

Áras Chill Dara,
Páirc Devoy,
An Nás,
5th May 2017

MEETING REPORT

A special meeting of the Maynooth Municipal District will be held at 11.45 am on Wednesday 10th May 2017, in the Council Chamber, Áras Chill Dara, Devoy Park, Naas.

The purpose of the meeting is to consider the Proposed Material Alterations to the Draft Clane Local Area Plan 2017 - 2023 (including the Chief Executive's Report) and to make the Clane Local Area Plan 2017 - 2023.

This Report sets out the Agenda Items, Councillors' Motions and the Response and Recommendation of the Chief Executive to each Motion.

Item No.	Chief Executive's Report
1	To note the Chief Executive's Report on the Proposed Material Alterations to the Draft Clane LAP, dated 6 th April 2017.

**Chapter 1 Introduction
(No Proposed Material Alterations or Motions)**

Chapter 2 Clane in Context

2	Proposed Material Alteration No. 1																								
	Amend Table 2.1 Population Growth in Clane as follows:																								
	<table border="1"> <thead> <tr> <th>Census</th> <th>Population</th> <th>Intercensal Growth <i>(% increase)</i></th> </tr> </thead> <tbody> <tr> <td>1981</td> <td>1,718</td> <td>-</td> </tr> <tr> <td>1986</td> <td>1,767</td> <td>3</td> </tr> <tr> <td>1991</td> <td>1,822</td> <td>3</td> </tr> <tr> <td>1996</td> <td>3,058</td> <td>68</td> </tr> <tr> <td>2002</td> <td>4,417</td> <td>44</td> </tr> <tr> <td>2006</td> <td>4,968</td> <td>12</td> </tr> <tr> <td>2011</td> <td>6,702</td> <td>35</td> </tr> </tbody> </table>	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
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	<p>Recommendation: Adopt Proposed Material Alteration to the Draft Plan without modification.</p>																								

SEA/AA Comment:

SEA/AA requirement screened out.

**Chapter 3 Vision for Clane
(No Proposed Material Alterations or Motions)**

Chapter 4 Compliance with County Core Strategy

3	Proposed Material Alteration No. 2															
	<p>Amend Section 4.1 Compliance with Core Strategy (page 8) and insert new Table 4.1 Estimated Residential Capacity and footnote as follows:</p> <p>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 (<i>Table 4.1 refers</i>). 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.</p> <p><i>Table 4.1 Estimated Residential Capacity</i></p> <table border="1"><thead><tr><th><i>Location of Development</i></th><th><i>Quantum of Land for Housing (Gross Ha)</i></th><th><i>Quantum of Land for Housing (Net Ha)*</i></th><th><i>Estimated Residential Capacity **</i></th><th><i>Estimated Density / HA</i></th></tr></thead><tbody><tr><td><i>KDA 1 Dublin Road</i></td><td><i>7.7</i></td><td><i>6.2</i></td><td><i>161</i></td><td><i>26</i></td></tr><tr><td><i>KDA 2 Capdoo</i></td><td><i>10.9</i></td><td><i>8.7</i></td><td><i>227</i></td><td><i>26</i></td></tr></tbody></table>	<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>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>
TOTAL	51	41.9	1075	

** 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.

Recommendation:

Adopt Proposed Material Alteration to the Draft Plan, with modifications, if necessary, to reflect the extent of zoned land and estimated residential capacity arising from the adopted LAP, following consideration of all Proposed Material Alterations.

SEA/AA Comment:

SEA/AA requirement screened out.

40	(a) Proposed Material Alteration No. 39
	<p>Amend Section 4.1 Function, Population and Scale of Clane, Paragraph 6 (Page 8) as follows:</p> <p>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</p>

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

(b) Motion: Cllr Pádraig McEvoy

“That Material Amendment 39 be further amended subject to final decisions on Material Amendments 41, 43 and 44 to take account of Submission No.6 (Irish Water) which reads "In relation to the Proposed Material Alterations to zoning objectives, Irish Water will only be in a position to confirm water and wastewater availability for site specific new development through Irish Water’s pre-connection enquiry process."

"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.’

Response:

The submission by Irish Water was considered and is noted on page 27 of the Chief Executive’s Report. No change was deemed necessary; the Draft LAP acknowledges that the upgrade of the local wastewater network is critical for new development in Clane. Proposed Material Alteration No. 16 sets out that new development on zoned land is subject to a requirement for a connection agreement from Irish Water. It is therefore considered that the position of Irish Water is adequately provided for in the Plan.

Recommendation:

Adopt Proposed Material Alteration to the Draft Plan without modification.

SEA/AA Comment:

SEA/AA requirement screened out.

