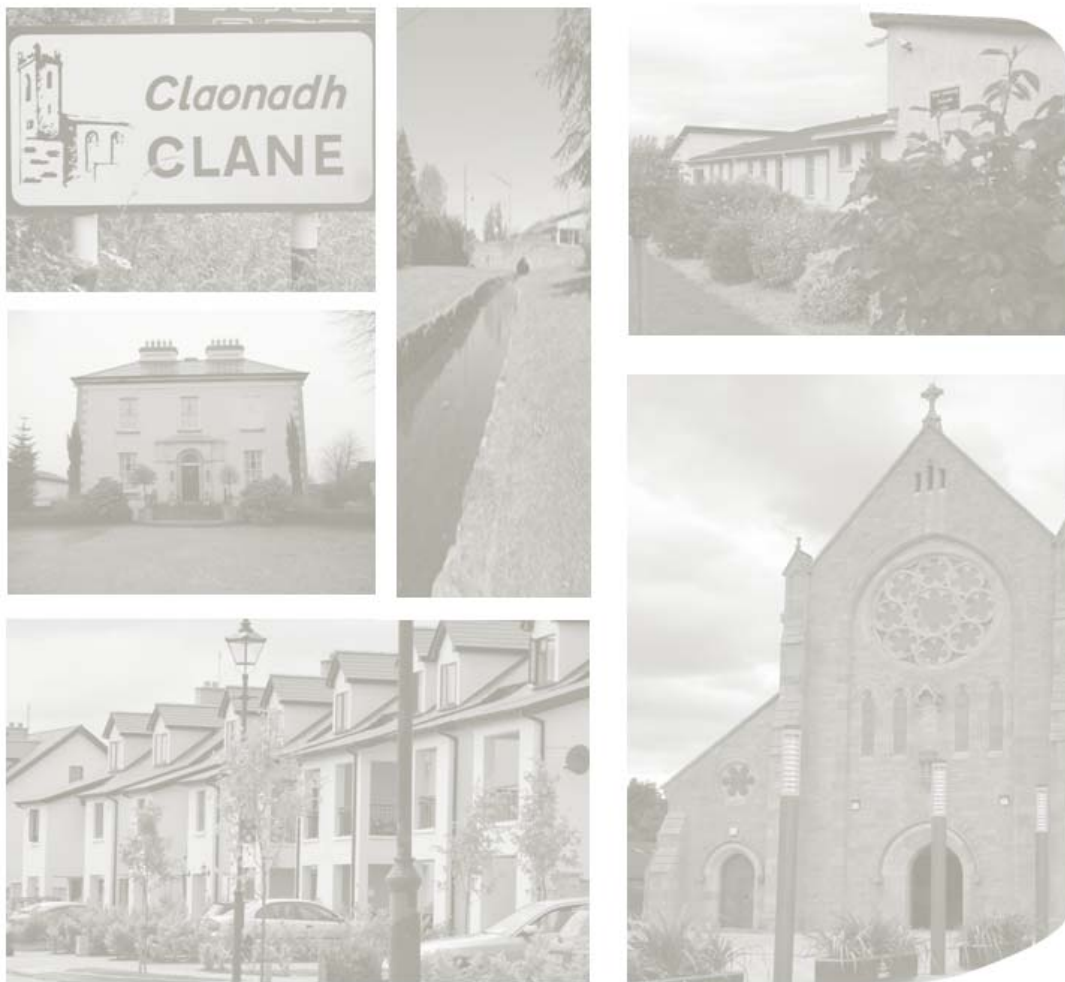


# Proposed Material Alterations

to the

Draft Clane Local Area Plan 2017 – 2023



21<sup>st</sup> February 2017

Planning Department, Kildare County Council

## Section 1 Introduction

### 1.1 Introduction

The Draft Clane Local Area Plan 2017 – 2023 was placed on public display from the 27th September 2016 until 9<sup>th</sup> November 2016. The Chief Executive's Report on submissions and observations received in respect of the Draft LAP was submitted to Members of the Maynooth Municipal District for their consideration on 20<sup>th</sup> December 2016.

Having considered the Draft Clane LAP and the Chief Executive's Report, it was resolved by the Members at a Special Meeting of the Maynooth Municipal District on 8<sup>th</sup> February 2017 to alter the Draft Clane LAP, and that these alterations constitute a material alteration to the Draft LAP.

In accordance with Section 20 (3) (e) of the Planning and Development Act 2000 – 2015, the Proposed Material Alterations are hereby published for public consultation for a period of not less than 4 weeks.

### 1.2 How to read the proposed Material Alterations

The proposed Material Alterations are referred to as **Proposed Material Alterations Nos. 1 – 45** in Section 2 below, and are followed by 4 No. maps with changes cross-referenced.

The text of the Draft Clane Local Area Plan is shown in its normal font. Proposed deletions are shown in ~~blue strikethrough~~ text. Proposed additions are shown as *red italic* text.

### 1.3 Environmental Assessments

The Proposed Material Alterations of the Draft Clane LAP have been assessed vis a vis the environmental significance criteria as outlined in Annex II of the SEA Directive. It is the opinion of this planning authority that a full Strategic Environmental Assessment will not be required in this instance.

The Proposed Material Alterations have also been screened for Appropriate Assessment under the EU Habitats Directive. It is considered that the Proposed Material Alterations will not result in additional impacts to those already identified in the Appropriate Assessment Screening Document.

SEA and AA Reports on the Proposed Material Alterations have been prepared in accordance with the Planning and Development Regulations 2001 to 2013 and Article 6 (3) of the Habitats Directive. These reports are addendums to the existing SEA and AA Reports prepared in relation to the Draft Clane LAP 2017 – 2023.

An Addendum to the Strategic Flood Risk Assessment report has also been prepared, in accordance with Guidelines for Planning Authorities on The Planning System and Flood Risk Management.

## 1.4 Your Role - Making a Submissions/Observation

A copy of the Proposed Material Alterations is on display from Tuesday 21st February until Tuesday 21st March inclusive (excluding public holidays) at the following locations.

- Kildare County Council Offices, Áras Chill Dara, Devoy Park, Naas, Co. Kildare
- Clane Library, The Woods, Clane
- The Kildare County Council Website [www.kildare.ie/county council](http://www.kildare.ie/county council)

Written submissions or observations with respect to the Proposed Material Alterations of the Draft LAP may be made to the planning authority within above period. Written submissions or observations should be marked '*Proposed Material Alterations to the Draft Clane Local Area Plan 2017-2023*' and be submitted either;

- Online, through the submission form facility available on Kildare County Council's website:  
<http://kildare.ie/CountyCouncil/Planning/DevelopmentPlans/LocalAreaPlans/>

**OR**

- In writing to: Senior Executive Officer, Planning Department, Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co. Kildare.

