

Áras Chill Dara,
Páirc Devoy,
An Nás,
1st February 2017

MEETING REPORT

A special meeting of the Maynooth Municipal District will be held at 11.00 am on Wednesday 8th February 2017, in the Council Chamber, Áras Chill Dara, Devoy Park, Naas.

The purpose of the meeting is to consider the Draft Clane Local Area Plan 2017 – 2023 and Chief Executive's Report on Submissions and Observations, December 2016. Members may make or amend the Plan, in accordance with the recommendations set out in the Report, or otherwise.

This Report sets out the Agenda Items, including Material Alterations proposed by the Chief Executive, 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 Draft Clane LAP, dated 20 th December 2016.

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

Chapter 2 Clane in Context

Item No.	Chief Executive's Proposed Material Alterations																								
2	Proposed Material Alteration No. 1																								
	Amend Table 2.1 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
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																							

3

Proposed Material Alteration No. 2

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

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

Table 4.1 Estimated Residential Capacity

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

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

	Motions	
	None received.	

Chapter 3 Vision for Clane

(No proposed Material Alterations or Motions)

Chapter 4 Compliance with County Core Strategy

	Chief Executive's Proposed Material Alterations	
	None proposed.	

Item No.	Motions	
4	<p>Councillor Padraig McEvoy Amend sentence as per submission by Irish Water Page 4 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</p>	<p>Response: Agreed. Recommendation: Change the text on 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</p>

	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 <i>by the end of 2020</i> before these infrastructural constraints are addressed.	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 <i>the end of 2020</i> before these infrastructural constraints are addressed'.
--	---	---

Chapter 5 Urban Centre and Retailing

Item No.	Chief Executive's Proposed Material Alterations
5	Proposed Material Alteration No. 3
	<p>Amend the Action under Policy R3 Public Realm as follows:</p> <p style="padding-left: 40px;">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.
6	Proposed Material Alteration No. 4
	<p>Amend Objective R05.1 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>
Motions	
	None received.

Chapter 6 Housing and Community

Item No.	Chief Executive's Proposed Material Alterations
7	Proposed Material Alteration No. 5
	Amend HC01.1 as follows: ‘To require new residential developments to meet the standards and guidance on as set out in’
8	Proposed Material Alteration No. 6
	Amend Section 6.3 (Residential Density, Mix and Design) as follows: The housing allocation for Clane is based on an average density of 26 units per hectare, which is considered appropriate given the role and established character of Clane. In accordance with the Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, DECLG (2009) higher densities will generally be considered in town centre infill locations and proximate to public transport, with medium to lower densities being considered at outer suburban sites. <i>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.</i>
9	Proposed Material Alteration No. 7
	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.

Item No.	Motions	
10	Councillor Padraig McEvoy That the council add a policy to encourage the provision of public exercise equipment at appropriate locations.	Response: It is considered that this is provided for in principle under Policy HC4 Community and Recreational Facilities which states “ <i>It is</i>

		<p><i>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.”</i></p> <p>Recommendation: No change.</p>
--	--	--

Chapter 7 Economic Development

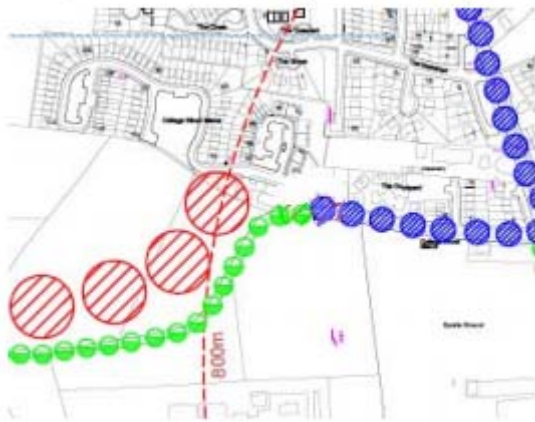
Item No.	Chief Executive’s Proposed Material Alterations
11	Proposed Material Alteration No. 8
	<p>Amend the Strategic Objective for Chapter 7 ‘Economic Development’ as follows:</p> <p style="padding-left: 40px;">To establish a positive and flexible framework for economic development to meet local needs, optimising on <i>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>
12	Proposed Material Alteration No. 9
	<p>Amend Section 7.2.1 (Availability of zoned lands) as follows:</p> <p style="padding-left: 40px;">The town centre also provides for a range of suitable retail and service facilities, which protects it <i>its</i> vitality and viability while providing a strong base for varied employment opportunities.</p>
13	Proposed Material Alteration No. 10
	<p>Amend Objective ED02.1 as follows:</p> <p style="padding-left: 40px;">To support the continued operation and reasonable expansion <i>development</i> of existing non-conforming uses, provided they do not....</p>

	Motions	
	None received.	

