

KILDARE COUNTY COUNCIL



PLANNING DEPARTMENT

Report prepared in accordance with Part XI of the Planning and Development Act 2000, as amended and Part 8 of the Planning and Development Regulations 2001 as amended

Development proposed by, on behalf of, or in partnership with Local Authority

Report for submission to the members, prepared in accordance with Part XI, Section 179, Sub-section (3)(a) and (3)(b) of the Planning and Development Act 2000 as amended.

Type of Development:	Social Housing Units 77 housing units and associated site works
Site address	Nancy's Lane, College Wood Manor, Ballinagappa Rd, Clane
Development proposed by:	Architectural Services Department, Housing Capital, Housing Section.
Display period:	Advertised in the Leinster Leader 20th February, 2018 Part 8 site notices were fixed at the site on from 19th February, 2018 until 18th March, 2018. Public display period from 20th February, 2018 until 21st March, 2018 (both dates inclusive) Submissions/observations due by 4.00pm 6th April, 2018
Submissions/observations	73 submissions were received in total as follows: KCC Internal Sections: 9 in total including Fire Services, Heritage Officer, Maynooth MD Office, Water Services, EHO, Environment,

	Community and Culture, Kildare NRO, Roads, Transport and Public Safety. Prescribed Bodies: 3 in total including TII, Irish Water, Department of Culture, Heritage and the Gaeltacht. Public Representatives: James Lawless TD, Frank O'Rourke TD and Cllr Readá Cronin Public Submissions: 58 in total from members of the public. A report on the submission is included in Appendix 2.
Part 8 Reference Number	P8 2018 - 03

1. Site Location & Context

The subject site of 3.7ha is located approximately 1km north west of Clane town centre with access from the Ballinagappa Road (L1023) via College Wood Manor internal service road. College Wood Manor is an established housing estate located to the north of the site and consists of a mix of housing type; including detached and semi detached 2 storey units. A playschool and scout's den are also located to the immediate north with Greenfield associated with the larger site area located to the south and west. Nancy's Lane, a noted heritage trail, forms the eastern boundary to the site.

The site is currently Greenfield and divided east to west by mature trees and hedging. The topography of the site is relatively flat, with a natural low point towards the south and centre of the site.

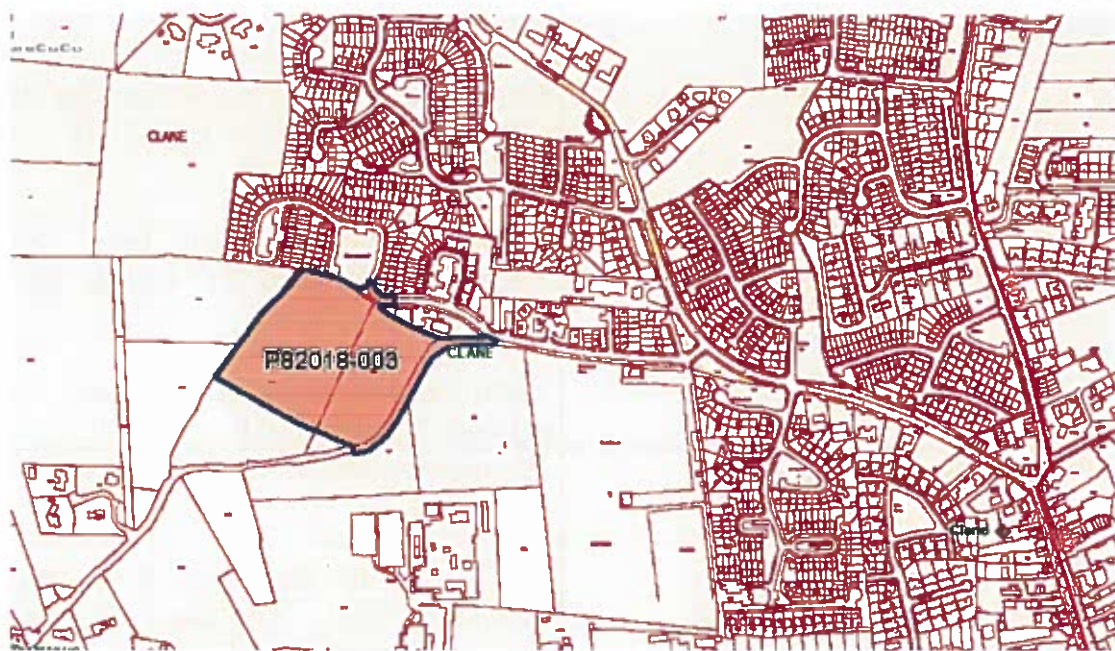


Fig. 1: Site Location (GIS)



Fig 2: Aerial of Site (Google Earth)

2. Description of the proposed development

(a) Kildare County Council is proposing to construct 77no. of residential units comprising of:

- i. 18no. of 2 bed apartments in 6no. blocks of three storey buildings;
- ii. 9no. of single storey 1 bed houses;
- iii. 2no. of two storey 2 bed houses
- iv. 41no. of two storey 3 bed houses
- v. 7no. two storey 4 bed houses;
- vi. Renewable energy design measures for each unit

(b) Supporting development works consisting of:

- I. Underground surface water attenuation
- II. CCTV infrastructure
- III. Pedestrian and cycle track on Nancy's Lane
- IV. ESB substation
- V. Alteration to existing road alignment in College Wood Manor
- VI. Temporary construction signage
- VII. Estate signage
- VIII. Varied site boundary treatment comprising walls and fencing
- IX. All associated site works.

3. Supporting Documents

The proposal is accompanied by the required plans and particulars, in addition a number of documents have been included, namely:

- *Kildare County Council Part 8 Application Form*

- *Planning Statement*
- *Report on the Submissions Received*
- *Social Infrastructure Audit*
- *Screening Report for Appropriate Assessment*
- *Ecological Impact Assessment*
- *Architectural Design Statement*
- *Engineering Report*
- *Traffic Impact Assessment*
- *Flood Risk Assessment*

4. Public Private Partnership Model

There are in excess of 7,000 applicants on the Kildare County Council social housing list with a housing need of 797 in Clane town area (April 2018). The Government's Social Housing Strategy 2020 includes a programme for delivery of approximately 1,500 new social housing units nationally via an 'availability based' Public Private Partnership (PPP) model. The proposed development is part of the second bundle of sites to be developed under this programme and the construction of 77 units in Nancy's Lane will assist Kildare County Council in achieving its targets for delivery of social housing. The unit mix is based on the current housing need identified for Clane.