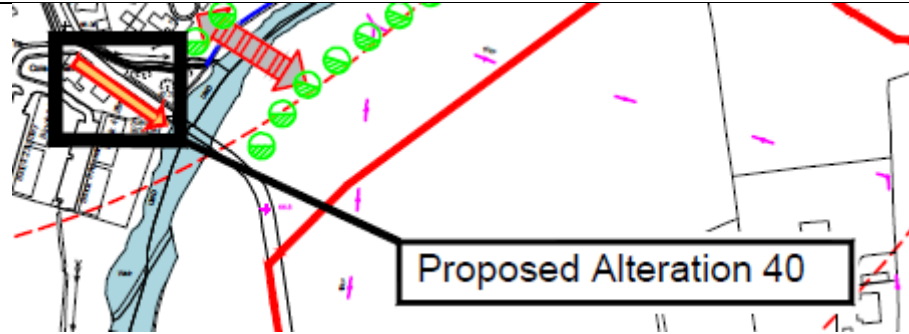
Chapter 5 Urban Centre and Retailing


4	Proposed Material Alteration No. 3
	<p>Amend the Action under Policy R3 Public Realm (page 14) as follows:</p> <p>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:</p> <ul style="list-style-type: none">○ The development of a public realm enhancement plan for Clane.○ Improved paving, planting, <i>landscaping</i>, lighting or street furniture in the town centre area.○ Improved pedestrian and cycle infrastructure. <p>Recommendation: Adopt Proposed Material Alteration to the Draft Plan without modification.</p> <p>SEA/AA Comment: SEA/AA requirement screened out.</p>
5	Proposed Material Alteration No. 4
	<p>Amend Objective R05.1 Undesirable Uses (page 15) as follows:</p> <p>To prevent an excessive concentration of <i>less desirable uses such as</i> fast food outlets, take-aways, turf accountants/<i>betting offices, amusement arcades</i> and off-licences in Clane Town Centre.</p> <p>Recommendation: Adopt Proposed Material Alteration to the Draft Plan without modification.</p> <p>SEA/AA Comment: SEA/AA requirement screened out.</p>

Chapter 6 Housing and Community

6	Proposed Material Alteration No. 5
	<p>Amend HC01.1 Residential Development: Capacity and Delivery (page 18) as follows:</p> <p>To require new residential developments to meet the standards and guidance as set out in</p> <p>Recommendation: Adopt Proposed Material Alteration to the Draft Plan without modification.</p> <p>SEA/AA Comment: SEA/AA requirement screened out.</p>
7	Proposed Material Alteration No. 6
	<p>Amend Section 6.3 Residential Density, Mix and Design (page 19) as follows:</p> <p>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. <i>The general density parametres 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.</i></p> <p>Recommendation: Adopt Proposed Material Alteration to the Draft Plan without modification.</p> <p>SEA/AA Comment:</p>

	SEA/AA requirement screened out.
8	Proposed Material Alteration No. 7
	<p>Amend the table in Section 6.4 Community Facilities by adding '<i>Hewetson School, Millicent Road, (2015/16 enrolment of 86 pupils)</i>' to Education, and '<i>The Surgery Clane</i>' to the list of GP's and '<i>Clane Athletic Club and Clane Project Centre</i>' to the 'Other Community' Category.</p> <p>Recommendation: Adopt Proposed Material Alteration to the Draft Plan without modification.</p> <p>SEA/AA Comment: SEA/AA requirement screened out.</p>
41	Proposed Material Alteration No. 40
	<p>Insert new Objective under Community Recreational Facilities (page 22) as follows:</p> <p>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.</p> <p>Amend Map 8.1 Chapter 8 (page 33) as shown below:</p>



 Access to River Liffey

Recommendation:

Adopt Proposed Material Alteration to the Draft Plan without modification.

SEA/AA Comment:

SEA/AA requirement screened out.

Chapter 7 Economic Development

9	Proposed Material Alteration No. 8
	<p>Amend the Strategic Objective for Chapter 7 'Economic Development' (page 23) as follows:</p> <p>To establish a positive and flexible framework for economic development to meet local needs, <i>optimising on maximising</i> 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.</p>

	<p>Recommendation: Adopt Proposed Material Alteration to the Draft Plan without modification.</p> <p>SEA/AA Comment: SEA/AA requirement screened out.</p>
10	<p>Proposed Material Alteration No. 9</p>
	<p>Amend Section 7.2.1 Availability of Zoned Lands (page 24) as follows:</p> <p>The town centre also provides for a range of suitable retail and service facilities, which protects <i>it its</i> vitality and viability while providing a strong base for varied employment opportunities.</p> <p>Recommendation: Adopt Proposed Material Alteration to the Draft Plan without modification.</p> <p>SEA/AA Comment: SEA/AA requirement screened out.</p>
11	<p>Proposed Material Alteration No. 10</p>
	<p>Amend Objective ED02.1 Non-Conforming Uses (page 26) as follows:</p> <p>To support the continued operation and reasonable expansion <i>development</i> of existing non-conforming uses, provided they do not....</p> <p>Recommendation: Adopt Proposed Material Alteration to the Draft Plan without modification.</p>

SEA/AA Comment:

SEA/AA requirement screened out.

Chapter 8 Movement and Transport

12	Proposed Material Alteration No. 11
	<p>Amend Policy MT1 Walking and Cycling (page 29) as follows::</p> <p>It is the policy of the Council to provide an enhanced pedestrian and cycle network in Clane, <i>and secure filtered/full permeability in all new housing areas and in existing housing areas where possible.</i></p> <p>Recommendation: Adopt Proposed Material Alteration to the Draft Plan without modification.</p> <p>SEA/AA Comment: SEA/AA requirement screened out.</p>
13	Proposed Material Alteration No. 12
	<p>Amend objective MTO5.1 Strategic Road Network (page 29) as follows:</p> <p>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, <i>and preserve the emerging route free from development.</i></p> <p>Recommendation: Adopt Proposed Material Alteration to the Draft Plan without modification.</p> <p>SEA/AA Comment: SEA/AA requirement screened out.</p>