Chapter 8 Movement and Transport

Item No.	Chief Executive's Proposed Material Alterations
14	Proposed Material Alteration No. 11
	To amend Policy MT1 as follows: It is the policy of the Council to provide an enhanced pedestrian and cycle network in Clane, <i>and secure filtered/full permeability in all new housing areas and in existing housing areas where possible.</i>
15	Proposed Material Alteration No. 12
	Amend objective MTO5.1 as follows: To investigate the feasibility of providing a cross-Liffey route to the south east of the town, with the aim of providing an alternative route which relieves pressure on Alexandra Bridge, <i>and preserve the emerging route free from development.</i>
16	Proposed Material Alteration No. 13
	Insert the following text under Heading 8.6: Table 8.1 outlines specific roads and transportation projects in Clane referred to above <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>
17	Proposed Material Alteration No. 14
	Amend Table 8.1 as follows:

	Name	Description	Route/Location
	Kilcock Road Footpath	Footpath provision	College Road East to Mainham Wood, east side.
	Capdoo Read Lane Upgrade	Local street upgrade (Improved pedestrian / residential environment)	Capdoo Read Lane (Celbridge Road to Capdoo Park)
	North Main Street Junction Upgrade	Junction upgrade including: Pedestrian crossing points and refuges Enable/direct of HGV movements to Celbridge Link Road 'HGV movements directed to use Celbridge Link Road and proposed Capdoo Link Road' Manage speed of turning movements	Main Street / Ballinagappa / Kilcock / Celbridge roads junction
	Butterstream Millicent Road Pedestrian Bridge	Pedestrian bridge to improve access for people with disabilities and pushchairs.	Millicent Road at Butterstream on approach to playground from Aldi
	Bus stops	Provision Facilitation of Bus Stops and Shelters in conjunction with public transport providers / NTA. (To be confirmed with NTA)	<ul style="list-style-type: none"> - Prosperous Road (outbound) near entrance to Aldi - Prosperous Road (outbound) at Clane Hospital/nursing home - Prosperous Road (inbound) at Clane Hospital/schools area - Prosperous Road (inbound) at Liffey Court/opposite Aldi - Main Street (northbound)
18	Proposed Material Alteration No. 15		
	<p>Amend Map 8.1 to include the following:</p> <ul style="list-style-type: none"> - 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).

Item No.	Motions	
19	<p>Councillor Pdraig McEvoy</p> <p>That an objective be added to include a vehicle road access route to the river Liffey upstream and near the Alexandra Bridge.</p>	<p>Response:</p> <p>This matter was the subject of Submission No. 10/11 on the draft LAP. It is responded to on page 16 of the Chief Executive's Report where no change was proposed.</p> <p>Having further considered the proposal, noting the limited access to the Liffey in Clane and the character of the location in question, it is considered appropriate to include an objective for a vehicular access route to the Liffey here (subject to traffic safety requirements and screening for Appropriate Assessment) to ensure any future development proposal at this location does not preclude access to the river. However it should be noted that a portion of the area referred to forms part</p>

of the shared private open space associated with the residential development of Cois Abhainn.

