local Area Plan 2017-2023

Legend

-  Local Area Plan Boundary
-  Immature Woodlands
-  Scrub
-  Rivers, Canals, & Lakes
-  Key Green Infrastructure Areas
-  Hedgerow High Value
-  Hedgerow Moderate Value
-  Hedgerow Low Value
-  Treeline
-  Drainage Ditches
-  Distance from Town Centre
(at 400m intervals) 5 Mins Walking Distance

Green Infrastructure Map

Scale:	N.T.S.	Map Ref.:	11.1
Date:	September 2016	Drawing No.:	200/16/1000
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This drawing is to be read in conjunction with the written statement

12. URBAN DESIGN AND KEY DEVELOPMENT AREAS

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

12.1 URBAN DESIGN

This section sets out the urban design framework for the LAP area. The framework will create a new urban environment that will enhance and reflect the character of the area, create a distinctive identity and a sense of place which integrates with the existing Village and provides a mix of dwelling types. The existing natural environment, biodiversity and heritage features are all key urban design opportunities.

The policies and objectives contained in this Local Area Plan, all contribute to the built environment and urban fabric which influences the built form and layout by setting out the environmental, landscape, amenity and movement parameters for future development schemes. A number of themes emerge from these sections, including strategies through which distinct residential neighbourhoods can be developed. This approach will help to minimise the impact of new development and integrate new development with the existing village of Clane. The development framework set out below provides urban design guidance at both a general and local LAP development area level.

This section sets out policy guidance to proactively encourage and influence the development of strategic sites within Clane whilst conserving areas which positively contribute to the character of the town.

This section should also be read in conjunction with the relevant national guidelines and policy documents such as

- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages) (2009);
- Urban Design Manual; A Best Practice Guide (2009);
- Design Manual for Urban Roads and Streets (DMURS) (2013);

12.1.1 Criteria For Good Urban Design

The urban fabric of a town or village is underpinned by a framework of routes and spaces that provide connectivity within a development as well as new developments to those that are well established. The Urban Design Manual (companion document to Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas) sets out and illustrates essential criteria for sustainable urban residential development and demonstrates how new development can be integrated and facilitated across a range of locations. Specific guidance is also provided on residential development for smaller towns acknowledging that different solutions are required to meet different scales and patterns of urban development.

The Kildare County Development Plan 2011-2017 and Draft Kildare County Development Plan 2017-2023 sets out urban design principles to guide future developments in Kildare. These design principles are based on the Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities and Best Practice Urban Design Manual [DoECLG, 2009].

The Urban Design Manual sets out 12 criteria that have been drawn up to encapsulate the range of design considerations for residential development; however, the principles can be applied universally.



Figure 12.1 Urban Design Principles (Source: Urban Design Manual DoECLG, 2009)

These criteria will feed into the design briefs outlined below for the 'Key Development Areas' in Clane.

12.1.2 Guiding principles

In preparing design concepts for development sites the following guiding principles should be considered:

Permeability

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

Legibility

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

Public Space

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

Transportation Network

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

Street Hierarchy

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

Streetscape and Built Form

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

- **Scale, Mass & Composition:** A building size should be relative to its surroundings.
- **Key buildings:** Gateway and landmark buildings can emphasise the urban identity of a place and can provide a signal of a significant place either in terms of movement or use. These buildings have the potential to act as important landmarks and create first impressions of a town.
- **Corner Sites:** Corners shall be reinforced by buildings which address both street frontages. Various options in terms of design can be explored i.e. an increase in height with set-backs, a round corner etc. High quality finishes will be required for all elevations.
- **Building Line:** Building line is an important consideration in the design of places, as it influences the sense of enclosure created by buildings and boundaries.
- **Perimeter Block:** Residential layouts should generally utilise the perimeter block principle, as a departure from more recent cul-de sac type layouts, to increase permeability and legibility.
- **Building Type & Height:** In general, building heights should respect the local streetscape and take due cognisance of the receiving environment. The design briefs set out in Section 12.2 make specific reference to the ability of certain sites within Clane to absorb buildings of more than 2/3 storeys. In the interest of clarity, 'Tall Buildings' are defined as buildings which

exceed 5 storeys and 'Higher Buildings' are those that are higher than the predominant building height in an area.