14	Proposed Material Alteration No. 13																	
	<p>Insert the following text under Heading 8.6 Specific Projects (page 32):</p> <p>Table 8.1 outlines specific roads and transportation projects in Clane referred to above <i>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.</i></p> <p>Recommendation: Adopt Proposed Material Alteration to the Draft Plan without modification.</p> <p>SEA/AA Comment: SEA/AA requirement screened out.</p>																	
15	Proposed Material Alteration No. 14																	
	<p>Amend Table 8.1 Roads and Transportation Projects (page 32) as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Name</th> <th style="width: 50%;">Description</th> <th style="width: 25%;">Route/Location</th> </tr> </thead> <tbody> <tr> <td>Kilcock Road Footpath</td> <td>Footpath provision</td> <td>College Road East to Mainham Wood, east side.</td> </tr> <tr> <td>Capdoo Road Lane Upgrade</td> <td>Local street upgrade (Improved pedestrian / residential environment)</td> <td>Capdoo Road Lane (Celbridge Road to Capdoo Park)</td> </tr> <tr> <td>North Main Street Junction Upgrade</td> <td>Junction upgrade including: Pedestrian crossing points and refuges <i>Enable/direct of HGV movements to Celbridge Link Road 'HGV movements directed to use Celbridge Link Road and proposed Capdoo Link Road'</i> Manage speed of turning movements</td> <td>Main Street / Ballinagappa / Kilcock / Celbridge roads junction</td> </tr> <tr> <td>Butterstream Millicent Road Pedestrian Bridge</td> <td>Pedestrian bridge to improve access for people with disabilities and pushchairs.</td> <td>Millicent Road at Butterstream on approach to playground from Aldi</td> </tr> </tbody> </table>			Name	Description	Route/Location	Kilcock Road Footpath	Footpath provision	College Road East to Mainham Wood, east side.	Capdoo Road Lane Upgrade	Local street upgrade (Improved pedestrian / residential environment)	Capdoo Road Lane (Celbridge Road to Capdoo Park)	North Main Street Junction Upgrade	Junction upgrade including: Pedestrian crossing points and refuges <i>Enable/direct of HGV movements to Celbridge Link Road 'HGV movements directed to use Celbridge Link Road and proposed Capdoo Link Road'</i> Manage speed of turning movements	Main Street / Ballinagappa / Kilcock / Celbridge roads junction	Butterstream Millicent Road Pedestrian Bridge	Pedestrian bridge to improve access for people with disabilities and pushchairs.	Millicent Road at Butterstream on approach to playground from Aldi
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	Bus stops	<p>Provision Facilitation of Bus Stops and Shelters in conjunction with public transport providers / NTA. (To be confirmed with NTA)</p>	<ul style="list-style-type: none"> - Prosperous Road (outbound) near entrance to Aldi - Prosperous Road (outbound) at Clane Hospital/nursing home - Prosperous Road (inbound) at Clane Hospital/schools area - <i>Prosperous Road (inbound) at Liffey Court/opposite Aldi</i> - Main Street (northbound) 	
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Recommendation:

Adopt Proposed Material Alteration to the Draft Plan without modification.

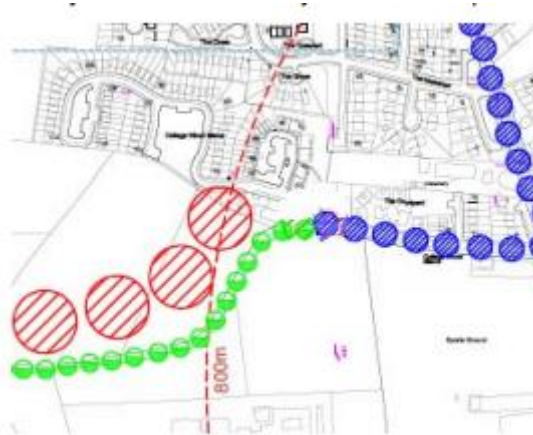
SEA/AA Comment:

SEA/AA requirement screened out.

16 Proposed Material Alteration No. 15

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

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



- Include 'New Pedestrian Cyclepath' objective at the section of the Prosperous Road between the GAA club and the Town

	<p>Centre.</p> <ul style="list-style-type: none"> - Include Road Improvement Objective along the Ballinagappa Road as far as Ard na Gappa and along the full extent of the lands zoned Light Industry & Warehousing. - Increase separation distance between the indicated cyclepaths/footpaths and river. <p>Recommendation: Adopt Proposed Material Alteration to the Draft Plan without modification.</p> <p>SEA/AA Comment: SEA/AA requirement screened out.</p>
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Chapter 9 Infrastructure

17	Proposed Material Alteration No. 16
	<p>Amend Objective I01.4 Water Supply and Wastewater (page 35) as follows:–</p> <p>“To only permit development on lands zoned in the Clane LAP in conjunction with the provision of adequate water and wastewater infrastructure and capacity <i>To ensure that new development on zoned land is subject to a requirement for a connection agreement from Irish Water.</i></p> <p>Recommendation: Adopt Proposed Material Alteration to the Draft Plan without modification.</p> <p>SEA/AA Comment: SEA/AA requirement screened out.</p>

18	Proposed Material Alteration No. 17
	<p>Amend Policy I2 Surface Water and Groundwater (page 36) as follows:</p> <p>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. <i>To ensure that the surface water drains are regularly maintained to minimise the risk of flooding.</i></p> <p>Recommendation: Adopt Proposed Material Alteration to the Draft Plan without modification.</p> <p>SEA/AA Comment: SEA/AA requirement screened out.</p>
19	Proposed Material Alteration No. 18
	<p>Replace the Flood Risk Map 9.1 in Section 9.3 (page 38) with the revised Flood Risk Map having regard to the Stage 2 SFRA data produced as an addendum.</p> <p>Recommendation: Adopt Proposed Material Alteration to the Draft Plan without modification.</p> <p>SEA/AA Comment: SEA/AA requirement screened out.</p>

20	Proposed Material Alteration No. 19
	<p>Amend Objective I04.1 Energy & Communications (page 39) as follows:</p> <p>To support and facilitate the provision of telecommunications infrastructure, <i>including broadband</i>, in Clane, subject to safety and amenity requirements’.</p> <p>Recommendation: Adopt Proposed Material Alteration to the Draft Plan without modification.</p> <p>SEA/AA Comment: SEA/AA requirement screened out.</p>
21	Proposed Material Alteration No. 20
	<p>Include a new Action under Section 9.4 Energy and Communications as follows:</p> <p><i>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’</i></p> <p>Recommendation: Adopt Proposed Material Alteration to the Draft Plan without modification.</p> <p>SEA/AA Comment: SEA/AA requirement screened out.</p>
22	Proposed Material Alteration No. 21
	<p>Amend the text referring to Recycling Facilities (page 40) as follows:</p> <p>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 <i>and Supervalu</i> The Parade Ring and Londis’.</p>

Recommendation:

Adopt Proposed Material Alteration to the Draft Plan without modification.