Please make your submission in one medium only, i.e. online or hard copy. Any submission or observation should state your name, address and where relevant, the body or organisation represented. As an online facility has been provided for your convenience, e-mail and fax submissions will not be accepted.

All submissions or observations with respect to the Proposed Material Alterations to the Draft Clane Local Area Plan 2017-2023 will form part of the statutory Chief Executive's Report to be presented to the Elected Members.

PLEASE NOTE THAT ONLY SUBMISSIONS OR OBSERVATIONS MADE IN RESPECT OF THE PROPOSED MATERIAL ALTERATIONS AND ACCOMPANYING DOCUMENTS CAN BE TAKEN INTO CONSIDERATION IN THE MAKING OF THE CLANE LOCAL AREA PLAN. SUBMISSIONS OR OBSERVATIONS IN RELATION TO ANY OTHER ASPECTS OF THE DRAFT LAP CANNOT BE CONSIDERED AT THIS STAGE IN THE PROCESS AND WILL BE CONSIDERED INVALID.

## 1.5 The Next Steps

Following the above public consultation period, the Chief Executive will prepare a report on any submissions or observations received with respect to the proposed Material Alterations of the Draft LAP, and submit the report to the Elected Members of the Municipal District for their consideration. Members shall consider the proposed Material Alterations and the Chief Executive's Report and, no later than a period of 6 weeks after the Chief Executive's Report has been furnished, make or amend the Local Area Plan as appropriate.

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

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

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

## Section 2 Proposed Material Alterations

The Proposed Material Alterations to the Draft Clane Local Area Plan 2017- 2023 are set out hereunder:

### PROPOSED MATERIAL ALTERATION NO. 1

Amend Table 2.1 (page 5) as follows:

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

### PROPOSED MATERIAL ALTERATION NO. 2

Amend Section 4.1 Paragraph 3 (page 8) and insert Table 4.1 and footnote as follows:

The Draft Clane Local Area Plan includes a total of ~~45~~ 51 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~~ 1075 residential units (*Table 4.1 refers*). This capacity is adequate to deliver the Core Strategy allocation of 780 housing units over the Local Area Plan period and includes additional capacity for ~~195~~ 295 housing units. This supports an adequate supply of housing over the Plan period and provides a level of headroom in the event that some of the identified housing lands do not come forward for development during the Plan period.

*Table 4.1 Estimated Residential Capacity*

<i>Location of Development</i>	<i>Quantum of Land for Housing (Gross Ha)</i>	<i>Quantum of Land for Housing (Net Ha)*</i>	<i>Estimated Residential Capacity **</i>	<i>Estimated Density / HA</i>
<i>KDA 1 Dublin Road</i>	<i>7.7</i>	<i>6.2</i>	<i>161</i>	<i>26</i>
<i>KDA 2 Capdoo</i>	<i>10.9</i>	<i>8.7</i>	<i>227</i>	<i>26</i>
<i>KDA 3 Kilcock Road</i>	<i>9.6</i>	<i>7.7</i>	<i>201</i>	<i>26</i>
<i>KDA 4 Nancy's Lane</i>	<i>11.2</i>	<i>9.0</i>	<i>233</i>	<i>26</i>
<i>KDA 5 Millicent</i>	<i>6.6</i>	<i>5.3</i>	<i>158</i>	<i>30</i>
<i>Other Sites</i>	<i>5.0</i>	<i>5.0</i>	<i>95</i>	<i>19</i>
<b>TOTAL</b>	<b>51</b>	<b>41.9</b>	<b>1075</b>	

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

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

**Note: The information contained in Section 4.1 will be adjusted, if necessary, following consideration of the proposed Material Alterations, to reflect the extent of zoned land and estimated residential capacity arising from the adopted LAP.**

### **PROPOSED MATERIAL ALTERATION NO. 3**

Amend the Action under Policy R3 Public Realm (page 14) as follows:

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

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

#### **PROPOSED MATERIAL ALTERATION NO. 4**

Amend Objective R05.1 (page 15) as follows:

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

#### **PROPOSED MATERIAL ALTERATION NO. 5**

Amend HC01.1 (page 18) as follows:

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

#### **PROPOSED MATERIAL ALTERATION NO. 6**

Amend Section 6.3 Residential Density, Mix and Design (page 19) as follows:

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

#### **PROPOSED MATERIAL ALTERATION NO. 7**

Amend the table in Section 6.4 Community Facilities (page 20) by adding ‘*Hewetson School, Millicent Road, (2015/16 enrolment of 86 pupils)*’ to Education, and ‘*The Surgery Clane*’ to the list of GP’s and ‘*Clane Athletic Club and Clane Project Centre*’ to the ‘Other Community’ Category.

## **PROPOSED MATERIAL ALTERATION NO. 8**

Amend the Strategic Objective for Chapter 7 'Economic Development' (page 23) as follows:

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

## **PROPOSED MATERIAL ALTERATION NO. 9**

Amend Section 7.2.1 Availability of Zoned Lands (page 24) as follows:

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

## **PROPOSED MATERIAL ALTERATION NO. 10**

Amend Objective ED02.1 (page 26) as follows:

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

## **PROPOSED MATERIAL ALTERATION NO. 11**

To amend Policy MT1 (page 29) as follows:

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

## **PROPOSED MATERIAL ALTERATION NO. 12**

Amend objective MTO5.1 (page 31) as follows:

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



## PROPOSED MATERIAL ALTERATION NO. 13

Insert the following text under Heading 8.6 (page 32):

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

## PROPOSED MATERIAL ALTERATION NO. 14

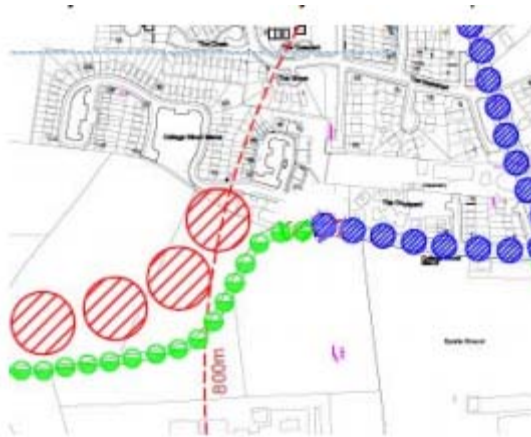
Amend Table 8.1 (page 32) as follows:

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

## PROPOSED MATERIAL ALTERATION NO. 15

Amend Map 8.1 (page 33) to include the following:

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



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

### **PROPOSED MATERIAL ALTERATION NO. 16**

Amend Objective I01.4 (page 35) as follows:–

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

### **PROPOSED MATERIAL ALTERATION NO. 17**

Amend Policy I2 Surface Water and Groundwater (page 36) as follows:

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

### **PROPOSED MATERIAL ALTERATION NO. 18**

Replace the Flood Risk Map in Section 9.3 (page 38) with the enclosed revised Flood Risk Map having regard to the Stage 2 SFRA data produced as an addendum.