Under the PPP model a consortium designs (in accordance with the grant of planning permission), builds, finances and maintains the social housing units. The maintenance and upkeep services are provided for a period of 25 years after completion of the construction of the dwellings. After the 25 year period the units are returned to the local authority in good, pre-defined, condition. The units and site will remain in the ownership Kildare County Council during the 25 year PPP contract period. The tenants will be Kildare County Council tenants and Kildare County Council will be the landlord and will have full allocation rights.

5. Referrals and Consultations

The referrals and consultation process is summarised with an appropriate response to each submission received in the 'Submissions Report' prepared by the Housing Department in Appendix 2 of this report. The following submissions have been received.

5.1 Prescribed Bodies and Internal KCC Departments/Sections

The following responses were received:

- Department of Culture, Heritage and the Gaeltacht: No objection subject to modifications in relation to archaeological testing.
- Transport Infrastructure Ireland: No objection.
- Irish Water: No objection subject to subject to modifications in relation to connection agreement.
- Area Engineer: No objection subject to clarification in relation to the provision of bicycle storage and modifications in relation to charging electric vehicles.
- Environment Section: No objection subject to modifications in relation to surface water, noise control, project waste, Environmental Audit requirement, waste permit requirement.

- Kildare Age Friendly County Programme Manager: no objection subject to condition in relation to play space.
- Roads Section: No objection subject to modifications in relation to width of internal roads and Nancy's Lane, road construction and requirement of Road Safety Audits.
- Environmental Health Officer: Requires openable windows for all habitable space.
- Chief Fire Officer: No objection subject to modifications in relation to fire safety certificate requirement for each apartment block, fire alarm systems, fire hydrants.
- Water Services: No objection subject to modifications in relation to surface water and attenuation system.
- Heritage Officer: No objection subject to modifications in relation to site clearance requirement of an ecologist, lighting along Nancy's Lane, hedgerow and tree protection.
- Kildare Roads Design Office: No objection.

5.2 Elected Representatives Submissions/Observations

James Lawless TD

- Sightlines at entrance to comply with required standards.
- Review the proposed entrances to the new estate and provide alternative solutions.
- Maintenance of access roads shall be included in the PPP tender agreement.

Frank O'Rourke TD

- Requests that Kildare County Council takes on board the submissions of the local residents and reflect them positively in the proposed development.

Cllr Reada Cronin

- Acknowledges requirement for proposed housing in the area.
- Concerns in relation to standalone layout of houses in the estate.
- Requests meeting with KCC officials and local residents prior to Part 8 decision.
- Suggests liaison group be appointed.
- Requests KCC address the concerns of residents.
- Welcomes one bedroom homes but consideration should be given to future care of older people.
- Additional support required for youth workers in the area.

5.3 Public Submissions/Observations

The following is a list of members of the public who made a submission/observation which have been summarised in Appendix 2 of this report with an appropriate response from Kildare County Council given.

- Shirley O'Keeffe
- Richard French
- Darren Fortune
- Shane Dunne

- Denis O'Brien
- Martina Forristal
- Lynda Ennis,
- Jennifer and Mark Bermingham
- Donny Hanratty
- Cathy Finnegan
- Siobhain and Colin O'Brien
- Michal Matysek
- Colin Dalton
- Shauna Kearney
- Renee O'Rourke
- Jainette Duffy
- Leva Ledeikaite
- Martine Grogan
- Ann Marie Vaughan
- Sonia Nolan
- Peter Dromgoole
- Tom and Pauline Donovan
- Joanne and Brendan Boylan
- Margaret Coady and Ronan Dowling
- Linda Byrne
- Stephen McCabe
- Marcin and Kataryzna Spicera
- Edwina Flavin
- Barbara Murray
- Tanya Montgomery, Early Days Creche
- Colm Early
- Michael McLoughlin
- Giuseppe Roe
- Fran O'Dwyer
- Kieron Costello
- Andrew Glover, Meadows Residents Association
- Edward Doyle
- Paul and Fiona Johnston
- Daire and Tommy Dillon
- Hilary McDonnell
- Stephen & Paula Kelly
- John Kennedy, Secretary, Clane Community School
- Sarah Dillon
- Dominic Smith
- Claire McCormack
- Yvonne Reidy
- Sinead Ronan
- Marisa Ronan
- Maire Finnerty
- Yvonne Nolan
- Caroline Manzor
- Richey Fahey

- Rossa Fahey
- Cathy Finnegan, Acting Chairperson, Residents' Association
- John O'Rourke,
- Thomas Foley
- Residents Ballinagappa Road
- Amanda Kelly

6. Policy Context

The Housing Section has prepared a detailed report outlining how the proposed development complies with the provisions of the Kildare County Development Plan 2017 – 2023 and the Clane Local Area Plan 2017 – 2023. The following is a brief outline of applicable policies and site specific objectives of both Plans.

6.1 Kildare County Development Plan 2017 – 2023

The Council's policies relating to housing development are detailed in Chapter 4 of the County Development Plan 2017 – 2023. The Housing Section has prepared a detailed report outlining how the proposed development complies with the provisions of the County Development Plan 2017-2023, including:

- Securing the implementation of the Housing Strategy
- Increasing the stock of social housing within the County
- Promoting social integration
- To build and support the delivery of new housing appropriate to the needs of the County
- To ensure an appropriate mix of housing is achieved
- To support the development of sustainable communities
- Having regard to Quality Housing for Sustainable Communities – Design Guidelines
- Housing densities
- Quality design and layout
- Special needs housing
- Private and semi-private open space

The Council's guiding principles in relation to urban design and development management standards are provided in Chapter 15 and Chapter 17 respectively of the Plan.

Built / Natural Heritage

Built Heritage	There are no Protected Structures located on the subject site. The site is located outside the ACA.
Archaeological Heritage	There is no record of archaeological heritage on the subject site. The site is located outside the Zone of Archaeological Potential. The following are noted within 300m of the subject site: KD014-018 – Ringfort – approximately 200m west KD014-019 – Burial ground – approximately 200 east
Natural Heritage	No SAC or SPA in close proximity to the subject site. An Appropriate Assessment Screening Report was

	undertaken by NM Ecology. The outcome of the AA Screening is that there is no requirement for an Appropriate Assessment. Ballynafagh Bog SAC is located approximately 4km west of the subject site. The site is outside the potential zone of influence of 1km. A noted Heritage Trail, Nancy's Lane, forms the eastern boundary of the site.
Landscape Character	Northern Lowlands – High compatibility for urban residential development

6.2 Clane Local Area Plan, 2017-2023

Zoning: The proposed development site is zoned 'C' for new residential in the Clane LAP 2017 – 2023. The proposed residential development is there



Fig 3: Clane LAP Zoning Map

The following site specific objectives apply:

CSO1.2 To focus new residential development into the Key Development Areas identified in the Core Strategy map and new enterprise development into areas identified for light industry and warehousing and business and technology development.