SEA/AA Comment:

SEA/AA requirement screened out.

Chapter 10 Heritage and Amenity

23	Proposed Material Alteration No. 22										
	<p>Amend Figure 10.1 relating to Protected Structures (page 43) by replacing 'B14-??' with '<i>B14-78</i>' and insert a new line in Table 10.1 (page 41) as follows:</p> <table border="1" data-bbox="371 865 1500 1018"><thead><tr><th>RPS No.</th><th>NIAH No.</th><th>Structure Name</th><th>Townsland</th><th>Description</th></tr></thead><tbody><tr><td><i>B14-78</i></td><td><i>11808001</i></td><td><i>Clane Coach House, Main Street, Clane.</i></td><td><i>Clane</i></td><td><i>Coach House</i></td></tr></tbody></table> <p>Recommendation: Adopt Proposed Material Alteration to the Draft Plan without modification.</p> <p>SEA/AA Comment: SEA/AA requirement screened out.</p>	RPS No.	NIAH No.	Structure Name	Townsland	Description	<i>B14-78</i>	<i>11808001</i>	<i>Clane Coach House, Main Street, Clane.</i>	<i>Clane</i>	<i>Coach House</i>
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24	Proposed Material Alteration No. 23										
	Amend Objective H03.5 Protection of Habitats (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.

Recommendation:

Adopt Proposed Material Alteration to the Draft Plan without modification.

SEA/AA Comment:

SEA/AA requirement screened out.

25

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.

Recommendation:


Adopt Proposed Material Alteration to the Draft Plan without modification.

SEA/AA Comment:

SEA/AA requirement screened out.

Chapter 11 Green Infrastructure and Open Spaces
(No Proposed Material Alterations or Motions)

Chapter 12 Urban Design and Key Development Areas

26	Proposed Material Alteration No. 25
	<p>Rename KDA 4 Butterstream Butterstream <i>Nancy's Lane</i> throughout the LAP.</p> <p>Recommendation: Adopt Proposed Material Alteration to the Draft Plan without modification.</p> <p>SEA/AA Comment: SEA/AA requirement screened out.</p>
27	Proposed Material Alteration No. 26
	<p>Amend boundary of KDA 2 Capdoo on Figures 12.1, 12.3 a), 12.3 b) and 13.1 (pages 60, 72, 73) as shown below:</p> 

	<p>Recommendation: Adopt Proposed Material Alteration to the Draft Plan without modification.</p> <p>SEA/AA Comment: SEA/AA requirement screened out.</p>
28	<p>Proposed Material Alteration No. 27</p>
	<p>Amend 12.2.1 (KDA1 Dublin Road) (page 61) to include the following under the end of paragraph 'Built Form'</p> <p><i>This KDA is likely to accommodate lower to medium density residential development in the order of 25 – 30 units per hectare.</i></p> <p>Recommendation: Adopt Proposed Material Alteration to the Draft Plan without modification.</p> <p>SEA/AA Comment: SEA/AA requirement screened out.</p>
29	<p>Proposed Material Alteration No. 28</p>
	<p>Amend 12.2.2 (KDA2 Capdoo) (page 62) to include the following under at the end of paragraph 'Built Form'</p> <p><i>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 perimetres of the site where they adjoin existing residential properties.</i></p>

Recommendation:

Adopt Proposed Material Alteration to the Draft Plan without modification.

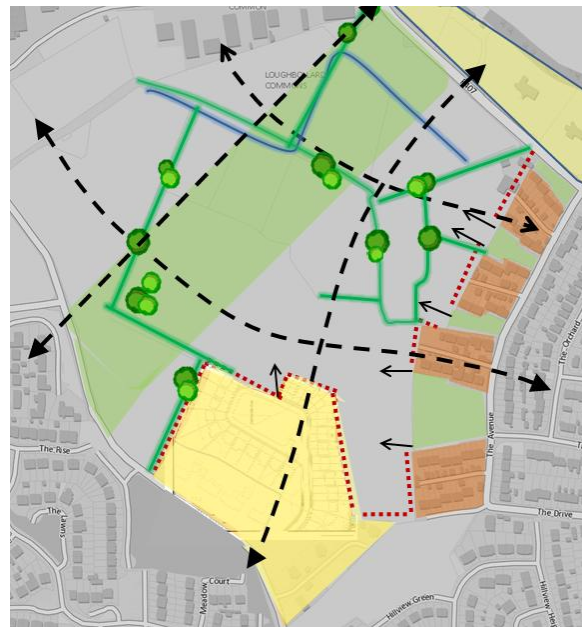
SEA/AA Comment:

SEA/AA requirement screened out.