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

12.2 KEY DEVELOPMENT AREAS

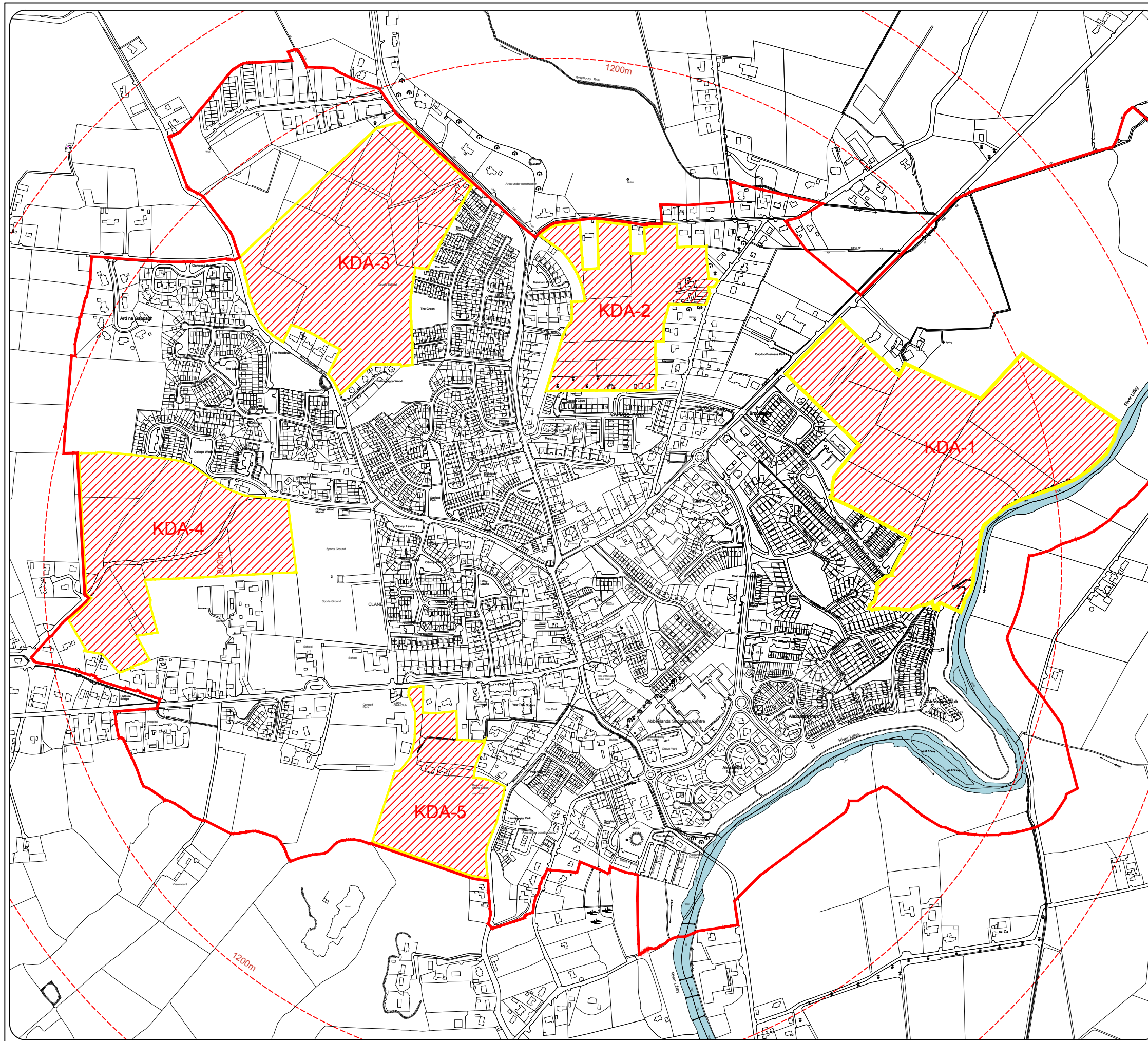
In accordance with Section 3.8 of the Guidelines on Sustainable Residential Development in Urban Areas, this LAP includes design briefs for Key Development Areas to promote the development of a number of key areas within the town. 5 No. Key Development Areas identified within the Clane LAP as follows:

KDA1 Dublin Road:	New Residential/Open Space & Amenity Lands at Capdoo Commons, south-east of Dublin Road.
KDA2 Capdoo:	New Residential/Open Space & Amenity Lands at Capdoo between Capdoo Road and the Kilcock Road.
KDA3 Kilcock Road:	New Residential/Open Space & Amenity Lands at Loughbollard (between Kilcock Rd & Ballingappa Rd).
KDA4 Butterstream:	New Residential/Community & Institutional Lands at Butterstream (between College Manor Wood and Prosperous Road)
KDA5 Millicent:	New Residential Lands between Prosperous Road and Millicent Road.

The location of the KDAs are shown on Map 12.1.

Design briefs have been prepared to guide development in these areas. These design briefs set out broad parameters for the future development of these areas and are indicative in nature; a more detailed urban analysis will be required to be prepared as part of any development proposal. The briefs will assist the different parties involved in the planning process such as landowners, developers, design teams, residents and the Council.



The briefs are based on an appraisal of the area and its urban context. The character and layout of each area in terms of design, heights and finishes will vary depending upon the street hierarchy, existing topography, environmental features, open space, amenity and heritage features and views. This analysis is used to form a vision for each area based on the key principles of urban design outlined above.



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

Draft Clane Local Area Plan 2017-2023

Legend

-  Local Area Plan Boundary
-  Key Development Areas KD 1 - 5

Land Use Zoning Objectives

Scale:	N.T.S.	Map Ref.:	12.1
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12.2.1 Key Development Area 1 - Dublin Road

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



Figure 12.2 a) KDA 1 Aerial View

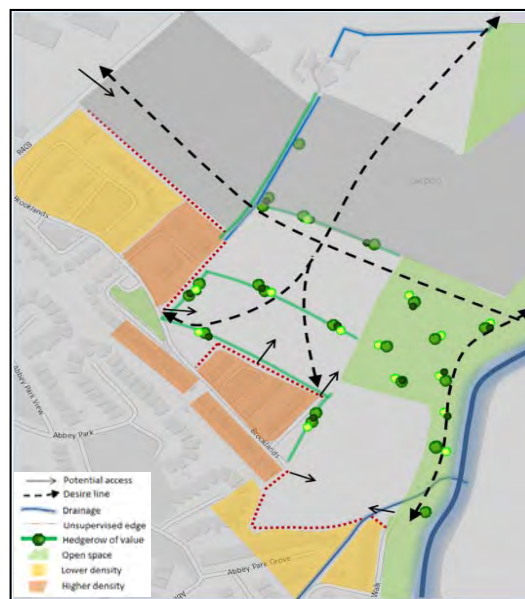


Figure 12.2 b) KDA 1 Analysis Map

Vision: The extension of the urban area of Clane through new residential development and open space and amenity, with a high quality permeable urban form, which protects natural heritage and which delivers important connectivity to the River Liffey and to the future town park.

Connectivity/Movement

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

Built Form

Provide passive surveillance of roads, cycleways, footpaths and open spaces. Address existing unsupervised edges, predominantly through the use of the perimeter block in built form. Create legible development with sense of place. Have regard to residential amenity of existing dwellings at the southern edge. Buildings 2 – 3 storey height with transition in scale from existing residential development.

Landscape and Spaces

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

12.2.2 Key Development Area 2 – Capdoo

This development area is an irregularly shaped area comprising c. 10.2 hectares with a relatively flat topography. It is bound to the east and parts of the north by low density one-off rural housing along local roads and by more suburban development to the south and much of the west. There is a link road proposal for the area, which is constructed as far as Capdoo Park. Historic maps indicate drainage courses in the north-eastern area and to the north west of the site, and current maps show a number of springs in the vicinity. Hedgerows of moderate value and high value exist in the southern and northern portions.



Figure 12.3 a) KDA 2 Aerial View



Figure 12.3 b) KDA 2 Analysis Map

Vision: The consolidation of the urban area of Clane through new residential development, with a high quality permeable urban form, which delivers important connectivity for the town between the Kilcock and Celbridge regional roads.

Connectivity/Movement

Provide road link between Kilcock Road and Celbridge Road.