CO1.2 To promote and facilitate the phased development of identified Key Development Areas in accordance with the guidance set out in Section 12.

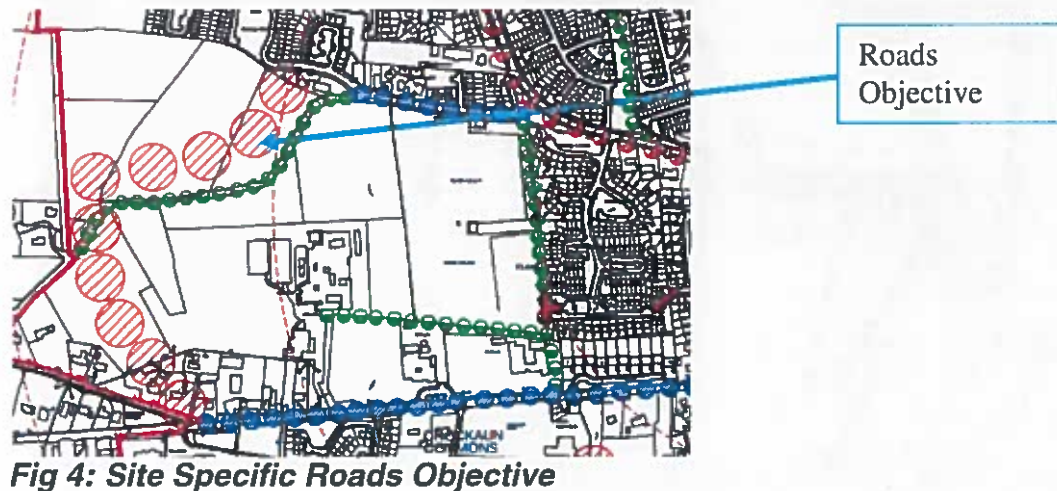
HCO2.1 To ensure that a good mix of housing types and sizes is provided in each Key Development Area to meet the future needs of the population of Clane.

MTO1.1 To secure the implementation of walking and cycling projects identified in Table 8.1 and on Map 8.1.

MTO1.2 To maximise connectivity for pedestrians and cyclists in Key Development Areas and identify strategic links in existing areas in order to maximise access to local shops, schools, public transport services and other amenities

MT03.1 To improve connectivity between the outer areas of the town through the planning and delivery of orbital connections between the existing radial road network.

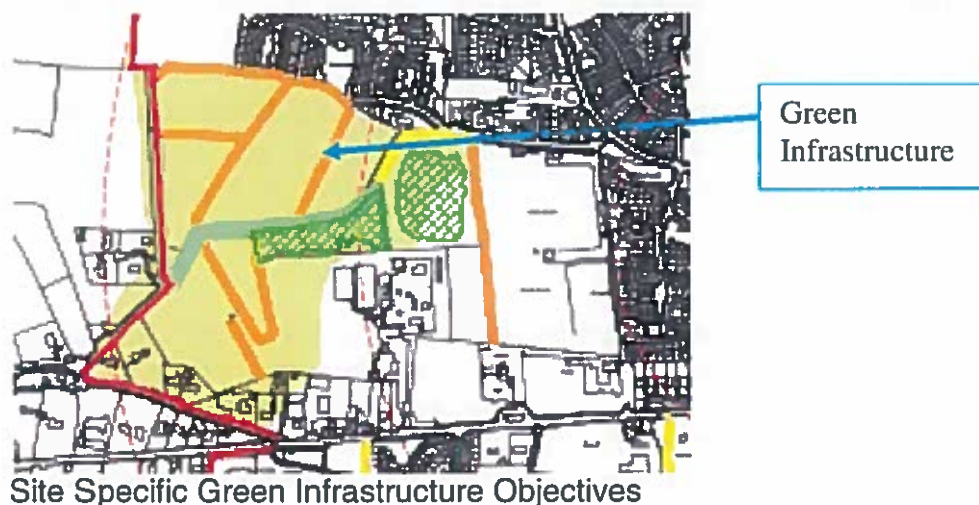
MT03.2 To secure implementation of the road projects as indicated on Table 8.1 and Map 8.1, and to preserve identified road corridors free from development.



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

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

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



Chapter 12 Urban Design and Key Development Site provide guiding urban design principles and design briefs for key development areas within Clane.

The proposed development site forms part of KDA 4 – Nancy's Lane, with the following vision and key objectives for the site:

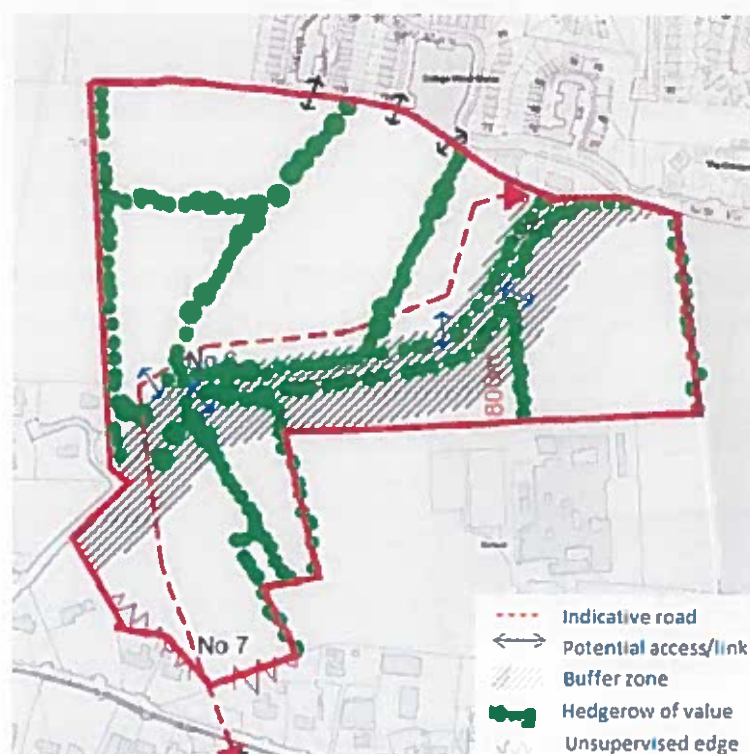


Fig 6: Key Development Area 4

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

Connectivity/Movement

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

Built Form

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

Landscape and Spaces

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

6.3 Relevant Government Policy

The Part 8 has been prepared having regard to the following National Planning Guidelines:

- *Sustainable Urban Housing Design Standards for New Apartments* Department of Housing, Planning and Local Government, 2018
- *Urban Design Manual: A Best Practice Guide*, Department of Environment Heritage and Local Government, 2009
- *Sustainable Residential Developments in Urban Areas*, Department of Environment, Heritage and Local Government, 2009
- *Design Manual for Urban Roads and Streets* Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport (2013)
- *Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities*, Department of the Environment, Heritage and Local Government, (2009)
- *The Planning System and Flood Risk Management - Guidelines for Planning Authorities*, Department of the Environment, Heritage and Local Government & OPW, (2009)
- *Smarter Travel – A Sustainable Transport Future. A New Transport Policy for Ireland 2009 – 2020*, Department of Transport, (2009)

7. Assessment of Key Planning Issues:

7.1 Housing Mix and Density

A detailed schedule of accommodation is provided in the Architectural Design Statement and breakdown of each room within the residential units is included prepared by Sean Harrington Architects. It is submitted that the design statement has been prepared in compliance with Kildare County Development Plan 2017 – 2023 and also national planning guidelines. It is considered that an adequate mix of housing is provided on site comprising 12% 1 bed units, 26% 2 bed units, 53% 3 bed units and 9% 4 bed units. There is also variety in building form ranging from single storey and 2 storey houses and 3 storey apartments. The density of the proposed development is indicated at 25.3 units per hectare which is acceptable given the average density of 26 units per hectare as indicated in the Clane LAP 2017 – 2023.

7.2 Design and Layout

The layout of the proposed development has responded well to the existing context of the site in terms of connections with College Wood Manor and

Nancy's Lane and responding to site specific objectives of the Clane LAP 2017 – 2023 in terms of movement, natural heritage and landscape and built form. The layout is based on 4 quadrants/blocks with a central public open space area and the creation of a boulevard type streetscape. Each block provides active frontages and strong corner arrangements, providing passive surveillance of proposed streets and open space.

A modern approach to design approach has been taken with regards to unit design. Contiguous elevations of the proposed streetscape have been included which illustrate the visual impact of development. The following is a synopsis of each unit key design features:

- Apartments are 3 storey flat roof structures with a maximum height of 10.4m. Each unit will have own door access arrangements (an external stairway to 1st floor apartments is noted). Private open space is proposed as terraces or balconies. Ground floor private storage is provided for all apartments. Windows of varying proportions are proposed. Direct overlooking of adjacent properties is not considered an issue.
- Single storey pitched roof terraced units with a maximum height of 6.5m. Private open space is proposed to the rear of each unit. Windows of varying proportions are proposed, with feature wraparound element to the end and corner units.
- 2 storey monopitch semi detached units with a maximum height of 10.10m. Each unit has either a flat roof or monopitch extension to the rear. Private open space is proposed to the rear of each unit. Windows of varying proportions are proposed. Corner sites provide active frontage on all addressing elevations.
- 2 storey pitched roof terraced units with a maximum height of 9.5m. Private open space is proposed to the rear of each unit. Windows of varying proportions are proposed.
- It is noted internal storage space has been provided. Where a deficit is indicated, external storage is proposed.
- External materials include a mix of brick and plaster finish. Details of same will require agreement of the Planning Authority.

The Planning Statement also contains a section on design strategy and how the proposed development accords with the 12 Criteria of the Urban Design Manual, 2009.

7.3 Green Energy

The plans accompanying the development proposal detail the provision of solar panels at roof level on every residential unit, capable of achieving a Building Energy Rating in accordance with the provisions S.I.No. 666 European Communities (Energy Performance of Buildings) Regulations 2006.

7.4 Public Open Space

It is a requirement of the design brief in the Clane LAP 2017 – 2023 to provide a minimum of 15% of the site as public open space and also retain the natural heritage and Green Infrastructure features through incorporation into areas of open space and boundaries of residential development, 'including a buffer of up to 50m south of Nancy's Lane and 10m north of Nancy's Lane'. It is

indicated that the proposed development accommodates 18.7% of public open space, strategically located and naturally overlooked in so far as possible. The location, layout and usability of the public open space areas are acceptable and positively contribute in creating a sense of place. Furthermore, it is indicated on the landscaping plan that much of the existing mature trees and hedging within the site shall be retained and incorporated into the landscape design in accordance with the aforementioned key development site requirements. A 10m open space buffer has also been provided to the west of Nancy's Lane heritage trail.

7.5 Private Open Space

A detailed schedule of private open space provision for the houses and apartments is attached to the Architectural Design Statement and also the Planning Statement. The private open space has been provided in general accordance with the CDP standards detailed in the tables below. Each dwelling house proposes rear private gardens, whilst private open space proposed for each apartment consists of terrace gardens to ground floor units, exterior balcony to first floor units and enclosed terrace to second floor units.

Apartment Type	Required	Provided
2 bed	7sqm	7.04 - 35.08sqm

House Type	Required	Provided
1 bed	48sqm	48.13 - 84.11sqm
2 bed	55sqm	62.3 – 65.09sqm
3 bed	60sqm	60.84 – 127.4sqm
4 bed	75sqm	75.6 – 165.2sqm

7.6 Boundary Treatment:

It is proposed to retain the existing mature natural boundary surrounding the site. It is noted the western boundary will be reinforced with a (temporary, until future and larger site area is complete) 1.8m high weld mesh metal fence. In terms of boundary treatment within the proposed housing scheme, the front of each dwelling site will consist of a metal fence and gate with enclosed bin storage along the side wall. Rear boundary treatment will consist of a 2m high concrete post and panel wall to provide privacy. The proposed boundary treatment complies with requirements of the CDP.

7.7 Transportation

It is stated that the access strategy for the site has been influenced and designed in accordance with the requirements of the Design Manual for Urban Roads and Streets (DMURS). Access to the development is from the internal service road which accesses College Wood Manor residential development from the Ballinagappa Road. (It is noted a section of the southern boundary wall and hedging in relation to College Wood Manor will be removed to accommodate the proposed road). It is proposed to extend this road around the proposed development site to the north and west with a 6.5m carriageway with a number of narrower (5.5m recommended by Roads) running

perpendicular to same. All streets will have been designed in compliance with DMURS and have a boulevard arrangement with cycle paths, footpaths, street trees and car parking. A Traffic & Transport Assessment has been prepared by Malone O' Regan Engineers and forms part of the plans and particulars supporting the proposed development. It is a specific roads objective of the Clane Local Area Plan 2017 – 2023 to provide a link road between College Wood Manor and the Prosperous Road (Butterstream link road). This road will also serve the larger site area indicated for future development to the west and south. In accordance with the requirements of CDP, the proposed development provides for a total of 161 no. car parking spaces, resulting in the provision of 2 no. spaces per house, 1.5 per apartment and 11 additional spaces for visitor parking. Whilst it is noted that all parking is on street parking, spaces have not been provided within the carriage or path ways and its visual impacts have been softened with street trees. The application was referred to the Transportation Department of KCC. No objections were raised subject to specific modifications .