## PROPOSED MATERIAL ALTERATION NO. 19

Amend Objective I04.1 (page 39) as follows:

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

## PROPOSED MATERIAL ALTERATION NO. 20

Include a new Action under Section 9.4 Energy and Communications (page 39) as follows:

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

## PROPOSED MATERIAL ALTERATION NO. 21

Amend the text referring to recycling facilities (page 40) as follows:

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

## PROPOSED MATERIAL ALTERATION NO. 22

Amend Figure 10.1 (page 43) by replacing ~~‘B14-??’~~ with *‘B14-78’* and insert a new line in Table 10.1 (page 41) as follows:

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

## PROPOSED MATERIAL ALTERATION NO. 23

Amend Objective H03.5 (page 47) as follows:

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

## PROPOSED MATERIAL ALTERATION NO. 24

Amend the second paragraph in Section 10.4.1 Public Realm (page 48) as follows:

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

## PROPOSED MATERIAL ALTERATION NO. 25

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

## PROPOSED MATERIAL ALTERATION NO. 26

Amend boundary of KDA 2 Capdoo on Figures 12.1, 12.3 a), 12.3 b) and 13.1 (pages 60, 62, 73) as shown below:



## PROPOSED MATERIAL ALTERATION NO. 27

Amend 12.2.1 (KDA1 Dublin Road) (page 61) to include the following at the end of paragraph '**Built Form**'

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

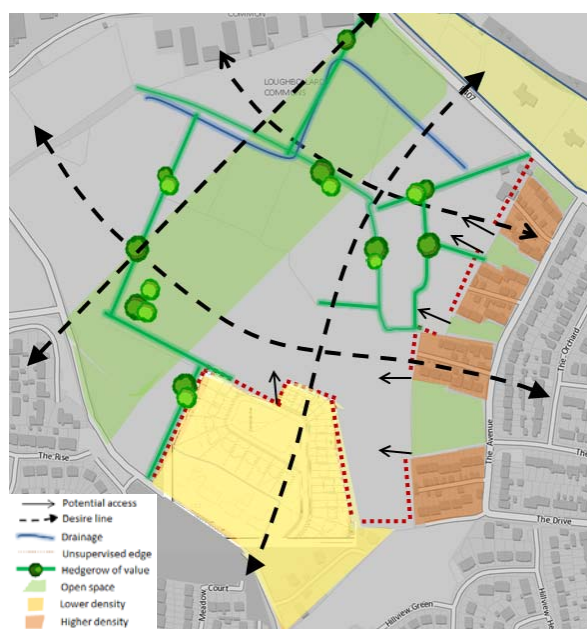
## PROPOSED MATERIAL ALTERATION NO. 28

Amend 12.2.2 (KDA2 Capdoo) (page 62) to include the following at the end of paragraph **'Built Form'**

*This KDA is likely to accommodate lower to medium density residential development in the order of 25 – 30 units per hectare. Buildings shall not exceed 2 – storeys in height along the southern, eastern and western perimeters of the site where they adjoin existing residential properties.*

## PROPOSED MATERIAL ALTERATION NO. 29

Amend desire lines indicated from Loughbollard in KDA3 (page 63) as coming from the green areas in Loughbollard as follows:



## PROPOSED MATERIAL ALTERATION NO. 30

Amend 12.2.3 (KDA3 Kilcock Road) (page 63) to include the following at the end of paragraph **'Built Form'**

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

## PROPOSED MATERIAL ALTERATION NO. 31

Amend 12.2.4 (KDA4 *Nancy's Lane*) (page 64) to include the following at the end of paragraph **'Built Form'**

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

## PROPOSED MATERIAL ALTERATION NO. 32

Amend 12.2.5 (KDA5 Millicent) (page 65) to include the following at the end of paragraph ‘Built Form’

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

## PROPOSED MATERIAL ALTERATION NO. 33

Amend Table 13.1 Land Use Objectives (page 66) as follows:

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

R	Strategic Reserve	To protect strategic lands from inappropriate forms of development which would impede the orderly expansion of a strategic urban centre.
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## PROPOSED MATERIAL ALTERATION NO. 34

Amend Table 13.3 Land Use Zoning Matrix (page 68) as follows:

Land Use	A – Town Centre	B - Existing Residential / Infill	C – New Residential	E – Community & Educational Institutional	F – Open Space & Amenity	F2 – Strategic Open Space	Neighbourhood Centre	H - Light Industry &W/housing	I - Agriculture	Q – Business & Technology
<i>Amusement Arcade</i>	N	N	N	N	N	N	N	N	N	N
Agricultural Buildings	N	N	N	N	N	N	N	O	Y	N
Car Park (other than ancillary)	Y	N	N	O	N	N	N	O	N	N
Betting Office	O	N	N	N	N	N	O	N	N	N
Cemetery	O	N	N	Y	N	N	N	N	N	N
Community / Sports buildings	Y	O	O	Y	N	N	Y	O	N	N
Crèche / Playschool	Y	O	Y	Y	O	O	Y	N	N	Y
Cultural Uses / Library	Y	O	O	Y	O	O	Y	N	N	N
Dancehall / Disco	O	N	N	N	N	N	N	N	N	N
Dwelling	Y	Y	Y	O <sup>1</sup>	N	N	Y	N	O <sup>2</sup>	N

<sup>1</sup> Ancillary to health/community use, to meet special accommodation needs.

<sup>2</sup> In accordance with the Rural Housing Policy set out in the County Development Plan.