30

Proposed Material Alteration No. 29

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



Recommendation:

	<p>Adopt Proposed Material Alteration to the Draft Plan without modification.</p> <p>SEA/AA Comment: SEA/AA requirement screened out.</p>
31	<p>Proposed Material Alteration No. 30</p>
	<p>Amend 12.2.3 (KDA3 Kilcock Road) to include the following under at the end of paragraph ‘Built Form’</p> <p><i>This KDA is likely to accommodate lower to medium density residential development in the order of 25 – 30 units per hectare.</i></p> <p>Recommendation: Adopt Proposed Material Alteration to the Draft Plan without modification.</p> <p>SEA/AA Comment: SEA/AA requirement screened out.</p>
32	<p>Proposed Material Alteration No. 31</p>
	<p>Amend 12.2.4 (KDA4 <i>Nancy’s Lane</i>) (page 64) to include the following under at the end of paragraph ‘Built Form’</p> <p><i>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.</i></p> <p>Recommendation: Adopt Proposed Material Alteration to the Draft Plan without modification.</p>

	<p>SEA/AA Comment: SEA/AA requirement screened out.</p>
33	Proposed Material Alteration No. 32
	<p>Amend 12.2.5 (KDA5 Millicent) (page 65) to include the following under at the end of paragraph 'Built Form'</p> <p style="color: red;"><i>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.</i></p> <p>Recommendation: Adopt Proposed Material Alteration to the Draft Plan without modification.</p> <p>SEA/AA Comment: SEA/AA requirement screened out.</p>

Chapter 13 Implementation

34	Proposed Material Alteration No. 33	
	Amend Table 13.1 Land Use Objectives (page 66) as follows:	
	Ref	Use
	A	Town Centre
	B	Existing Residential/ Infill
	Land-Use Zoning Objectives	
	To protect, improve and provide for the future development of town centres.	
	To protect and enhance the amenity of established residential communities and promote sustainable intensification.	

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

Recommendation:

Adopt Proposed Material Alteration to the Draft Plan without modification.

SEA/AA Comment:

SEA/AA requirement screened out.

35

(a) Proposed Material Alteration No. 34

Amend Table 13.3 Land Use Zoning Matrix as follows:

Land Use	A – Town Centre	B - Existing Residential / Infill	C – New Residential	E – Community & Educational Institutional	F – Open Space & Amenity	F2 – Strategic Open Space	Neighbourhood Centre	H - Light Industry &W/housing	I - Agriculture	Q – Business & Technology
<i>Amusement Arcade</i>	N	N	N	N	N	N	N	N	N	N
Agricultural Buildings	N	N	N	N	N	N	N	O	Y	N
Car Park (other than ancillary)	Y	N	N	O	N	N	N	O	N	N
Betting Office	O	N	N	N	N	N	O	N	N	N
Cemetrey	O	N	N	Y	N O	N	N	N	O N	N

Community / Sports buildings	Y	O	O	Y	Y-O	Y-O	Y	O	N	⊖ N
Crèche / Playschool	Y	O	Y	Y	O	O	Y	⊖ O	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 ¹	N	N	Y	N	O ²	N
<i>Emergency Residential Accommodation</i>	Y	O	O	Y	N	N	Y	N	N	N
Funeral Homes	Y	N	N	⊖ Y	N	N	Y	N	N	N
Garage / Car Repairs	N	N	N	N	N	N	N	Y	N	⊖ N
Guest House / Hotel / Hostel	Y	O	O	N	N	N	O	N	N	N
Heavy Commercial Vehicle Park	N	N	N	N	N	N	N	Y	N	N
Hot Food take away	O	N	N	N	N	N	O	N	N	N
Light Industry / Workshop	O	O	O	⊖ N	N	N	N	Y	N	O
Medical Consultant / Health Centre	Y	O	O	Y	N	N	Y	N	N	O

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

² In accordance with the Rural Housing Policy set out in the County Development Plan.

Motor Sales	N	N	N	N	N	N	N	<i>N</i>	O	N	⊖ <i>N</i>
Nursing Home/ <i>Assisted living for elderly</i>	Y	Y	Y	Y	N	N	<i>Y</i>	N	N	N	N
Offices	Y	O ³	O	N	N	N	<i>O</i>	N	N	N	Y
Park / Playground	Y	Y	Y	Y	Y	Y	<i>Y</i>	N	O	N	N
Petrol Station	N	O	O	N	N	N	<i>N</i>	Y	N	N	N
Place of Worship	Y	O	O	Y	N	N	<i>Y</i>	N	N	N	N
Pub	Y	N	N	N	N	N	<i>Y</i>	N	N	N	N
Restaurant	Y	⊖ <i>N</i>	⊖ <i>N</i>	N	N	N	<i>Y</i>	N	N	N	N
School	Y	O	O	Y	N	N	<i>Y</i>	N	N	N	N
Shop (Comparison)	Y	N	N	N	N	N	<i>N</i>	N	N	N	N
Shop (Convenience)	Y	O	O	N	N	N	<i>Y</i>	N	N	N	N
Utility Structures	O	O	O	O	O	O	<i>O</i>	Y	O	O	O
Warehouse (Wholesale) / Store / Depot	N	N	N	N	N	N	<i>N</i>	Y	N	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>	<i>N</i>

³ A maximum of 100sqm floor area will be permitted in this area.

(b) Motion: Cllr Pádraig McEvoy

“Given that it is proposed to accept Proposed Material Alteration No. 34 (Table 13.3 Land Use Zoning Matrix) in order to focus the provision of Community/Sports Buildings to strategic locations, (noting issues raised in submission 12); it is proposed that Table 13.3 Land Use Zoning Matrix is adopted with the original Footnote 1: "Ancillary to health/community use, to meet special accommodation needs." to avoid undermining any strategic opportunity for community facilities development - for which there is an increasing shortfall in Clane.”

Response:

The Chief Executive’s report recommended a modification to this Proposed Material Alteration, consisting of an amendment to footnote 1 to read: “*Ancillary to health/community use to meet special accommodation needs; or where it is demonstrated that the lands are no longer required to meet community and institutional needs*”. This recommendation made on foot of submissions is considered reasonable and in the interest of the proper planning and sustainable development of the area. Note that a further change to the footnote is proposed to align it with the title of the land use zoning matrix “Community & Educational” as per Proposed Material Alteration No. 33.