7.8 Water Services

It is proposed to raise the levels of the site to facilitate gravity fall drainage connections (both surface and foul) into College Wood Manor. Surface water runoff from the new roads surfaces and roofs of new buildings will be collected in gullies and directed towards 2 new attenuation tanks which are proposed under the central open space. It is noted in the Clane LAP 2017 – 2023 that the North East Kildare Regional Water Supply Scheme has sufficient capacity to accommodate development in Clane. The application was referred to Irish Water and Water Services Section of KCC. No issues were raised subject to modifications .

7.9 Flood Risk Assessment

A Site Specific Flood Risk Assessment has been submitted with the application. It is noted that the assessment demonstrates that the entirety of the site is not at risk from flooding from either a 1 in 100yr or a 1 in 1000yr storm event. The Water Services Section of KCC has no objections to the proposed development subject to specific recommendations.

7.10 AA Screening

An Appropriate Assessment Screening Report has been prepared and is included with the plans and particulars accompanying this application. The report confirms that there are no designated sites within 1km of the proposed development and no pathways for indirect impacts on any distant sites, so the risk of direct or indirect impacts on any designated sites is considered to be negligible. The contents and findings of the AA Screening Report is noted and accepted. Refer to Appendix 1 for the KCC AA Screening report.

7.11 EIAR Screening

An Environmental Impact Assessment Report (EIAR) is required to accompany a planning application for development of a class set out in Schedule 5 of the Planning and Development Regulations 2001 as amended, which exceeds a limit, quantity or threshold set for that class of development. In the case of residential development an EIAR is required for the construction of more than 500 units. An EIAR will also be required by the planning

authority in respect of sub-threshold development where the authority considers that the development would be likely to have significant effects on the environment (Article 103). The proposed development does not exceed the quantity of residential units requiring the submission of an EIAR as set out in Schedule 5 of the Planning and Development Regulations 2001, as amended. Accordingly, the preparation of an EIAR is not warranted in this instance.

7.12 Ecological Assessment

An Ecological Impact Assessment has been submitted as part of the application. Predicted impacts and mitigation measures are noted as follows:

- Impact on breeding birds and mammals due to site clearance. Site clearance is recommended between September and February, outside of breeding periods. It is noted in the response to the submission tree felling, hedge cutting and unnecessary site clearance will be avoided during this time.
- Impact on the natural heritage of Nancy's Lane with the construction of a 3m wide tarmac cyclepath, access points from the development site and provision of LED lighting for security purposes. It is recommended that the width of the proposed cyclepath will match that of the underlying track and there will be no disturbances outside of this track. All lighting will also be designed to have minimal impact on nocturnal bats and animals and will have regard to the KCC public lighting policy.
- It is also proposed to engage the services of a qualified ecologist to review works.

8. Conclusions

The Clane Local Area Plan 2017 – 2023 is clear in its vision for the proposed development site KDA4 – *'The consolidation of the urban area of Clane through new residential development and open space and amenity provision, protecting lands for Community and Educational uses, delivering important connectivity between Ballinagappa Road/College Wood Manor and the schools quadrant and Prosperous Road and integrating Nancy's Lane while protecting its natural heritage features'*. The proposed development has positively responded to the design brief for this subject site as follows:

Connectivity/Movement

The proposed development includes the provision of a section of a link road between College Wood Manor and the Prosperous Road and also provides linkages and connectivity to an improved Nancy's Lane. All roads and streets have been designed in accordance with the Design Manual for Urban Roads and Streets. It is also noted that an indicative master plan for the larger site area has been included in the Architectural Design Statement which illustrates where connections can be made for future development.

Built Form

The built form has responded positively to the context of the site. 4 blocks/quadrants interspaced with a fully permeable boulevard type streetscape has been designed to allow passive surveillance. A central and focal public open space area also traverses the site. The proposed layout and design are considered to comply with the 12 criteria indicated in the Urban Design Manual, 2009.

Landscape and Spaces

The proposed development provides 18.7% public open space in the form of a central area and also a buffer along Nancy's Lane. Plans indicate the retention of all natural boundaries with elements being incorporated into the landscaping for the overall development.

Having regard to:

- The provisions of the Kildare County Development Plan 2017 – 2023 and the Clane Local Area Plan 2017 – 2023 which actively seeks to increase the stock of housing in the county by building or supporting the delivery of housing to meet the needs of an increasing population in Co. Kildare
- The provisions of National Planning Guidelines in relation to residential development
- Kildare County Council's internal departmental reports and Prescribed Bodies reports
- Appendix 2 on Submissions Report and the response to each item/issue raised
- Reports accompanying the application
- The AA Screening report
- The existing and permitted residential use in the area
- The nature, extent and design of the proposed development
- The modifications set out below.

It is considered that the proposed development:

- Would be in accordance with the provisions of the Kildare County Development Plan 2017–2023 and Clane Local Area Plan 2017 – 2023.
- And would therefore be in accordance with the proper planning and sustainable development of the area.

9. Recommendation

It is recommended to the Mayor and Members of the Maynooth Municipal District, the proposed development be proceeded with, subject to the modifications set out below.

Modifications

- 1) The proposed development shall be carried out in accordance with the plans and particulars placed on public display on 20th February 2018, except where altered or amended by the following modifications.