<i>Emergency Residential Accommodation</i>	Y	O	O	Y	N	N	Y	N	N	N
Funeral Homes	Y	N	N	<del>Y</del>	N	N	Y	N	N	N
Garage / Car Repairs	N	N	N	N	N	N	N	Y	N	<del>N</del>
Guest House / Hotel / Hostel	Y	O	O	N	N	N	O	N	N	N
Heavy Commercial Vehicle Park	N	N	N	N	N	N	N	Y	N	N
Hot Food take away	O	N	N	N	N	N	O	N	N	N
Light Industry / <del>Workshop</del>	O	O	O	<del>N</del>	N	N	N	Y	N	O
Medical Consultant / Health Centre	Y	O	O	Y	N	N	Y	N	N	O
Motor Sales	N	N	N	N	N	N	N	O	N	<del>N</del>
Nursing Home/ <i>Assisted living for elderly</i>	Y	Y	Y	Y	N	N	Y	N	N	N
Offices	Y	O <sup>3</sup>	O	N	N	N	O	N	N	Y
Park / Playground	Y	Y	Y	Y	Y	Y	Y	N	O	N
Petrol Station	N	O	O	N	N	N	N	Y	N	N
Place of Worship	Y	O	O	Y	N	N	Y	N	N	N
Pub	Y	N	N	N	N	N	Y	N	N	N
Restaurant	Y	<del>N</del>	<del>N</del>	N	N	N	Y	N	N	N
School	Y	O	O	Y	N	N	Y	N	N	N
Shop (Comparison)	Y	N	N	N	N	N	N	N	N	N
Shop (Convenience)	Y	O	O	N	N	N	Y	N	N	N

<sup>3</sup> A maximum of 100sqm floor area will be permitted in this area.



Utility Structures	O	O	O	O	O	O	O	Y	O	O
Warehouse (Wholesale) / Store / Depot	N	N	N	N	N	N	N	Y	N	N
<i>Workshop</i>	<i>O</i>	<i>O</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>O</i>	<i>Y</i>	<i>O</i>	<i>N</i>

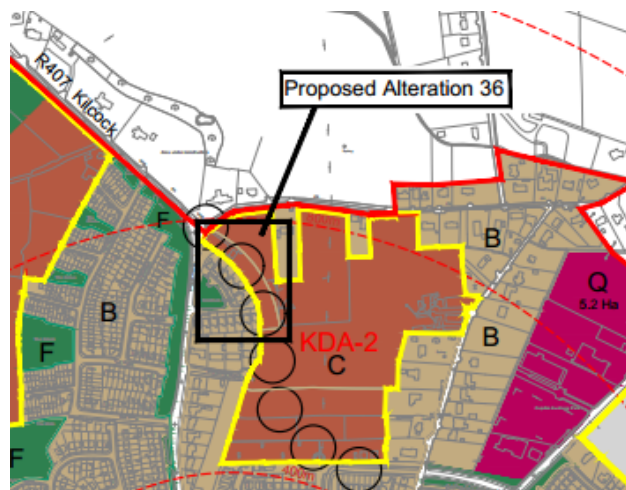
### PROPOSED MATERIAL ALTERATION NO. 35

In Section 13.2.1 Schedule of Phasing (page 70) delete the word 'only' from Phasing Detail of KDA1 as shown below:

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

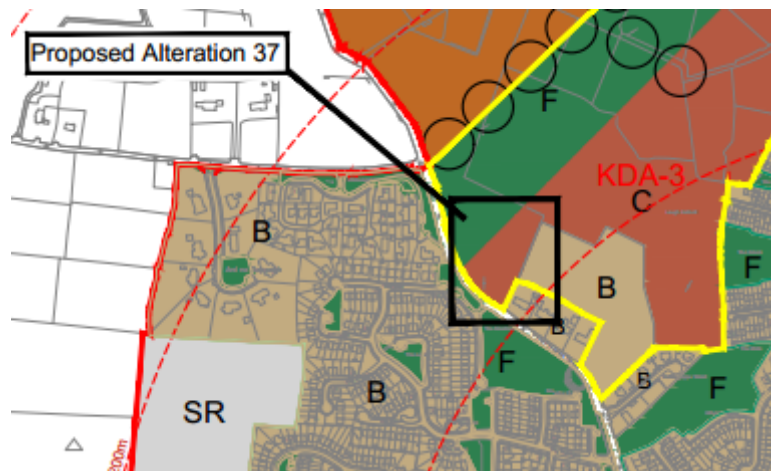
### PROPOSED MATERIAL ALTERATION NO. 36

Amend Zoning Map 13.1 (page 73) by changing the zoning of 0.7ha of land at Mainham Woods as shown below from 'B Existing Residential' to 'C New Residential' and include this area in KDA-2. (Amended boundary to KDA 2 as per Proposed Material Alteration No. 26.)



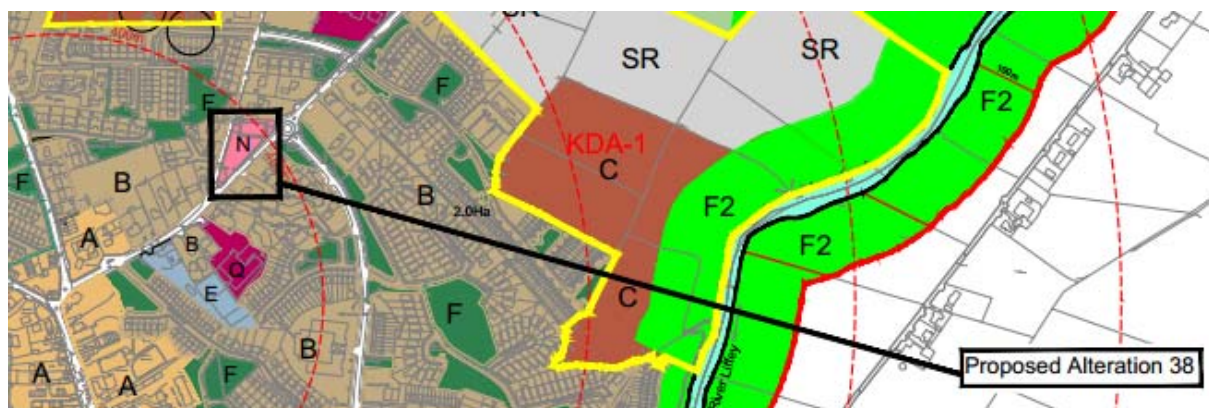
### PROPOSED MATERIAL ALTERATION NO. 37

Amend Zoning Map 13.1 (page 73) by re-zoning land on the Ballinagappa Road from 'F Open Space and Amenity' to 'C New Residential'.



### PROPOSED MATERIAL ALTERATION NO. 38

Amend Zoning Map 13.1 (page 73) by changing the zoning objective of the Tesco site from 'Business and Technology' to 'Neighbourhood Centre' as shown below and insert additional column to Land Use zoning matrix accordingly.