Recommendation:

Adopt the Proposed Material Alteration with amended footnote 1 to Table 13.3 as follows:

“*Ancillary to health/community use to meet special accommodation needs; or where it is demonstrated that the lands are no longer required to meet community and institutional educational needs*”.

SEA/AA Comment:

SEA/AA requirement screened out.

(c) Motion: Cllr Pádraig McEvoy

“Given that Clane currently has 4 No. Betting Offices, that Table 13.3 Land Use Zoning Matrix is amended to discourage Betting

Offices (N) in Neighbourhood Centres, as suggested in submission 12.”

Response:

As set out in the Chief Executive’s Report, the land-use zoning objective for Neighbourhood Centres is to provide for neighbourhood retailing and associated facilities. It is considered appropriate that a range of commercial uses of a ‘neighbourhood’ scale would be open for consideration at such locations. Such uses will be considered 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. Policy in relation to undesirable uses is set out separately in Chapter 5 of the LAP.

Section 17.13.7 of the County Development Plan sets out Development Management Standards to prevent the excessive concentration of betting offices, and states that the provision of such uses will be assessed having regard to the number and frequency of such facilities in an area and their cumulative impact in association with the proposed development.

Recommendation:

Adopt the Proposed Material Alteration without modification in relation to Betting Offices.

SEA/AA Comment:

SEA/AA requirement screened out.

36

Proposed Material Alteration No. 35

Amend Section 13.2.1 Schedule of Phasing in KDA 1 as shown below:

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

Recommendation:

Adopt Proposed Material Alteration to the Draft Plan without modification.

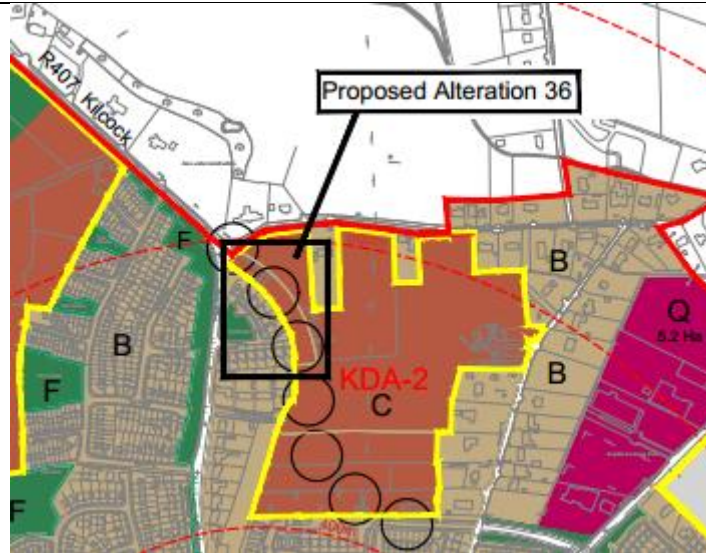
SEA/AA Comment:

SEA/AA requirement screened out.

37

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).



Recommendation:

Adopt Proposed Material Alteration to the Draft Plan without modification.

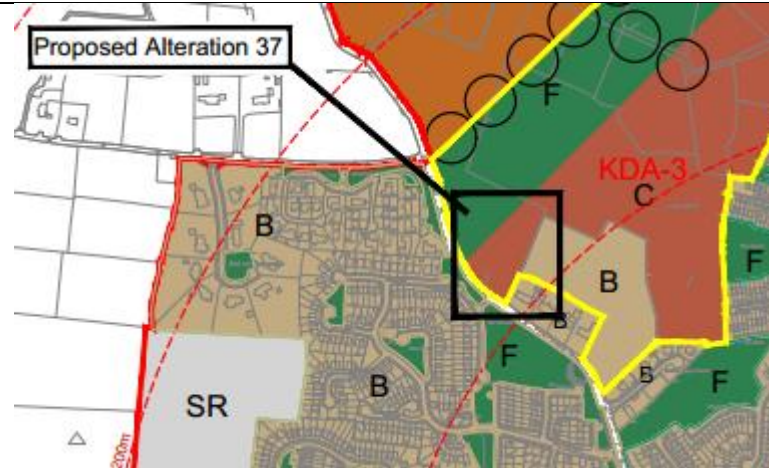
SEA/AA Comment:

SEA/AA requirement screened out.

38

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'.



Recommendation:

Adopt Proposed Material Alteration to the Draft Plan without modification.

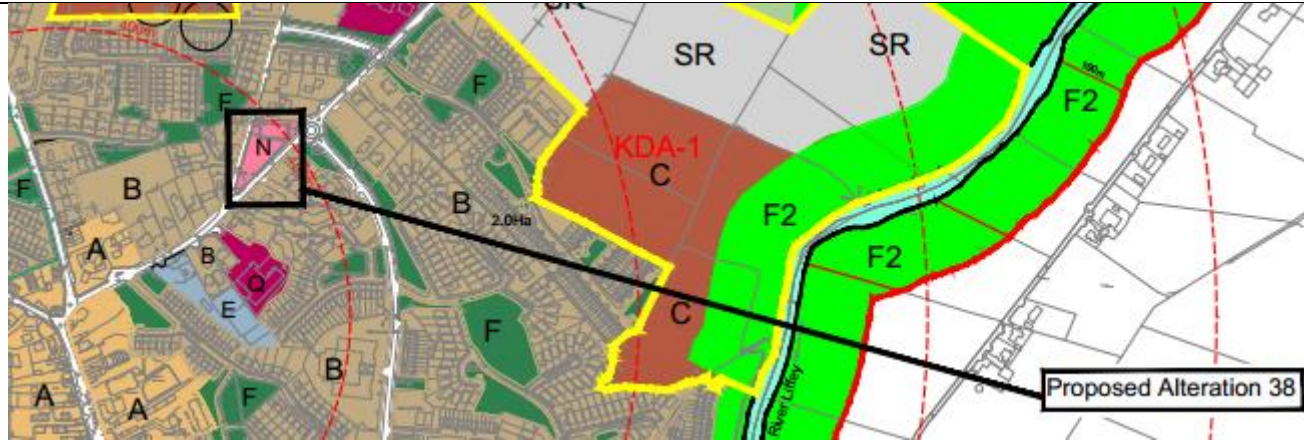
SEA/AA Comment:

SEA/AA requirement screened out.