Achieve vehicular, pedestrian and cyclist permeability throughout the development area, with main accesses off proposed link road and potential access points from College Road East, Capdoo Road and local road north of development area.

Facilitate potential future links through adjacent lands to destinations including local shops (Lidl) and the town centre.

Design all roads and streets in accordance with the Design Manual for Urban Roads and Streets.

Built Form

Provide passive surveillance of roads and open spaces and address existing unsupervised edges, predominantly through the use of the perimeter block in built form. Create legible development with sense of place. Have regard to residential amenity of existing dwellings at the perimeter.

Buildings 2 – 3 storey height with transition in scale from existing residential development.

Landscape and Spaces

Provide min. 15% of area as public open space. Retain natural heritage and green infrastructure features through incorporation into areas of open space and boundaries of residential development. Incorporate natural heritage and green infrastructure features in addressing flood risk and preparation of SuDs strategy.

12.2.3 KDA 3 – Kilcock Road

This site extends over a significant area between the Kilcock Road and Ballinagappa Road. Residential development adjoins the area to the east and south. The development area includes lands identified for Open Space and Amenity under the draft LAP. There are a number of drainage courses in the area along with an area of immature woodland and scrub, and hedgerows of high and medium value. The line of the 220KV traverse this KDA. Further to the north west lands (including the Clane Business Park) are zoned for Light Industry and Warehousing. The area is prominent on entry to the town on the Kilcock Road.



Figure 12.4 a) KDA 3 Aerial View

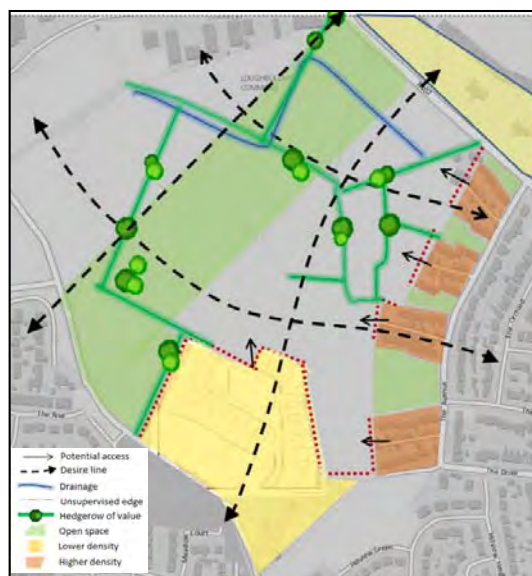


Figure 12.4 b) KDA 3 Analysis Map

Vision: The consolidation of the urban area of Clane through new residential development and open space and amenity provision, with a high quality permeable urban form, which delivers important connectivity for the town between the Kilcock Road and Ballinagappa Road.

Connectivity/Movement

Provide road link between Kilcock Road and Ballinagappa Road.

Achieve vehicular, pedestrian and cyclist permeability throughout the development area, with main accesses off proposed link road and potential access points from Loughbollard Commons and Esmonde Avenue. Facilitate potential future links through adjacent lands to lands zoned Open Space and Amenity. Design all roads and streets in accordance with the Design Manual for Urban Roads and Streets.

Built Form

Provide passive surveillance of roads and open spaces and address existing unsupervised edges, predominantly through the use of the perimeter block in built form. Create legible development with sense of place. Have regard to residential amenity of existing dwellings at the perimeter. Buildings 2 – 3 storey height with transition in scale from existing residential development. High quality development form should announce the town.

Landscape and Spaces

Provide min. 15% of area as public open space. Retain natural heritage and green infrastructure features through incorporation into areas of open space and boundaries of residential development. Incorporate natural heritage and green infrastructure features in addressing flood risk and preparation of SuDs strategy.

12.2.4 KDA 4 – Butterstream

This development area is centred on Nancy’s Lane, which connects College Wood Manor and the Prosperous Road and is an important natural heritage and historical feature. Residential development adjoins the area to the north and south and educational lands are present to the south. There are a number of drainage courses in the area along with an area of immature woodland and scrub, and hedgerows of high and medium value. The line of the 220KV traverse this KDA through the Community and Institutional lands.