### PROPOSED MATERIAL ALTERATION NO. 39

Amend Section 4.1 Function, Population and Scale of Clane, Paragraph 6 (Page 8) as follows:

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

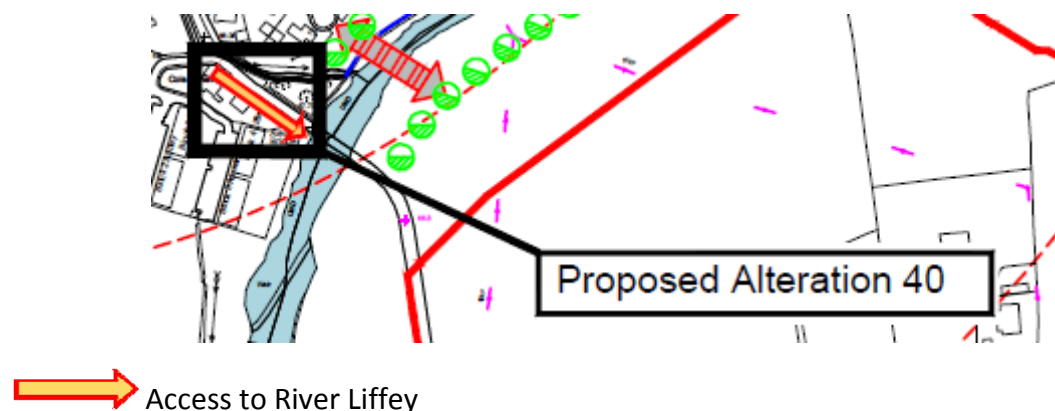
wastewater network that will affect the implementation of the Core Strategy. Irish Water indicates that it may be *the end of* 2020 before these infrastructural constraints are addressed’.

## PROPOSED MATERIAL ALTERATION NO. 40

Insert new Objective under Community Recreational Facilities (page 22) as follows:

**HCO4.2** *To investigate feasibility of vehicular access to the north-west bank of the River Liffey, immediately upstream of and adjacent Alexandra Bridge (as shown on Map 8.1), or at alternative locations, to facilitate leisure activities and emergency services, subject to appropriate environmental assessments.*

Amend Map 8.1 Chapter 8 (page 33) as shown below:



## PROPOSED MATERIAL ALTERATION NO. 41

Reduce width of F2 Strategic Open Space zoning along River Liffey from 100m to 80m on Map 13.1 (Land Use Zoning Objectives) (page 73) as shown below.

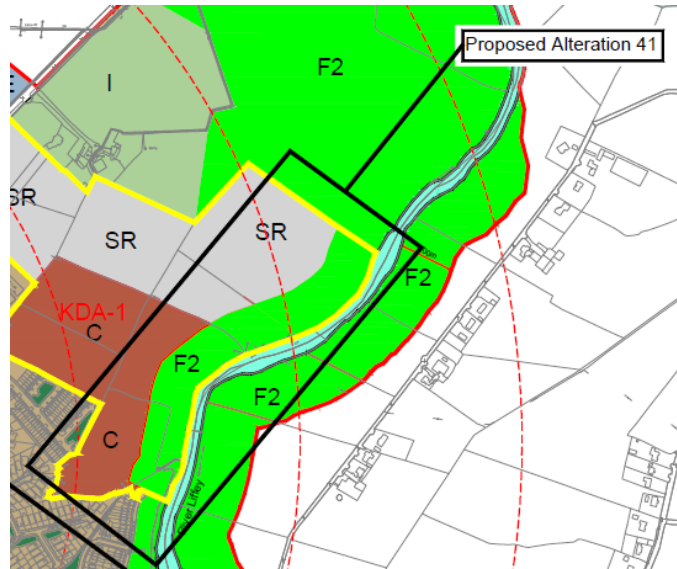
### Consequential changes arising:

Extension of the area of lands zoned C New Residential and SR Strategic Reserve in KDA 1 on Map 13.1, to replace the F2 Strategic Open Space zoning (Map 13.1 page 73).

Changes to Section 4.1 Paragraph 3, Table 4.1 (incorporated into Proposed Material Alteration No. 2 above) arising from additional residential capacity.

Changes to references to 100m biodiversity protection zone, on page 52 Objective GIO1.6 and page 53 Paragraph 4: ~~100m~~ 80m biodiversity protection zone

Changes to extent of parkland referred to in Note 2 page 72 (Incorporated into Proposed Material Alteration 42 below).



**PROPOSED MATERIAL ALTERATION NO. 42**

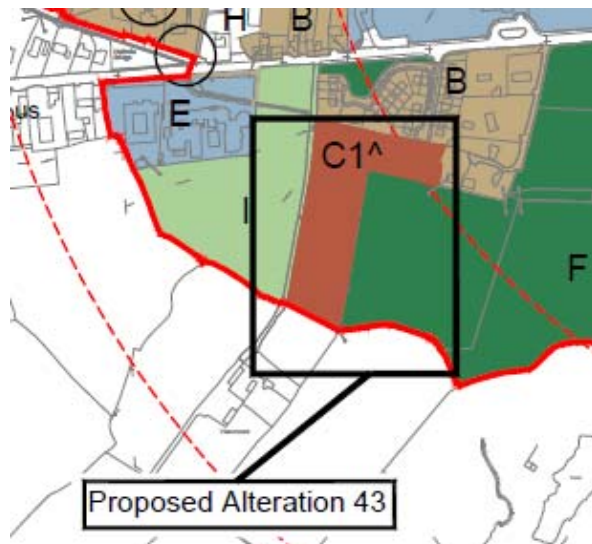
Amend Note 2 on page 72 as follows:

Zoning Map 13.1 identifies ~~€ 14~~ 21.25 hectares of parkland to the east of Clane on lands between the River Liffey and the Dublin Road.

**PROPOSED MATERIAL ALTERATION NO. 43**

Amend Map 13.1 to zone 1.9 hectares of land adjacent the GAA grounds on the Prosperous Road as New Residential (Low Density) as shown below.

Insert footnote on Map 13.1 relating to the subject lands: **In the interest of flood prevention, no development shall take place on the lands until works to the culvert (west of the site in the hospital grounds) are completed to the satisfaction of the Local Authority.**

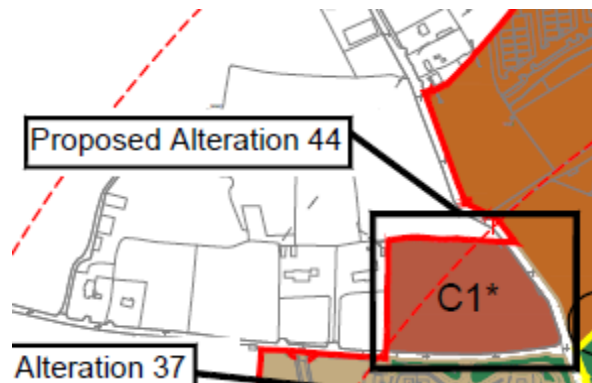


Consequential changes arising:

Changes to Section 4.1 Paragraph 3, Table 4.1 (incorporated into Proposed Material Alteration No. 2 above) arising from additional residential capacity.