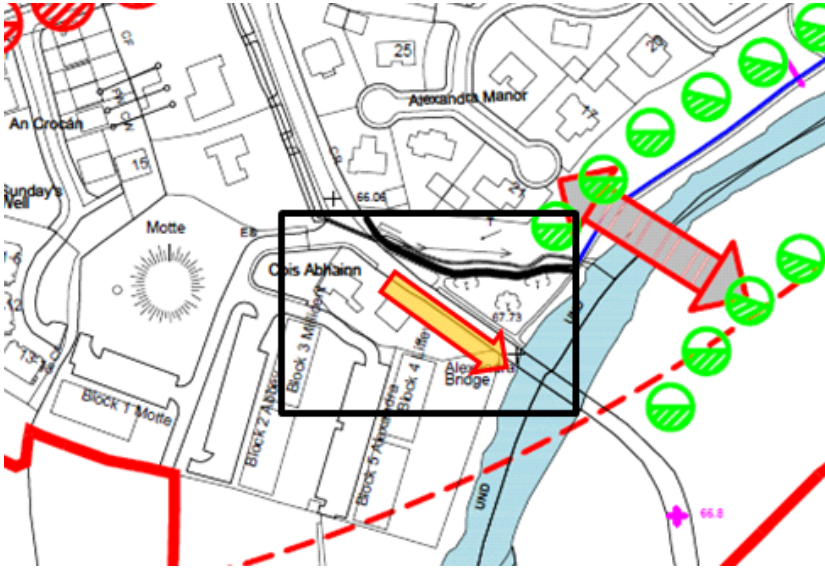
(See also Item 51, which seeks an Amenity zoning at this location.)


Recommendation:

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

HCO4.2 To support and facilitate a vehicular road access route to the north-west bank of the River Liffey, immediately upstream of and adjacent Alexandra Bridge, as shown on Map 8.1.

Amend Map 8.1 as shown below:



 Access to River Liffey

20	<p>Councillor Pdraig McEvoy That the Table 8.1 be clarified in respect of objective “South Main St Pedestrian Crossing” which refers to Abbeylands Centre and Playground in terms of the safety of providing a crossing where the sight lines are short.</p>	<p>Response: This objective aims to address the current pattern of informal crossing by pedestrians travelling between the shopping centre and playground. It is acknowledged that the alignment of the road at this location restricts visibility, and that traffic calming may be required in conjunction with any crossing point. The arrangements of a crossing point will be subject to full assessment at detailed design stage. It is recommended that further detail be provided in Table 8.1 as set out below.</p> <p>Recommendation: Amend table 8.1 as follows:</p> <table border="1" data-bbox="1223 564 2011 735"> <tr> <td data-bbox="1223 564 1397 735">South Main St Pedestrian Crossing</td> <td data-bbox="1397 564 1727 735">Pedestrian crossing in conjunction with traffic calming and other appropriate detailed design measures.</td> <td data-bbox="1727 564 2011 735">In vicinity of playground and Abbeylands centre</td> </tr> </table>	South Main St Pedestrian Crossing	Pedestrian crossing in conjunction with traffic calming and other appropriate detailed design measures.	In vicinity of playground and Abbeylands centre
South Main St Pedestrian Crossing	Pedestrian crossing in conjunction with traffic calming and other appropriate detailed design measures.	In vicinity of playground and Abbeylands centre			
21	<p>Councillor Pdraig McEvoy That a pedestrian cross be investigated over the Inner Relief Road between the Alexandra Estate roundabout and the Sallins Road roundabout.</p>	<p>Response: This matter is referenced on page 59 of the Chief Executive’s report which states: “It is not considered appropriate to provide a pedestrian crossing on the relief road at this time. Ongoing traffic assessments by the Roads and Transportation Section will examine the need for a pedestrian crossing, separate to the LAP process.”</p> <p>Currently, painted lines and red road surfacing provide crossing points at the entry to the roundabouts, establishing a pedestrian route.</p> <p>Recommendation: No change.</p>			

Chapter 9 Infrastructure

Item No.	Chief Executive's Proposed Material Alterations
22	Proposed Material Alteration No. 16
	<p>Amend Objective I01.4 as follows:–</p> <p style="text-align: center;">“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>
23	Proposed Material Alteration No. 17
	<p>Amend Policy I2 (Surface Water and Groundwater) as follows:</p> <p style="text-align: center;">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>
24	Proposed Material Alteration No. 18
	<p>Replace the Flood Risk Map in Section 9.3 with the enclosed revised Flood Risk Map having regard to the Stage 2 SFRA data produced as an addendum.</p>
25	Proposed Material Alteration No. 19
	<p>Amend Objective I04.1 as follows:</p> <p style="text-align: center;">To support and facilitate the provision of telecommunications infrastructure, <i>including broadband</i>, in Clane, subject to safety and amenity requirements’.</p>
26	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>
27	Proposed Material Alteration No. 21
	<p>Amend the text on page 40 of the plan referring to recycling facilities 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>

	Motions	
	None received.	