Figure 12.5 a) KDA 4 Aerial View

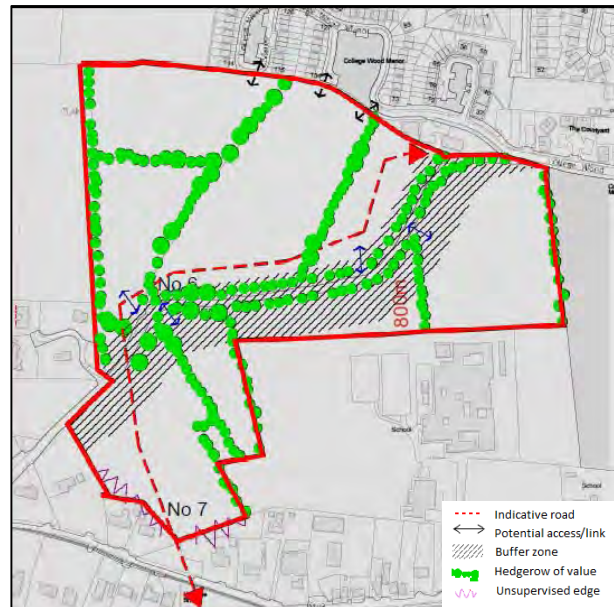


Figure 12.5 b) KDA 4 Analysis Map

Vision: The consolidation of the urban area of Clane through new residential development and open space and amenity provision, protecting lands for Community and Institutional uses, delivering important connectivity on between Ballinagappa Road/College Wood Manor to the schools quadrant and Prosperous Road and integrating Nancy’s Lane while protecting its natural heritage features.

Connectivity/Movement
 Provide road link between College Wood Manor / Prosperous Road and pedestrian cycle/link at Nancy’s Lane. Achieve vehicular, pedestrian and cyclist permeability throughout the development area. Provide access to Nancy’s Lane at identified breaks in hedgerow. Ensure direct pedestrian/cycle links to school in development on C&I lands. Facilitate potential future links to lands zoned Strategic Reserve. Design all roads and streets in accordance with the Design Manual for Urban Roads and Streets.

Built Form
 Provide passive surveillance of roads and open spaces and address existing unsupervised edges, predominantly through the use of the perimeter block in built form. Create legible development with sense of place. Have regard to residential amenity of existing dwellings at the perimeter. Buildings 2 – 3 storey height with transition in scale from existing residential development.

Landscape and Spaces
 Provide min. 15% of New Residential area as public open space. Retain natural heritage and green infrastructure features through incorporation into areas of open space and boundaries of residential development, including a buffer of up to 50m south of Nancy’s Lane and 10m north of Nancy’s Lane. Incorporate natural heritage and green infrastructure features in addressing flood risk and preparation of SuDs strategy.

12.2.5 KDA5 – Millicent

This development area is located on between the Millicent Road and lands to the rear of properties on the Prosperous Road, adjacent the GAA lands. It is in part infill in nature, with low density residential development on adjoining lands to the north. The southern portion is in agricultural use. There is an important drainage course in the area along with hedgerows of moderate value. Development on these lands will be subject to a Site Specific Flood Risk Assessment to determine the extent of risk.



Figure 12.6 a) KDA 5 Aerial View

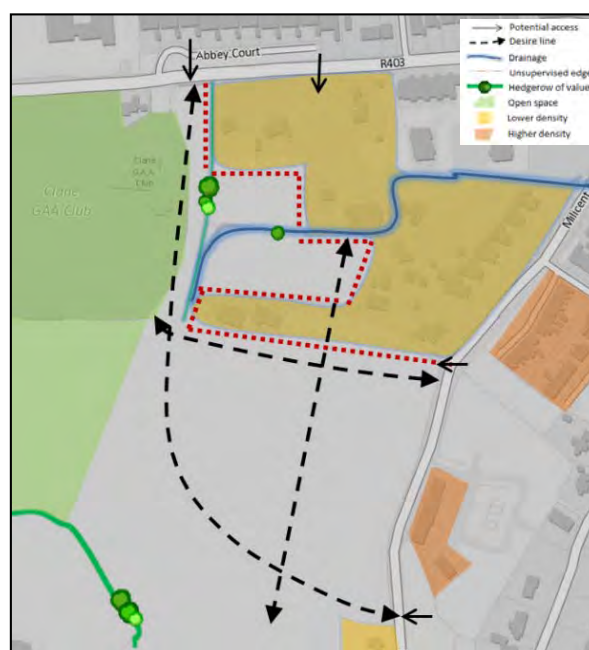


Figure 12.6 b) KDA 5 Analysis Map

Vision: The consolidation of the urban area of Clane through new residential development delivering connectivity between the Prosperous Road and Millicent Road and maximising opportunities for better supervision and connectivity to open space/amenity area.