39

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' and insert additional column to Land Use zoning matrix accordingly.



Recommendation:

Adopt Proposed Material Alteration to the Draft Plan without modification.

SEA/AA Comment:

SEA/AA requirement screened out.

42

(a) Proposed Material Alteration No. 41

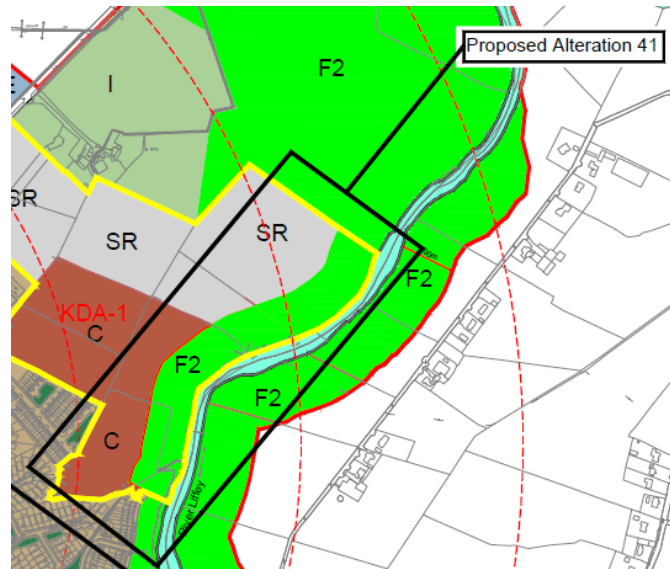
Reduce width of F2 Strategic Open Space zoning along River Liffey from 100m to 80m on Map 13.1 (Land Use Zoning Objectives) (page 73) as shown below.

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).



(b) Motion: Cllr Pádraig McEvoy

“That the Proposed Material Alteration 41 is amended to omit the “F” zoned lands to the south and east of the River Liffey in order to comply with regulations relating to Municipal District boundaries and the adoptions of Local Area Plans and that the loss of this amenity zoning is compensated by restoring the retention of a buffer of 100 metres to the north and west of the River Liffey. “

(c) Motion: Cllr Pádraig McEvoy

“That the Proposed Material Alteration 41 is amended to restore the retention of a buffer of 100 metres to the north and west of the River Liffey and to avoid zoning a total quantum of zoned lands that exceeds the requirements and zoning "headroom" for the 780 units set out in the core strategy of the Kildare County Development Plan 2017-2023; to avoid contributing to pressure

for additional school classrooms (Submission No. 9); and given that no planning explanation was provided for the difference between the Chief Executive's Report and the Proposed Material Alternations (Submission No. 8)."

Response:

As set out in the Chief Executive's Report, strategic open space is identified along the river Liffey on the land use zoning map to ensure that the distinctive character of the river setting is retained as the town grows towards it, to address an open space shortfall in Clane, to secure opportunities for new recreational areas and to protect the natural environment.

The River Liffey is a major water body in the Region; 100 metres is considered to be an appropriate width for a protection zone along a river of this significance in terms of the landscape character of the river. 100m is also considered appropriate to protect habitats and biodiversity and to avoid disturbance of the riparian environment, while allowing sufficient space to accommodate walking/cycling paths at an appropriate set back.

The River Liffey is identified in the County Development Plan as an Area of High Amenity, and as a Landscape Character Area, with 'special' sensitivity. This is described as an area with low capacity to accommodate uses without significant adverse effects on the appearance or character of the landscape. Table 14.3 of the CDP identifies limited compatibility between a range of land-uses and proximity of less than **300m** to the principal landscape sensitivity factor (the Liffey).

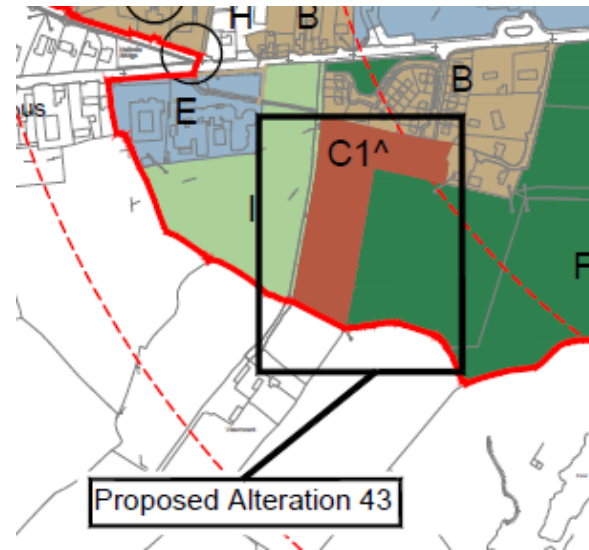
The extension of the area of lands zoned C New Residential in KDA1 (in place of the reduced buffer) results in an additional 0.7 hectares of lands (estimated 15 units) which is not required to meet the Core Strategy allocation under the County Development Plan.

A modification to the Proposed Material Alteration is considered appropriate as follows:

- a) To the south and east of the River Liffey, it is recommended that the proposed 100 metre buffer that is indicated on the land use zoning map by an "F2" zoning is omitted and the LAP boundary amended on all LAP Maps to accord with the administrative boundary of the Maynooth Municipal District area.