Chapter 10 Heritage and Amenity

Item No.	Chief Executive's Proposed Material Alterations				
28	Proposed Material Alteration No. 22				
	Amend Figure 10.1 by replacing ' B14-?? ' with ' <i>B14-78</i> ' and insert a new line in Table 10.1 as follows:				
	RPS No.	NIAH No.	Structure Name	Townsland	Description
	<i>B14-78</i>	<i>11808001</i>	<i>Clane Coach House, Main Street, Clane.</i>	<i>Clane</i>	<i>Coach House</i>
29	Proposed Material Alteration No. 23				
	Amend Objective H03.5 as follows:				
	To protect, conserve and enhance, wherever possible, wildlife habitats and species of local importance <i>and to give</i>				

	<i>appropriate consideration to maintaining existing local ecological corridors and linkages</i> , not otherwise protected by legislation.
30	Proposed Material Alteration No. 24
	Amend the second paragraph in Section 10.4.1 (Public Realm) as follows: They should provide a high quality welcome for those either visiting, living or working in Clane and be well-presented with appropriate signage, and traffic calming <i>and boundary treatments</i> along with planting and landscaping.


	Motions	
	None received.	

Chapter 11 Green Infrastructure and Open Spaces

(No proposed Material Alterations or Motions)

Chapter 12 Urban Design and Key Development Areas

Item No.	Chief Executive's Proposed Material Alterations
31	Proposed Material Alteration No. 25
	Rename KDA 4 Butterstream <i>Nancy's Lane</i> throughout the LAP.
32	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 as shown below:</p> 
33	<p>Proposed Material Alteration No. 27</p>
	<p>Amend 12.2.1 (KDA1 Dublin Road) 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>
34	<p>Proposed Material Alteration No. 28</p>
	<p>Amend 12.2.2 (KDA2 Capdoo) 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 perimeters of the site where they adjoin existing residential properties.</i></p>
35	<p>Proposed Material Alteration No. 29</p>

	<i>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>
38	Proposed Material Alteration No. 32
	Amend 12.2.5 (KDA5) to include the following under at the end of paragraph ‘ Built Form ’ <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>

Item No.	Motions	
39	<p>Councillor Pdraig McEvoy</p> <p>Taking account of the character and form of Main Street, that buildings are restricted in heights that would be overbearing of the existing height profiles and where there would be shadowing on along the north-south oriented street.</p>	<p>Response:</p> <p>The matter of building height is addressed on page 65 of the Chief Executive’s Report which states “Section 12.1.2 of the LAP refers to ‘Guiding Principles’ of Urban Design and addresses ‘Streetscape and Built Form’. It states that the scale, mass and composition of a building should be relative to its surroundings. There is further guidance on higher/tall buildings in the County Development Plan to inform assessment of proposals at specific locations.”</p> <p>Consideration of potential overbearing height and overshadowing would form part of the normal assessment of planning applications. It is therefore considered that this matter is adequately provided for in the LAP and CDP.</p> <p>Recommendation: No change</p>

Chapter 13 Implementation

Item No.	Chief Executive's Proposed Material Alterations	
40	Proposed Material Alteration No. 33	
	Amend Table 13.1 Land Use Objectives as follows:	
	Ref	Use
		Land-Use Zoning Objectives
	A	Town Centre
		To protect, improve and provide for the future development of town centres.
	B	Existing Residential/ <i>Infill</i>
		To protect and enhance the amenity of established residential communities and promote sustainable intensification.
	C	New Residential
		To provide for new residential development.
	E	Community & Institutional <i>Educational</i>
		To provide for education, recreation, community and health.
	F	Open Space & Amenity
		To protect and provide for open space, amenity and recreation <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.							
41	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
Cemetery	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	O N
Crèche / Playschool	Y	O	Y	Y	O	O	Y	N 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