Connectivity/Movement

Provide road link between Prosperous Road and Millicent Road. Achieve vehicular, pedestrian and cyclist permeability throughout the development area. Facilitate provision of direct pedestrian/cycle links to sports grounds and potential links to unzoned lands to the south. Design all roads and streets in accordance with the Design Manual for Urban Roads and Streets.

Built Form

Provide passive surveillance of roads and open spaces and address existing unsupervised edges, predominantly through the use of the perimeter block in built form. Create legible development with sense of place. Have regard to residential amenity of existing dwellings at the perimeter. Buildings 2 – 3 storey height with transition in scale from existing residential development

Landscape and Spaces

Provide min. 15% of New Residential area as public open space. Retain natural heritage and green infrastructure features through incorporation into areas of open space and boundaries of residential development. Incorporate natural heritage and green infrastructure features in addressing flood risk and preparation of SuDs strategy.

13. IMPLEMENTATION

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

This LAP sets out a clear vision for the future development of Clane. In order to achieve the stated vision it is important that the individual measures put forward in this plan are delivered.

This LAP outlines policies and objectives that are specific to Clane. The overarching policies and objectives of the Kildare County Development Plan and in particular the Development Management standards contained in the Kildare County Development Plan also apply.

13.1 LAND USE ZONING OBJECTIVES

Map 13.1 shows the land use zoning objectives for Clane and should be read in conjunction with Table 13.1 Land Use Zoning Objectives, Table 13.2 Definition of Terms and Table 13.3 Land Use Zoning Matrix below.

Ref	Use	Land-Use Zoning Objectives
A	Town Centre	To protect, improve and provide for the future development of town centres.
B	Existing Residential	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	To provide for education, recreation, community and health.
F	Open Space & Amenity	To protect and provide for open space, amenity and recreation provision.
F2	Strategic Open Space	To preserve, provide for and improve recreational amenity, open space and green infrastructure networks.
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 employment
R	Strategic Reserve	To protect strategic lands from inappropriate forms of development which would impede the orderly expansion of a strategic urban centre.

Table 13.1: Land Use Zoning Objectives

Permitted in principle (Y)	Land uses designated under each zoning objective as 'Permitted in Principle' are generally acceptable, subject to compliance with those objectives as set out in other chapters of this Plan.
Open for Consideration (O)	Land uses shown as 'Open for Consideration' are uses that are not considered acceptable in principle in all parts of the relevant use zone. However, such uses may be acceptable in circumstances where the Council is satisfied that the proposed use would not conflict with the general objectives for the zone and the permitted or existing uses as well as being in the interests of the proper planning and sustainable development of the area.
Not Permitted (N)	Land uses which are indicated as 'Not Permitted' in the Land Use Zoning Matrix (Table 2.6) will not be permitted.
Other Uses	Proposed land uses not listed in the matrix will be considered on the merits of the individual planning application, with reference to the most appropriate use of a similar nature indicated in the table and in relation to the general policies and zoning objectives for the area.
Non - conforming uses	Existing established uses that are inconsistent with the primary zoning objective, where legally established by continuous use for the same purpose prior to 1 st October 1964 or by a planning permission, will not be subject to legal proceedings under the Act in respect of their continued use. Where extensions or improvements of premises accommodating these uses are proposed each shall be considered on their merits in accordance with the proper planning and sustainable development of the area.
Transitional Areas	<p>While the zoning objectives indicate the different uses permitted in each zone it is important to avoid abrupt transitions in scale and use at the boundary of adjoining land use zones. In these areas it is necessary to avoid developments that would be detrimental to amenity.</p> <p>In zones abutting residential areas, particular attention will be paid to the uses, scale, density and appearance of development proposals and to landscaping and screening proposals in order to protect the amenities of residential properties.</p> <p>Development abutting amenity and open space will generally facilitate the passive supervision of that space, where possible by fronting onto it.</p>

Table 13.2 Zoning Matrix - Definition of Terms

13.1.1 Land Use Zoning Matrix

The Zoning Matrix (see Table 12.3) illustrates a range of land uses together with an indication of their broad acceptability in each of the land use zones.