	<p>b) To the north and west of the River Liffey it is recommended that the proposed 100 metre buffer, as indicated on the land use zoning map of the Draft LAP by an “F2” zoning, is retained to protect the river setting from development in the vicinity</p> <p>Recommendation: It is recommended that (a) the Proposed Material Alteration is modified to omit the “F2” zoned lands to the south and east of the River Liffey and that (b) a buffer of 100 metres is retained to the north and west of the River Liffey.</p> <p>SEA/AA Comment: SEA/AA requirement screened out.</p>
43	<p>Proposed Material Alteration No. 42</p>
	<p>Amend Note 2 on page 72 (Reference to extent of Parkland) as follows:</p> <p>Zoning Map 13.1 identifies 6.14 21.25 hectares of parkland to the east of Clane on lands between the River Liffey and the Dublin Road.</p> <p>Recommendation: Adopt Proposed Material Alteration to the Draft Plan, with modifications if necessary, to reflect the extent of parkland arising in the adopted LAP, following consideration of all Proposed Material Alterations.</p> <p>SEA/AA Comment: SEA/AA requirement screened out.</p>
44	<p>(a) Proposed Material Alteration No. 43</p>
	<p>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.</p>

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.

(b) Motion: Cllr Pádraig McEvoy

“That the Proposed Material Alteration 43 is omitted to avoid contravening the terms of the Flood Risk Management Guidelines and to avoid zoning a total quantum of zoned lands that exceeds the requirements and zoning "headroom" for the 780 units set out in the core strategy of the Kildare County Development Plan 2017-2023; to avoid contributing to pressure for additional school classrooms (Submission No. 9) and given that no planning explanation was provided for the difference between the Chief Executive’s Report and the Proposed Material Alternations (Submission No. 8).”

Response:

The Chief Executive's response and recommendation on this matter are set out on Page 24 of the Chief Executive's Report and recommends that the Proposed Material Alteration be rejected.

The zoning of these lands as New Residential results in an additional 1.9 hectares of lands (estimated 48 units) which is not required to meet the Core Strategy allocation under the County Development Plan. The subject lands, given their backland nature, are considered less suitable for residential development than the housing lands identified in the Draft LAP.

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

- there are sufficient lands zoned for residential development without these lands, and
- the nature/extent of works required to the culvert and downstream have not been quantified and are outside the subject lands. Therefore the flood risk assessment has not demonstrated that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere.

Recommendation:

Reject Proposed Material Alteration No. 43.

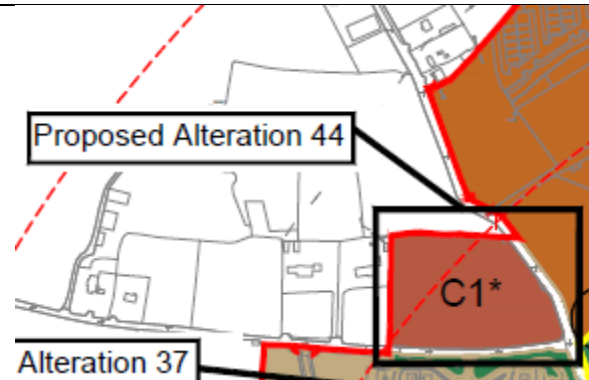
SEA/AA Comment:

SEA/AA requirement screened out.

45

(a) 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.

(b) Motion: Cllr Pádraig McEvoy

“That the Proposed Material Alteration 44 is omitted to avoid zoning a total quantum of zoned lands that exceeds the requirements and zoning "headroom" for the 780 units set out in the core strategy; to avoid contributing to pressure for additional school classrooms (Submission No. 9); to avoid generating traffic pressure on the Ballinagappa Road (L1023) and associated junctions; and given that no planning explanation was provided for the difference between the Chief Executive’s Report and the Proposed Material Alternations (Submission No. 8).”

Response:

The Chief Executive’s response and recommendation on this matter are set out on Page 26 of the Chief Executive’s Report and recommends that the Proposed Material Alteration be rejected.

The zoning of these lands as New Residential results in an additional 1.8 hectares of lands, and 12 units, which is not required to meet the Core Strategy allocation under the County Development Plan. The subject lands, given their peripheral nature beyond the existing footpath network serving the town, are considered less suitable for residential development than the

housing lands identified in the Draft LAP.

Recommendation:

Reject Proposed Material Alteration No. 44.

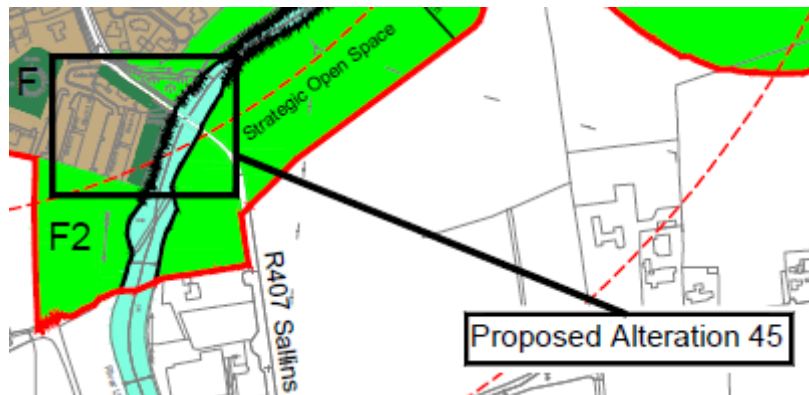
SEA/AA Comment:

SEA/AA requirement screened out.

46

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.



Recommendation:

Adopt Proposed Material Alteration to the Draft Plan without modification.

SEA/AA Comment:

SEA/AA requirement screened out.