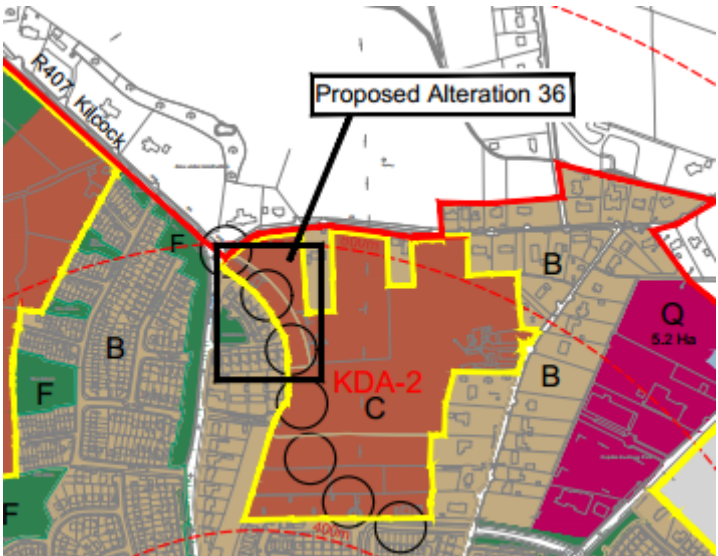
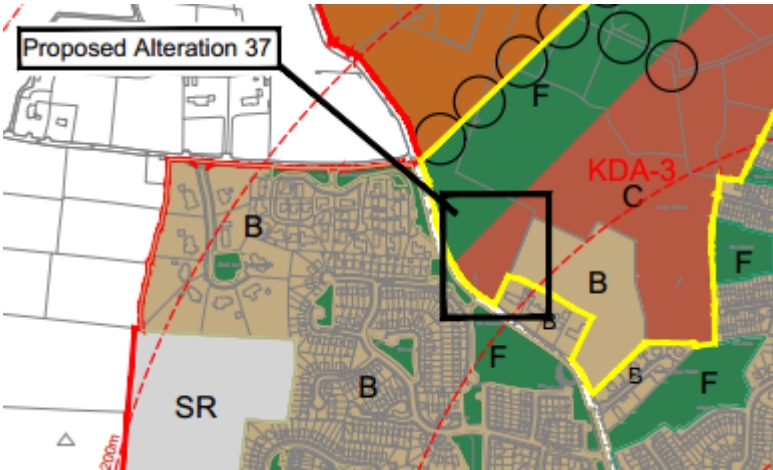
Dwelling	Y	Y	Y	O ¹	N	N	Y	N	O ²	N
<i>Emergency Residential Accommodation</i>	Y	O	O	Y	N	N	Y	N	N	N
Funeral Homes	Y	N	N	Y	N	N	Y	N	N	N
Garage / Car Repairs	N	N	N	N	N	N	N	Y	N	N
Guest House / Hotel / Hostel	Y	O	O	N	N	N	O	N	N	N
Heavy Commercial Vehicle Park	N	N	N	N	N	N	N	Y	N	N
Hot Food take away	O	N	N	N	N	N	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
Motor Sales	N	N	N	N	N	N	N	O	N	N
Nursing Home/ <i>Assisted living for elderly</i>	Y	Y	Y	Y	N	N	Y	N	N	N
Offices	Y	O ³	O	N	N	N	O	N	N	Y
Park / Playground	Y	Y	Y	Y	Y	Y	Y	N	O	N
Petrol Station	N	O	O	N	N	N	N	Y	N	N
Place of Worship	Y	O	O	Y	N	N	Y	N	N	N
Pub	Y	N	N	N	N	N	Y	N	N	N
Restaurant	Y	N	N	N	N	N	Y	N	N	N
School	Y	O	O	Y	N	N	Y	N	N	N
Shop (Comparison)	Y	N	N	N	N	N	N	N	N	N


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

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

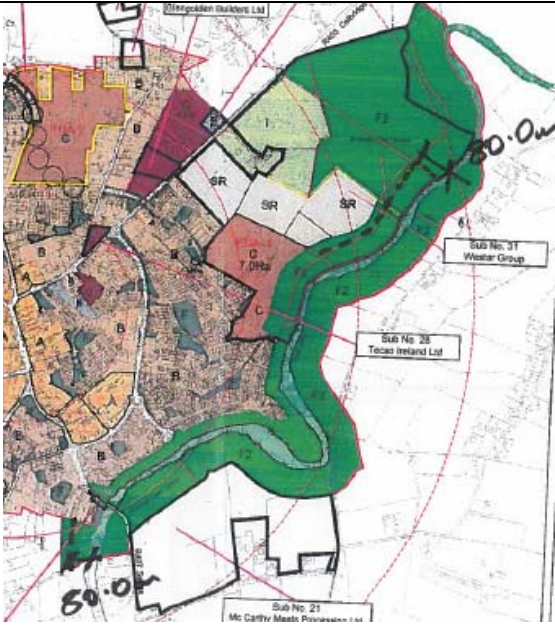
³ A maximum of 100sqm floor area will be permitted in this area.