Land Use	A – Town Centre	B - Existing Residential	C – New Residential	E – Community & Institutional	F – Open Space & Amenity	F2 – Strategic Open Space	H - Light Industry &W/housing	I - Agriculture	Q – Business & Technology
Agricultural Buildings	N	N	N	N	N	N	O	Y	N
Car Park (other than ancillary)	Y	N	N	O	N	N	O	N	N
Betting Office	O	N	N	N	N	N	N	N	N
Cemetery	O	N	N	Y	N	N	N	O	N
Community / Sports buildings	Y	O	O	Y	Y	Y	O	N	O
Crèche / Playschool	Y	O	Y	Y	O	O	N	N	Y
Cultural Uses / Library	Y	O	O	Y	O	O	N	N	N
Dancehall / Disco	O	N	N	N	N	N	N	N	N
Dwelling	Y	Y	Y	O ³	N	N	N	O ⁴	N
Funeral Homes	Y	N	N	O	N	N	N	N	N
Garage / Car Repairs	N	N	N	N	N	N	Y	N	O
Guest House / Hotel / Hostel	Y	O	O	N	N	N	N	N	N
Heavy Commercial Vehicle Park	N	N	N	N	N	N	Y	N	N
Hot Food take away	O	N	N	N	N	N	N	N	N
Light Industry / Workshop	O	O	O	O	N	N	Y	N	O

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.

Medical Consultant / Health Centre	Y	O	O	Y	N	N	N	N	O
Motor Sales	N	N	N	N	N	N	O	N	O
Nursing Home	Y	Y	Y	Y	N	N	N	N	N
Offices	Y	O	O	N	N	N	N	N	Y
Park / Playground	Y	Y	Y	Y	Y	Y	N	O	N
Petrol Station	N	O	O	N	N	N	Y	N	N
Place of Worship	Y	O	O	Y	N	N	N	N	N
Pub	Y	N	N	N	N	N	N	N	N
Restaurant	Y	O	O	N	N	N	N	N	N
School	Y	O	O	Y	N	N	N	N	N
Shop (Comparison)	Y	N	N	N	N	N	N	N	N
Shop (Convenience)	Y	O	O	N	N	N	N	N	N
Utility Structures	O	O	O	O	O	O	Y	O	O
Warehouse (Wholesale) / Store / Depot	N	N	N	N	N	N	Y	N	N

Table 13.3 Land Use Zoning Matrix

It is an objective of the Council to carry out its development management function in accordance with the matrix for each zone.

Where the above matrix indicates that a proposal would be ‘permitted in principle’, it should not be taken to imply that a planning application would be successful on that basis alone. The matrix relates to land use only. Other factors including density, building height, design standards, traffic generation, environmental factors, impact on surrounding amenities, etc., are also relevant in establishing whether or not a development proposal would be acceptable.

Uses other than the primary use for which an area is zoned may be permitted provided they are not in conflict with the primary use zoning objective.

13.2 PHASING

Development in the Key Development Areas will be subject to a schedule of phasing. The purpose of phasing is to ensure that infrastructure, facilities and amenities are provided in tandem with new residential development.

The proposed phasing schedule is based on the premise that the number of dwelling units that may be permitted in each phase of development is dependent on the provision of a pre-determined level of infrastructure, facilities and amenities to serve each phase. To ensure flexibility, the proposed phasing schedule is sequential (linked to housing output) rather than time-specific.

The key infrastructure to be phased in conjunction with housing output in Clane is open space and recreational facilities, roads infrastructure and childcare provision. The phasing schedule below is designed to ensure the delivery of priority infrastructure within each Key Development Area in tandem with development.