- 2) A revised side elevation on the end unit at the north east corner of the site within Block N shall be agreed with the Planning Authority prior to commencement of any development. This elevation shall provide a more active frontage along its side elevation addressing the street.
- 3) The external finish of the proposed dwellings shall be agreed with the Planning Authority prior to commencement of development.
- 4) All dwelling units shall be provided with the minimum storage requirements set out in the Kildare County Development Plan 2017-2023 or as agreed with the Planning Department.
- 5) Details of the proposed signage as provided for in the public notices shall be agreed with the Planning Authority prior to commencement of any development.
- 6) The infrastructure for Electric Vehicle charging points will be provided in the communal parking zones at an approximate rate of 1 in 10 parking spaces or 10% to comply with the provisions of the County Development Plan 2017 - 2023.
- 7) (a) Final details regarding the requirements of the following internal and external referrals, as identified in Appendix 2, shall be agreed with the Planning Authority prior to commencement of development:
 - Environment
 - Fire Service
 - Economic Community & Cultural Development
 - Transportation
 - Water Services
 - Maynooth Municipal District Engineer
 - Environmental Health Officer
 - Heritage Officer
 - Irish Water
 - Department of Culture, Heritage and the Gaeltacht
- (b) All modifications as set out in Appendix 2 shall be incorporated within the proposed development and be carried out in full.
- 8) In the interests of residential amenity the hours of construction activities on the site shall be restricted from Monday to Friday 08.00 – 17.30, Saturday 08.00 - 13.00 or as agreed with the Planning Department. No building activity shall be undertaken on Sundays and Bank Holidays under any circumstances.


Assistant Planner


Senior Planner

Date: 25/5/18

Date: 25/05/18



APPENDIX 1

APPROPRIATE ASSESSMENT SCREENING REPORT



APPROPRIATE ASSESSMENT SCREENING REPORT AND CONCLUSION STATEMENT

(A) Project Details

Planning File Ref	P8 2018 - 03
Applicant name	Housing Department KCC
Development Location	Nancy's Lane, College Wood Manor, Ballinagappa Road, Clane
Site size	3.7ha
Application accompanied by an EIS (Yes/NO)	No
Distance from Natura 2000 site in km	Ballynafagh Bog SAC – 4km west of subject site

Description of the project/proposed development
77 dwelling units

(B) Identification of Natura 2000 sites which may be impacted by the proposed development

			Yes/No If answer is yes, identify list name of Natura 2000 site likely to be impacted.
1	Impacts on sites designated for freshwater habitats or species. <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh lake	<i>Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats and/or species, or in the catchment (upstream or downstream) of same?</i>	No
2	Impacts on sites designated for wetland habitats - bogs, fens, marshes and heath.	<i>Is the development within a Special Area of Conservation whose qualifying interests include wetland</i>	No

	<u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Mouds Bog, Ballynafagh Bog, Red Bog, Ballynafagh Lake	<i>habitats (bog, marsh, fen or heath), or within 1 km of same?</i>	
3	Impacts on designated terrestrial habitats. <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh Lake	<i>Is the development within a Special Area of Conservation whose qualifying interests include woodlands, dunes or grasslands, or within 100m of same?</i>	No
4	Impacts on birds in SPAs <u>Sites to consider:</u> Poulaphouca Reservoir	<i>Is the development within a Special Protection Area, or within 5 km of same?</i>	No

Conclusion:

If the answer to all of the above is **No**, significant impacts can be ruled out for habitats and bird species.

No further assessment in relation to habitats or birds is required.

If the answer is **Yes** refer to the relevant sections of **C**.

(G) SCREENING CONCLUSION STATEMENT

Selected relevant category for project assessed by ticking box.

1	AA is not required because the project is directly connected with/necessary to the conservation management of the site	
2	No potential significant affects/AA is not required	X
3	Significant effects are certain, likely or uncertain. Seek a Natura Impact Statement Reject proposal. (Reject if potentially damaging/inappropriate)	

Justify why it falls into relevant category above (based on information in above tables)

Having regard to the proximity of the nearest SPA/SAC and given the nature and extent of the proposed development it is not considered there would be potential for significant effects on the Natura 2000 network.

Name:	Clíodhna Scanlon
Position:	Assistant Planner
Date:	21/05/18

APPENDIX 2

SUBMISSIONS REPORT PREPARED BY HOUSING SECTION

PART 8 –Nancy’s Lane PPP Submissions Report

Appendix 2

Kildare County Council received Seventy-Three submissions on this Part 8. Nine submissions from the Internal Departments of Kildare County Council, three submissions from prescribed bodies, three from Kildare Public Representatives and fifty-eight submissions were received from the public. Due to the number of submissions received from members of the public and the repetition in the items raised these submissions have been grouped into the following categories;

1. Health & Safety
2. Traffic & Transportation
3. Water/Waste Water Capacity
4. Anti Social Behaviour
5. Local Services and Infrastructure
6. Housing Mix
7. Nancy’s Lane
8. Planning Design Issues
9. CCTV infrastructure
10. General Items
11. Liaison

The attached submission report details the submissions from the Internal Departments of Kildare County Council, the Prescribed Bodies and the Public Representatives followed by the public’s submissions and the register of submissions received.

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Internal Department, Prescribed Bodies and Public Representatives Submissions

Submission Received From	Date received	Submission	Housing Department Comments
Sinead O'Brien, Dept Culture, Heritage and the Gaeltacht	21/03/2018 and clarification received 23/03/2018	Referred to receipt of correspondence and outlined heritage-related observations/recommendations of the Department. Archaeological Due to the scale of the proposed development, it is this Department's recommendation that pre-development testing as described below should be carried out on site. A report of the testing should be submitted as Further Information. This will enable the Department of Culture, Heritage, and the Gaeltacht and the Planning Authority to formulate an informed archaeological recommendation before a planning decision is taken. (note: clarification below received on 23/03/2018). Archaeological Impact Assessment should be compiled as follows: • The applicant is required to engage the services of a suitably qualified archaeologist to carry out an archaeological assessment of the development site. No sub-surface work should be undertaken in the absence of the archaeologist without his/her express consent. • The archaeologist shall carry out any relevant documentary research and inspect the site. Test trenches shall be excavated at locations chosen by the archaeologist, having consulted the site drawings. • The archaeologist is required to notify the Department of Culture, Heritage, and the Gaeltacht in writing at least four weeks prior to the commencement of site preparations. This will allow the archaeologist sufficient time to obtain a licence to carry out the work. • Having completed the work, the archaeologist should submit a written report to the Planning Authority and to	Prior to the commencement of the proposed development a suitably qualified archaeologist will be engaged to carry out an archaeological assessment of the development site. This will include relevant documentary research and site inspection, the excavation of test trenches at locations chosen by the archaeologist. The archaeologist will notify the Department of Culture, Heritage, and the Gaeltacht in writing at least 4 weeks prior to the commencement of site preparations and obtain a license to carry out the work. Having completed the work, the archaeologist will submit a written report to the Planning Authority and to the Department of Culture, Heritage, and the Gaeltacht.