	Shop (Convenience)	Y	O	O	N	N	N	Y	N	N	N															
	Utility Structures	O	O	O	O	O	O	O	Y	O	O															
	Warehouse (Wholesale) / Store / Depot	N	N	N	N	N	N	N	Y	N	N															
	<i>Workshop</i>	O	O	N	N	N	N	O	Y	O	N															
42	Proposed Material Alteration No. 35																									
	<p>In Section 13.2.1 delete the word 'only' from Phasing Detail of KDA 1 as shown below:</p> <table border="1"> <thead> <tr> <th colspan="3">Key Development Area 1: Dublin Road</th> </tr> <tr> <th>Type of Infrastructure</th> <th>Description</th> <th>Phasing</th> </tr> </thead> <tbody> <tr> <td>Road Upgrade</td> <td>Complete vehicular junction at Celbridge Road / Brooklands junction.</td> <td>To be completed prior to commencement of development.</td> </tr> <tr> <td>Strategic Open Space</td> <td>Extend riverside footpath from Alexandra Walk into the Strategic Open Space lands along the River Liffey (along extent of new residential zoning only)</td> <td>To be completed prior to the commencement of dwelling no. 101 in KDA1.</td> </tr> <tr> <td>Childcare</td> <td>Pro-rata childcare provision at a rate of 0.13 childcare spaces per dwelling.</td> <td>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.</td> </tr> </tbody> </table>											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 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.																								
43	Proposed Material Alteration No. 36																									
	<p>Amend Zoning Map 13.1 by changing the zoning of 0.7ha of land at Mainham Woods (as hatched in yellow on Submission no. 12) from 'B Existing Residential' to 'C New Residential' and include this area in KDA-2.</p> <p>Amend Figure 12.1 (KDA Map), 12.3a and 12.3b (Aerial View & Analysis Map) to incorporate additional 0.7ha.</p>																									

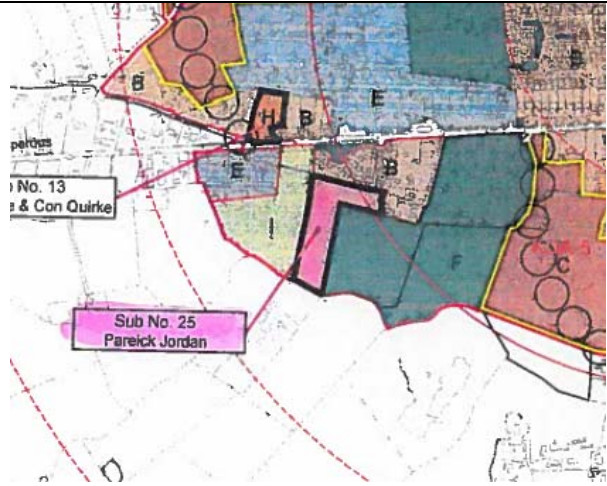
	
<p>44</p>	<p>Proposed Material Alteration No. 37</p>
	<p>Amend Zoning Map 13.1 by re-zoning land on the Ballinagappa Road from 'F Open Space and Amenity' to 'C New Residential' (as per submission No. 22).</p> 

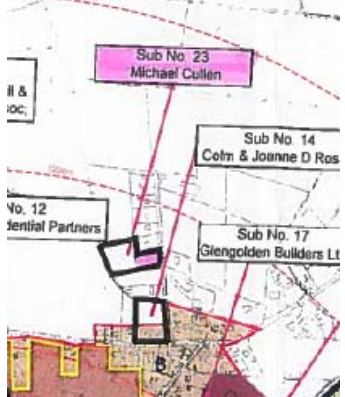
45	Proposed Material Alteration No. 38
<p>Amend Zoning Map 13.1 by changing the zoning objective of the Tesco site from 'Business and Technology' to 'Neighbourhood Centre' and insert additional column to Land Use zoning matrix accordingly.</p> 	