**PROPOSED MATERIAL ALTERATION NO. 44**

Amend Map 13.1 to zone 1.8 hectares of land off of the Ballinagappa Road as C New Residential (Low-Density) as shown below with a specific objective for 12 No. serviced sites.

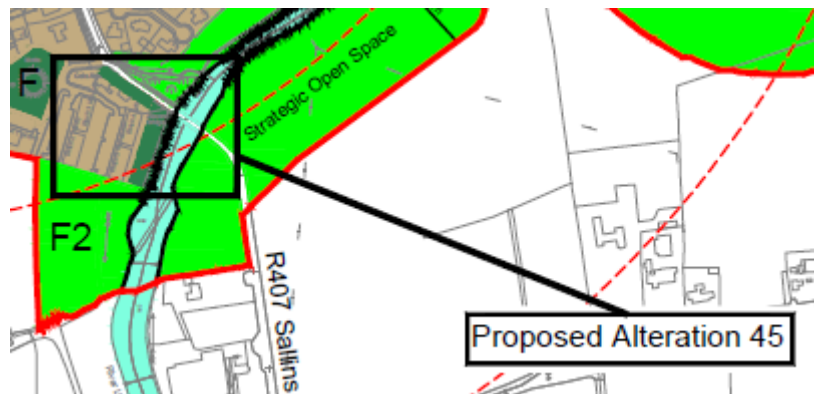


Consequential changes arising:

Changes to Section 4.1 Paragraph 3, Table 4.1 (incorporated into Proposed Material Alteration No. 2 above) arising from additional residential capacity.

**PROPOSED MATERIAL ALTERATION NO. 45**

Amend Map 13.1 to zone a 10m wide strip parallel to the R403 and the Alexandra Bridge as F Open Space and Amenity with the potential for future vehicle and boating access to the River Liffey, at the location shown below.



## Maps

Amended Map 8.1 Movement Objectives Map

Amended Map 9.1 Strategic Flood Risk Assessment Recommendations Map

Amended Map 12.1 Key Development Areas

Amended Map 13.1 Land Use Zoning Objectives Map



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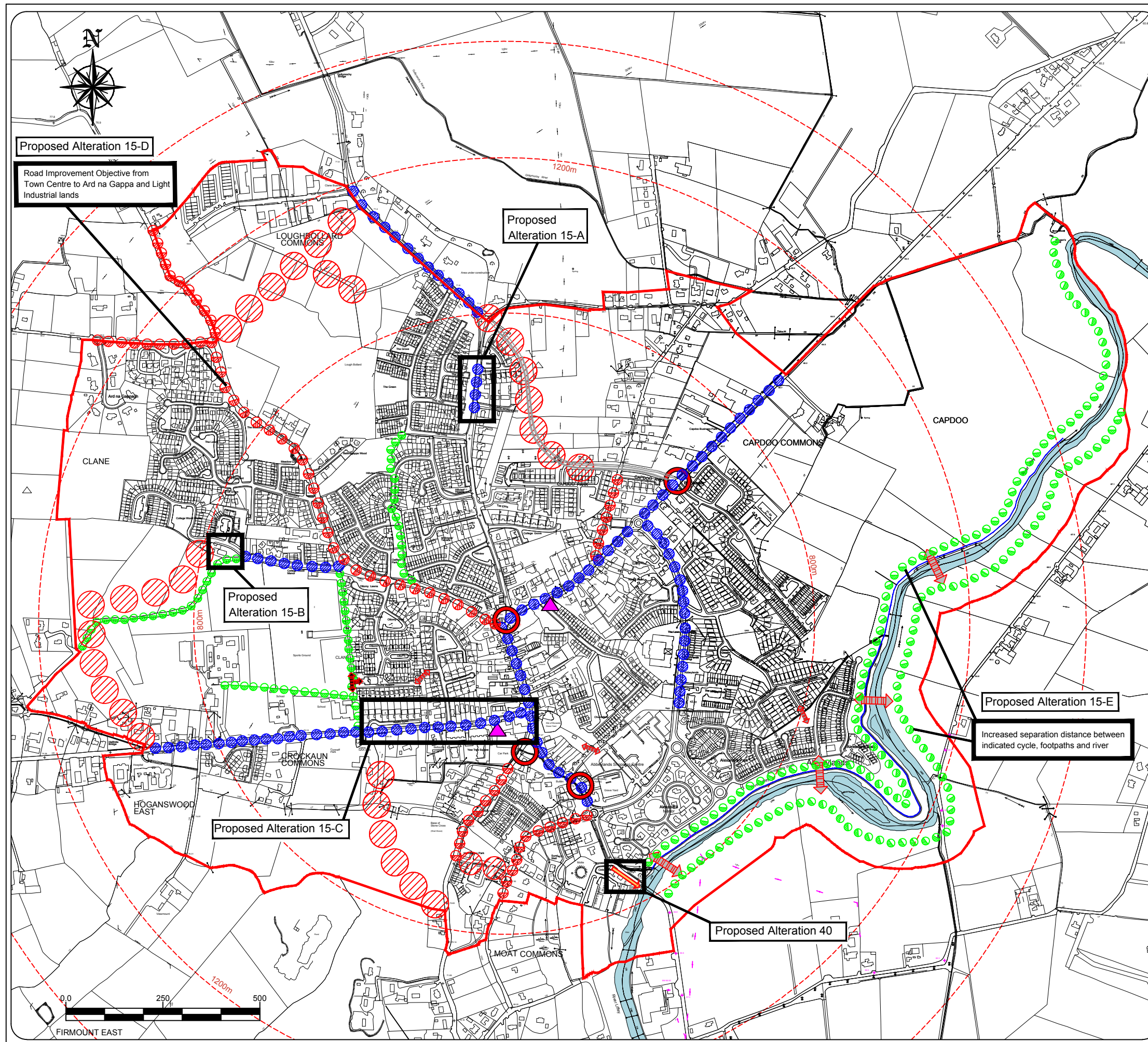
Legend