13.2.1 SCHEDULE OF PHASING

Each Key Development Area (KDA) is split into separate phases of development. While consent for the development in its entirety or for a subsequent phase of development may be given prior to the completion of a previous phase, the previous phase must be completed in its entirety (including all predetermined infrastructure, facilities and amenities) prior to the commencement of dwelling units that are in a subsequent phase of development. A statement of compliance with the phasing requirements of the LAP shall be included with all planning applications for new housing developments in the Key Development Areas and compliance will be governed by condition of planning consent. Deviations from phasing may be considered in exceptional circumstances where a case is made to the Planning Authority and any such deviations shall be subject to the prior written agreement of the Planning Authority. Infrastructure required to service future phases of development may be delivered upfront, prior to the completion of the earlier phases of development.

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.

Key Development Area 2: Capdoo

Type of Infrastructure	Description	Phasing
Road Upgrade	Junction upgrade between Capdoo Link Road and Brooklands.	To be completed prior to commencement of development.
New Road	Capdoo Link Road from Kilcock Road to Dublin Road.	To be completed prior to the commencement of dwelling no. 101 KDA2.
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 KDA2. Pro-rata provision for remainder to be completed prior to the completion of development in KDA2. See note 1 below.

Key Development Area 3: Kilcock Road

Type of Infrastructure	Description	Phasing*
New Road	Completion of Kilcock/Ballinagappa link road within extent of KDA 3.	To be completed prior to the commencement of dwelling no. 151 in KDA3.
Playground	Completion of children's play facility on lands zoned Open Space and Recreation.	To be completed prior to the commencement of dwelling no. 101 in KDA3.
Open Space	Completion of public park on lands zoned Open Space and Recreation including landscaping, footpaths, pitches.	To be completed prior to the commencement of dwelling no. 151 in KDA3.
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 KDA3. Pro-rata provision for remainder to be completed prior to the completion of development in KDA3. See note 1 below.

*Existing dwellings in KDA 3 will be included in the calculation of completed units.

Key Development Area 4: Butterstream		
Type of Infrastructure	Description	Phasing
New Road	Ballinagappa Road to Prosperous Road Link Road – Part A: Completion of College Manor to Nancy's Lane section.	To be completed as integral part of development to the north of Nancy's lane.
New Road	Ballinagappa Road to Prosperous Road Link Road – Part B: Completion of Prosperous Road to Nancy's Lane section inc. access onto Prosperous Road.	To be completed as integral part of development to the south of Nancy's lane.
Heritage Trail & Buffer	Nancy's Lane protection area / buffer	To be addressed as part of each development proposal.
Childcare	Pro-rata childcare provision at a rate of 0.13 childcare spaces per dwelling.	Pro-rata provision to be completed prior to the completion of development in KDA4.

Key Development Area 5: Millicent		
Type of Infrastructure	Description	Phasing
New Road	Link road from Prosperous Road to Millicent Road – section within KDA5	To be completed as integral part of the development.
Childcare	Pro-rata childcare provision at a rate of 0.13 childcare spaces per dwelling.	Pro-rata provision to be completed prior to the completion of development in KDA5.

Note:

1. The Planning Authority will consider proposals for on-site or off-site childcare provision to satisfy the requirement for pro-rata childcare spaces. In the event that off-site provision is proposed the applicant will be required to outline details of the off-site provision to the satisfaction of the Planning Authority and to demonstrate to the satisfaction of the Planning Authority that adequate provision will be made to cater for the proposed development.
2. Zoning Map 13.1 identifies c. 14 hectares of parkland to the east of Clane on lands between the River Liffey and the Dublin Road. These lands are considered suitable for the development of a town park due to the riverside setting along the Liffey, accessibility from the Dublin Road and because of identified flood risk at this location (open space is identified as a water compatible development under the Flood Risk Management Guidelines 2009). While the provision of a park is not included as a phasing requirement of this LAP, it is considered that a park of a suitable scale will be required to support the future growth of Clane at lands have been reserved for this purpose.



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

Draft Clane Local Area Plan 2017 - 2023

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)

Land Use Zoning Objectives Map

Scale: N.T.S.	Map Ref.: 13.1
Date: September 2016	Drawing No.: 200/16/1000
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This drawing is to be read in conjunction with the written statement