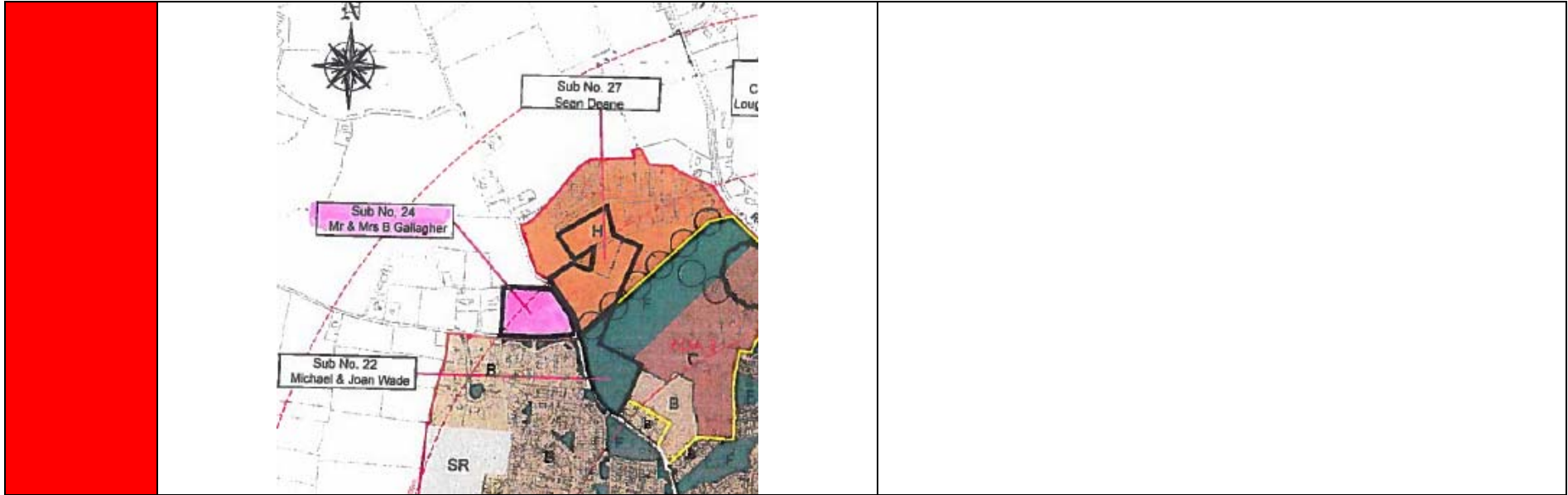
Item No.	Motions	
46	<p>Councillor Brendan Weld</p> <p>In response to submission No 31 in the Chief Executives Report on page 36, it acknowledges an 80.0m buffer zone to the River Liffey was adopted in the Newbridge Local Area Plan. The Clane Draft Local Area Plan proposes to increase the buffer zone from its current distance of 60.0m to 100.0m.</p> <p>I propose the same buffer zone as Newbridge of 80.0m along the River Liffey and Map 13.1 be amended to provide for an 80.0 buffer along the River Liffey with zoning F2: Strategic Open Space.</p>	<p>Response:</p> <p>This matter was the subject of Submission No. 31 on the draft LAP. It is responded to in full on page 38 of the Chief Executive's Report where no change was proposed.</p> <p>While it is acknowledged that the LAP for Newbridge applies a buffer of 80m, it is considered that the character of the two towns differs significantly. The less central positioning of the Liffey in Clane allows for the provision of a wider buffer without compromising the development potential of lands that are sequentially closer to the town centre.</p> <p>Recommendation:</p>

		<p>No change.</p>
<p>47</p>	<p>Councillor Brendan Weld</p> <p>Note 2 of Page 72 of the Clane Local Area Plan states that "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.</p> <p>There appears to be a discrepancy between the text above and Map 13.1. I propose Map 13.1 be amended to reflect the text of Note 2 to show 15 hectares of parkland and the balance of the lands zoned I: Agriculture; To retain and protect agricultural uses.</p>	<p>Response:</p> <p>It is proposed to amend Note 2 on page 72 of the draft LAP to address this issue.</p> <p>The area of Strategic Open Space north of the Liffey, (outside of KDA 1 and excluding a 100m buffer along the Liffey) measures 19.63Ha. The extent and configuration of this space has regard to the pattern of flood risk in the area and desirability of bringing strategic open space/parkland as close to the town as possible. In this regard it is not considered appropriate to zone the lands shown in this motion as Agriculture, as it would disconnect the lands from adjacent the identified strategic reserve.</p> <p>It is an objective of the draft LAP as per OSO1.4 on page 54 "To secure the provision of a public park (> 16 ha) on the eastern boundary of Clane on lands that are located between</p>