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		the Department of Culture, Heritage, and the Gaeltacht in advance of the planning decision. Where archaeological material/features are shown to be present, preservation <i>in situ</i>, preservation by record (excavation) or monitoring may be required. It should be borne in mind that, if significant archaeological remains are found, refusal might still be recommended, and/or further monitoring or excavation required. No decision should be made on this application until the Department of Culture, Heritage, and the Gaeltacht and the Planning Authority has had the opportunity to evaluate the Archaeological Assessment. The Department of Culture, Heritage, and the Gaeltacht will forward a recommendation based on the Archaeological Assessment to the Planning Authority. Architectural heritage recommendations, if any, will follow in due course. Following Clarification received on 23/03/2018 confirmation was received that the Department of Culture, Heritage, and the Gaeltacht has no objection to the archaeological works being carried out as a condition of planning, rather than as further information.	
Transport Infrastructure Ireland, Parkgate Business Centre, Parkgate Street, Dublin 8	06/03/2018	TII acknowledge receipt of Part 8 and advise that they have no specific observations to make.	The Housing Department notes this submission.
Eithne Hunt, EHO, Mary Gorbey, a/Principal Environmental Health Officer	05/03/2018	Observations: It is not clear if there are openable windows provided in all habitable rooms in the ground floor apartments. Whilst patio doors may meet the requirements of the building regulations, they are a poor means of natural ventilation. An openable	Openable windows will be provided in all habitable rooms including bedrooms, and living/kitchen/dining areas in the proposed development to meet natural ventilation needs

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		window is recommended to meet natural ventilation needs in bedroom and living/kitchen/dining areas. This reduces heat loss; the risk of excessive condensation; improves safety for children and improves security. This is important for family and social housing units.	
George Willoughby, Roads Section, KCC	14/03/2018 Clarification regarding road safety issued on 26/04/2018	No objection with comments.	
		1. The development is for the construction of 77 residential units.	Noted
		2. The development proposes the part construction of the road link between the Ballinagappa Road and Prosperous Road; an objective in the Clane LAP.	Noted
		3. The proposed site layout plan shows road widths of 5 m however, it was previously agreed with David Creighton that these would be widened to 5.5m at detailed design stage.	Road widths shown as 5m will be widened to 5.5m at detailed design stage.
		4. Roads to be constructed in Asphaltic Concrete 10mm surface course throughout (Specification for Roadworks, Clause 942, thin layer surfacing). Municipal District Engineers have had maintenance issues in the past with pavior stone finished turning bays and table tops and are undesirable going forward.	Roads will be constructed in Asphaltic Concrete 10mm surface course throughout (Specification for Roadworks, Clause 942, thin layer surfacing).
		5. Nancy's Lane to be reinstated to a maximum width of 3m on the original roadbed material. Localised ground investigations to be carried out to determine the extent of roadbed material.	Nancy's Lane will be reinstated to a maximum width of 3m on the original roadbed material. Localised ground investigations will be carried out to determine the extent of roadbed material.
		6. Car parking proposals are acceptable.	Noted
		7. No trees to be planted within 6m of any public light.	No trees to be planted within 6m of any public light apart from lighting

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The following recommendation was received from the Roads Section following a request for clarification	26/04/2018	Recommendation that a Road Safety Audit (RSA) Stage 1 be carried out for the proposed development. The RSA should be carried out by an independent approved and certified auditor. The KCC Roads Section would also recommend the following RSAs to be carried out: Prior to commencement of development Applicant to submit a detailed Road Safety Audit, Stage 2 carried out by an independent approved and certified auditor, for proposed development and surrounding area. RSA recommendations to be incorporated into the detailed design. Prior to the occupation of housing units the applicant shall submit a detailed Road Safety Audit, Stage 3 carried out by an independent approved and certified auditor on the completed works for the proposed development and surrounding area. RSA recommendations to be incorporated into the final completed works.	to Nancy's Lane where substantial existing trees exist. An RSA Stage 1, 2 and 3 will be carried out for the proposed development by an independent approved and certified auditor. Prior to commencement of development a detailed RSA Stage 2 carried out by an independent approved and certified auditor, Will be submitted to the Planning Authority and the recommendations will be incorporated into the detailed design. Prior to the occupation of housing units a detailed RSA Stage 3 carried out by an independent approved and certified auditor will be carried out on the completed works for the proposed development and surrounding area and recommendations will be incorporated into the final completed works.
Bridget Loughlin, Heritage Officer, KCC	23/03/2018	No objection. 5 conditions of Grant 1. All site clearance shall be avoided during the closed period (1st March to 31st August) 2. The preparation for the cycle path should be done in consultation with the project ecologist.	Hedge cutting, tree felling/pruning or unnecessary site clearance will be avoided during the closed period (1st March to 31st August) The preparation for the cycle path will be done in consultation with the project ecologist

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		3. All proposed lighting with the development and along Nancy's Lane should comply with the recommendations of the Ecological Assessment Report. 4. A programme of hedgerow management throughout the entire site including Nancy's Lane should be prepared. This will include infill planting, coppicing and laying of hedgerows. All of the above works should be carried out prior to the commencement of the development to ensure that they have matured once the sited is occupied. Where the hedgerow/treeline is breached to provide access to the site mature Native standards shall be planted. 5. Tree Protection Plan should be provided to demonstrate how the proposed development will comply with BS5837: 2012 regarding the protection of trees and hedgerows during construction. The exclusion zone shall be identified, fenced and no machinery or material stored with the exclusion zone. Correct signage shall be provided along the fencing.	All proposed lighting within the development and along Nancy's Lane will have regard for both the recommendations in the Ecological Assessment Report and with the Kildare County Council Street Lighting Policy, Guidelines and Specification. A programme of hedgerow management throughout the application site including Nancy's Lane will be prepared to include infill planting, coppicing and laying of hedgerows. This work will be done on commencement of the development to ensure that they have matured once the sited is occupied. Where the hedgerow/treeline is breached to provide access to the site mature Native standards will be planted. A tree protection plan will be provided to demonstrate compliance with BS5837 2012 regarding the protection of trees during construction. Exclusion zones and signage will be provided.	
Trevor Moore Water Services	29/03/2018	No objection. 5 conditions: 1. Only clean uncontaminated surface water from the development shall be discharged to the surface water system. Only foul sewage and soiled water from the development shall be discharged to the foul system.	This requirement will be included in the Works Requirements document.	