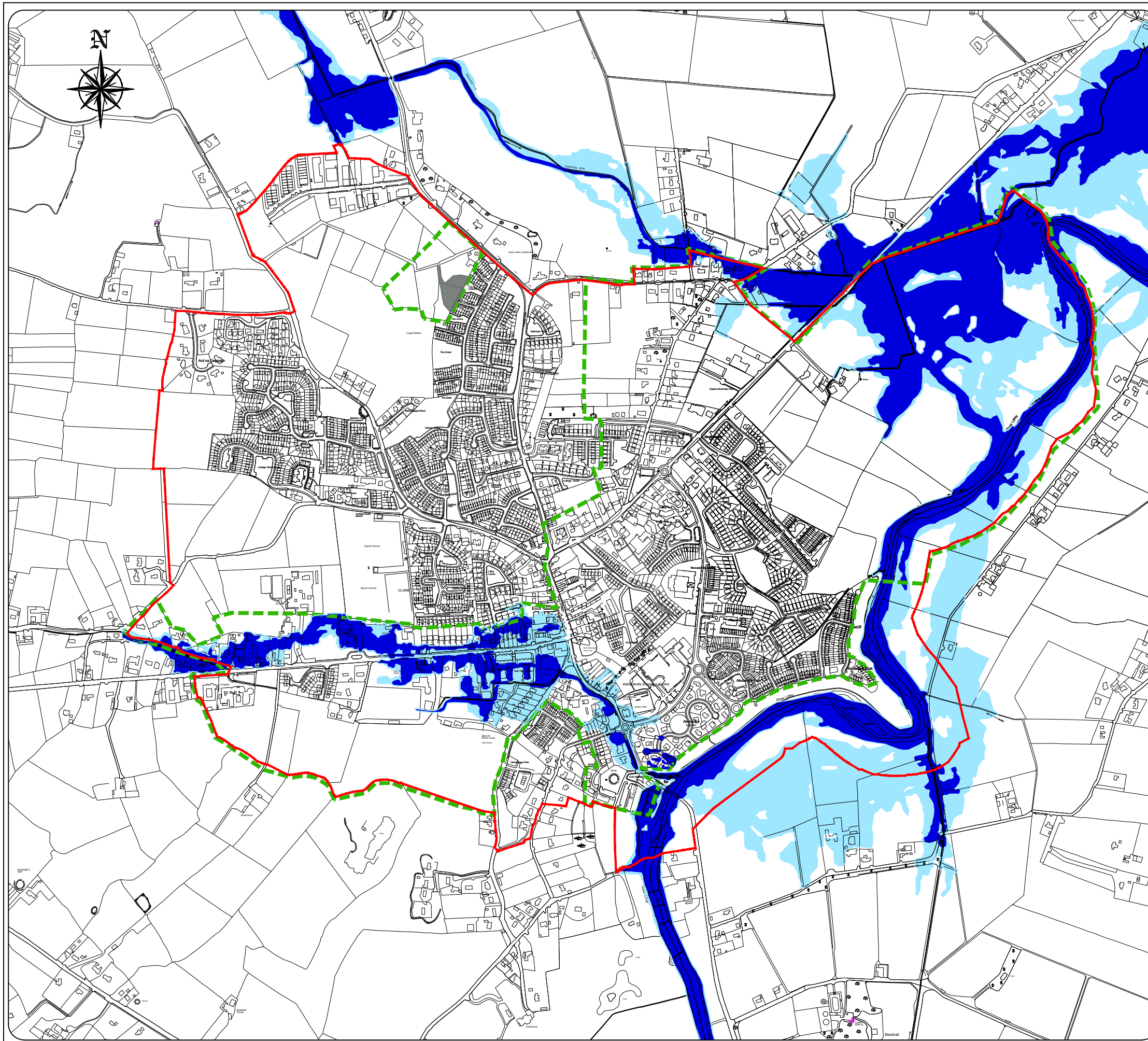
- Local Area Plan Boundary
- New Roads Objective
- Road Improvements Objective
- New Pedestrian/Cycle Path objective
- Off Road Footpath and Cycle Track
- Pedestrian Bridge (Indicative Only)
- Junction/Pedestrian Improvement
- Local Permeability Improvement
- Covered Bicycle Parking
- Distance from Town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

Movements Objectives Map  
 Proposed Material Alterations

Scale: N.T.S.	Map Ref.: 8.1
Date: February 2017	Drawing No.: 200/16/1000
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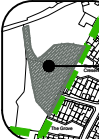
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**Legend**

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

Such Development Proposals shall also:

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

-  Flood Risk Zone A (1.0% AEP)
-  Flood Risk Zone B (0.1% AEP)
-  Pluvial Flood Risk Zone

Source:

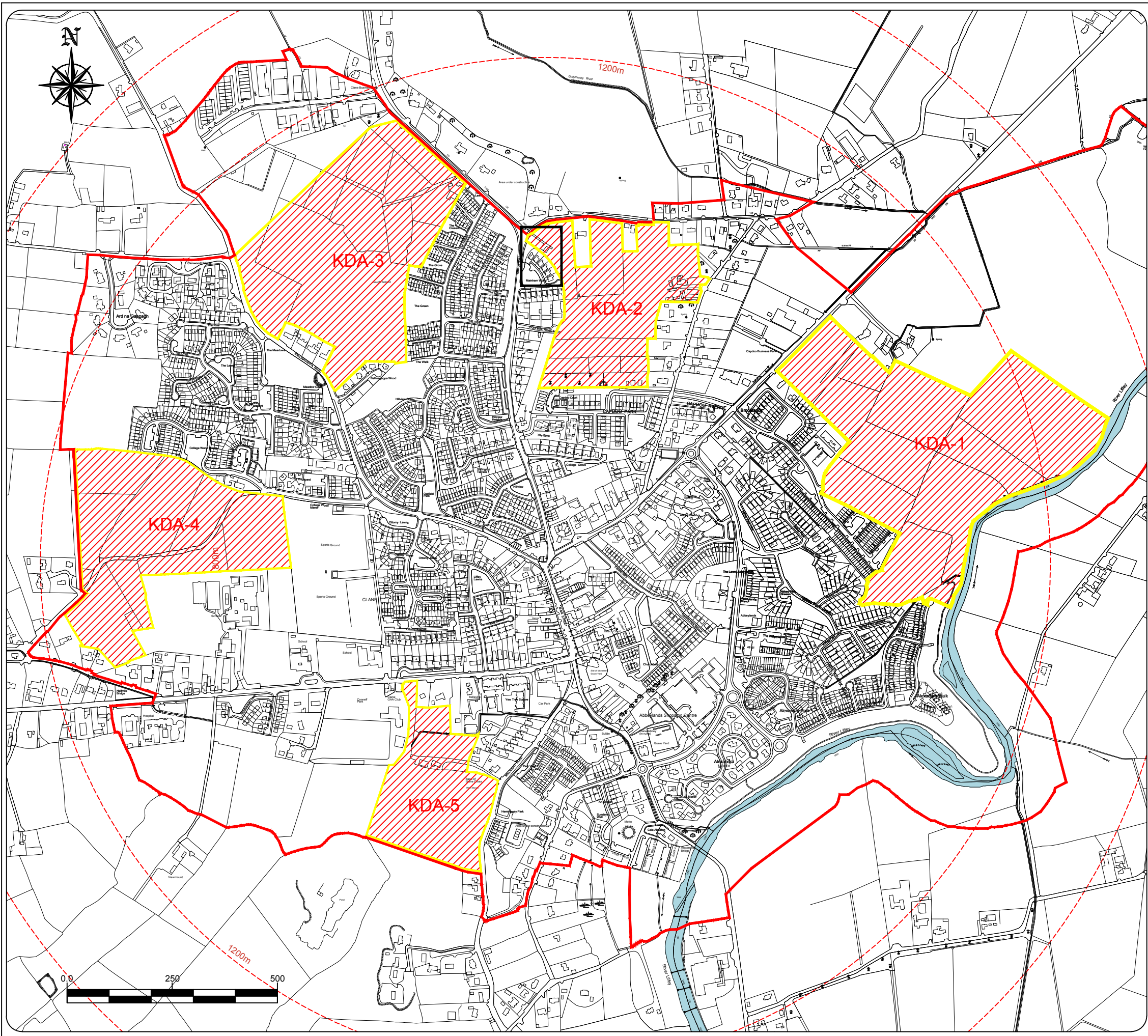


**Strategic Flood Risk Assessment  
 Recommendations  
 Proposed Material Alterations:  
 Revised Map 9.1**

Scale: N.T.S.	Map Ref.: 9.1
Date: February 2017	Drawing No.: 200/16/1000
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





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 Proposed Material Alterations.**

**Legend**

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

**Land Use Zoning Objectives  
 Proposed Material Alterations**

Scale: N.T.S.	Map Ref.: 12.1
Date: February 2017	Drawing No.: 200/16/1000
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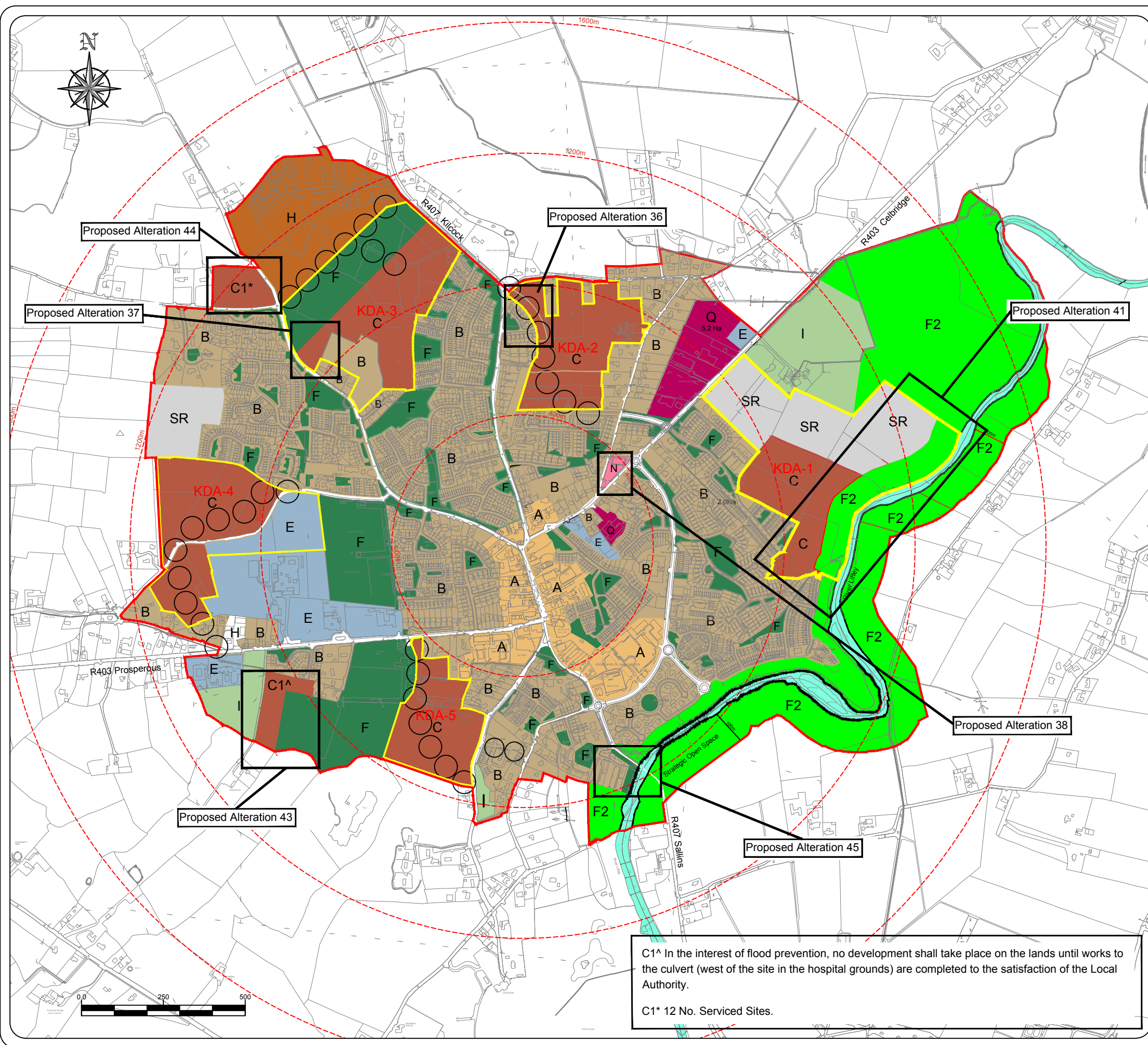
**Legend**

- Local Area Plan Boundary
- A: Town Centre
- B: Existing Residential
- C: New Residential
- C1: New Residential (Low Density)
- E: Community and Education
- F: Open Space and Amenity
- F2: Strategic Open Space
- H: Light Industry & Warehousing
- I: Agriculture
- N: Neighbourhood Centre
- Q: Business and Technology
- SR: Strategic Reserve
- KDA: Key Development Areas (KDA 1 to 5)
- River Liffey
- Distance from Town Centre (at 400m intervals) 5 Mins Walking Distance
- Roads Objective (Indicative only)
- Proposed Material Alteration

**Land Use Zoning Objectives Map  
 Proposed Material Alterations**

Scale: N.T.S.	Map Ref.: 13.1
Date: February 2017	Drawing No.: 200/16/1000
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C1^ In the interest of flood prevention, no development shall take place on the lands until works to the culvert (west of the site in the hospital grounds) are completed to the satisfaction of the Local Authority.  
 C1^ 12 No. Serviced Sites.