		<p>the River Liffey and the Dublin Road.” It is considered that the quantity proposed is generally consistent with this objective.</p> <p>Recommendation: Amend Note 2 page 72 as follows: Zoning Map 13.1 identifies e. 14 c. 19.6 hectares of parkland to the east of Clane on lands between the River Liffey and the Dublin Road.</p>
<p>48</p>	<p>Councillor Brendan Weld Submission 25 of the Draft Clane Local Area Plan as acknowledged in the Chief Executives Report requested the re-instatement of 1.9 hectares of lands for C2: New Residential (low density), These lands are owned by Clane GAA Club and a local landowner, Mr P Jordan. They were identified in the Clane Local Area Plan 2009, Map 5(a) to allow for low density housing.</p> <p>I propose Map 13.1 of the Draft Clane Local Area Plan 2017-2023 be amended to include the 1.9 hectares of submission 25 be re-instated as C2: New Residential (low density).</p>	<p>Response: This matter was the subject of Submission No. 25 on the draft LAP. It is responded to in full on page 29 of the Chief Executive’s Report where no change was proposed.</p> <p>Recommendation: No change.</p>

		
<p>49</p>	<p>Councillor Brendan Weld Submission 23 of the Draft Clane Local Area Plan as acknowledged in the Chief Executives Report requested the reinstatement of lands for C1: New Residential. These lands were Identified in the Clane Local Area Plan 2009, Map 5(a) to allow for two dwellings. One dwelling has been constructed.</p> <p>I propose Map 13.1 of the Draft Clane Local Area Plan 2017-2023 be amended to include the zoning for one dwelling on the lands and submission 23 be taking into account with the lands reinstated as C1: New Residential (one dwelling).</p>	<p>Response: This matter was the subject of Submission No. 23 on the draft LAP. It is responded to in full on page 27 of the Chief Executive's Report where no change was proposed.</p> <p>Recommendation: No change.</p>

		
<p>50</p>	<p>Councillor Brendan Weld Submission 24 of the Draft Clane Local Area Plan as acknowledged in the Chief Executives Report requested the re-instatement of 1.8 hectares of lands for C3: New Residential (Service Sites). These lands were identified in the Clane Local Area Plan 2009, Map 5(a) to allow for low density serviced sites at a maximum of 6-8 units per acre (15-20 units per hectare) to provide an opportunity that allows local people to develop their own homes. Serviced residential sites should be provided to people wishing to build their own homes to their own design and layout. Full planning permission should be sought by the developer/landowner for the site layout and development works and outline permission for the individual houses. Each individual applicant should then submit their own design and apply for full planning permission on a serviced site. This offers an alternative and reduces the demand for one-off houses in the countryside.</p> <p>I propose Map 13.1 of the Draft Clane Local Area Plan 2017-2023 be amended to include the 1.8 hectares of submission 24 be re-instated as C3: New Residential (Service Sites).</p>	<p>Response: This matter was the subject of Submission No. 24 on the draft LAP. It is responded to in full on page 28 of the Chief Executive's Report where no change was proposed.</p> <p>Recommendation: No change.</p>



51

Councillor Padraig McEvoy

That a 10m wide strip parallel to the R403 and the Alexandra Bridge (RPS: B14-63 and NIAH: 11808013) protected structure be zoned for amenity, with the potential for future vehicle and boating access to the River Liffey. Given the proximity of the strip to the bridge which has heavy traffic flows and to the river Liffey, that such an amenity at a strategic location would not materially impede the proper development of the remainder of the landholding.



Figure 1 Proposed amenity zoning for vehicular/ boating access to the River Liffey

Response:

This matter was the subject of Submission Nos. 10/11 on the draft LAP. It is responded to in full on page 16 of the Chief Executive's Report where no change was proposed.

The current zoning objectives do not preclude vehicular access. An objective to facilitate access to the river is proposed in response to Item 19 above. It is considered that this is adequate to enable river access at this location, and a zoning change is not necessary.

Recommendation:

No change.