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		REASON: In the interests of public health, to avoid pollution and to ensure proper development. 2. All surface water relating to the proposed parking and roadway works shall be collected and disposed of to an attenuated system incorporating porous paving, rain water harvesting, soakways or a water system designed and constructed in accordance with BS 8301:1985 and BRE Digest 365 and provided with inspection manhole covers. No surface water shall be discharged of to the FOUL sewer. The attenuation system shall be designed, inspected,, and supervised by a qualified engineer who shall certify the works as compliant with regard to design and construction. The engineer shall provide a photographic report of the various construction stages for record purposes together with other construction and design details. In this regard it should be noted that the planning authority or Kildare County Council departments shall be for record purposes only on file. The attenuated system shall cater for the 1 in 100 year storm event (or as otherwise agreed in writing) and with an allowance of +20% in order to cater for “climate change”. The applicant shall carryout an assessment of the surface water outfall in order to determine if it can cater for the proposed development and shall be responsible for any upgrades if such is applicable. REASON: In order to ensure proper servicing of the development and prevent flooding.	This requirement will be included in the Works Requirements document.
		3. For clarification purposes, the development shall be the subject of a connection agreement with Irish Water. REASON: To ensure proper servicing of the development.	A connection agreement with Irish Water will be sought in connection with the proposed development.
		4. No works are to commence until such time as the applicant shall agree a connection agreement with Irish Water. In this regard it should be noted that there are	No works will commence until a connection agreement is in place with Irish Water. It is noted that a

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		constraints within the local network and local pumping stations and until an agreement is reached with Irish Water regarding a connection to the foul network, the application is considered premature. There is planned contract (Contract 2B) in place in order to overcome these difficulties, and the implementation of this contract will determine the feasibility of the proposed connection. REASON: To ensure proper servicing of the development.	pre connection enquiry form was submitted to Irish Water who confirmed that a connection to the network can be facilitated subject to a connection agreement.
		5. The applicant shall identify the location and capacity of the nearest foul sewer and surface water sewer in order to provide information upon which to calculate the drainage design for the proposed works and achieve the self cleansing velocity. Both the foul system and surface water system shall be designed, inspected, and supervised by a qualified engineer who shall certify the works as compliant with regard design and construction. REASON: In the interests of public health, to avoid pollution and to ensure proper development.	The applicant or its agent will identify the location and capacity of the nearest foul sewer and surface water sewer in order to provide information upon which to calculate the drainage design for the proposed works and achieve the self cleansing velocity. Both the foul system and surface water system will be designed, inspected, and supervised by a qualified engineer who shall certify the works as compliant with regard design and construction.
Sean Laffey, Irish Water	03/04/2018	No Objections. (Class 1) Observations Where Class 1 'no objection' applies, the following notes must be included: 1. Where the applicant proposes to connect directly or indirectly to a public water/wastewater network operated by Irish Water, the applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.	The applicant or its agent will sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.

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		2. In the interest of Public Health and Environmental Sustainability, Irish Water Infrastructure capacity requirements and proposed connections to the Water and Waste Water Infrastructure will be subject to the constraints of the Irish Water Capital Investment Programme. 3. For clarification purposes, the development shall be the subject of a connection agreement with Irish Water. REASON: To Ensure proper servicing of the development. 4. No works are to commence until such time as the applicant shall agree a connection agreement with Irish Water. In this regard it should be noted that there are constraints within the local network and local pumping stations and until an agreement is reached with Irish Water regarding a connection to the foul network, the application is considered premature. There is planned contract (Contract 2B) in place in order to overcome these difficulties, and the implementation of this contract will determine the feasibility of the proposed connection. REASON: To ensure proper servicing of the development. 5. The applicant shall identify the location and capacity of the nearest foul sewer and surface water sewer in order to provide information upon which to calculate the drainage design for the proposed works and achieve the self cleansing velocity. Both the foul system and surface water system shall be designed, inspected, and supervised by a qualified engineer who shall certify the works as compliant with regard design and construction. REASON: in the interests of public health, to avoid pollution and to ensure proper development.	The Housing Department notes this submission. The Housing Department notes this submission. No works will commence until a connection agreement is in place with Irish Water. It is noted that a pre connection enquiry form was submitted to Irish Water who confirmed that a connection to the network can be facilitated subject to a connection agreement. The applicant or its agent will identify the location and capacity of the nearest foul sewer and surface water sewer in order to provide information upon which to calculate the drainage design for the proposed works and achieve the self cleansing velocity. Both the foul system and surface water system will be designed, inspected, and supervised by a qualified engineer who shall certify the works as compliant with regard
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			design and construction.
Chris Hoban NRDO	04/04/2018	Comment: This development is away from the national primary and secondary road network and does not impact on the national primary or national secondary road network.	The Housing Department notes this submission.
Frank O'Rourke, TD Dail Eireann, Leinster House, Kildare Street, Dublin 2.	05/04/2018	Submission requesting that Kildare County Council take on board the submissions made by the residents of College Wood Manor, Clane and reflect them positively in this proposed development.	Kildare County Council has considered the submissions made by the residents of Collegewood Manor and the responses to these submissions are set out in this submission report.
Cllr Readha Cronin	06/04/2018	Submission is confined to the proposed houses and to plans for the houses and not getting into the background and increasing concerns about the PPP model of delivery of social housing.	Noted.
		Does not want to lose the units as they will provide much needed homes for people on the Kildare housing list. To attempt to block this style of housing provision at this time, with numbers approaching 4,000 children not having a place to call home would be reckless.	Noted
		Firstly, asks that the four current groups of housing are instead four rows of houses in a horseshoe shape overlooking a central green area. This should help attain a sense of community and should also increase both the size of the green space available and increase passive surveillance. Doesn't like the current stand-alone layout of the houses in the estate.	The proposed development is designed by an experienced and competent design team who have carried out site analysis of the proposed site and have had regard for the following: Development Management Standards in the Kildare County Development Plan 2017-2023, Quality Housing for Sustainable Communities Best Practice Guidelines, Department of Environment 2007.

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			Design Standards for New Apartments – Guidelines for Planning Authorities 2018 Urban Design Manual – A Best Practice Guide, published by the Department of the Environment Heritage and Local Government 2009 The DEHLG Guidelines on ‘Sustainable Residential Development in Urban Areas’ (2009) The Planning System and Flood Risk Management: Guidelines for Planning Authorities , Department of Environment 2009 Design Manual for Urban Roads and Streets, Department of Environment, 2013 The Building Regulations and other relevant guidance / standards documents. In addition the design team have consulted with the internal section of Kildare County Council during the design development process. Kildare County Council presented draft proposals for the proposed development to the members of Maynooth Municipal District on two occasions and has placed the plan and particulars on display as required. Kildare County Council has had regard to the submissions made by all members of the public and the response to those submissions is set out in this
		Suggests that a site meeting involving residents’ representatives and council officials takes place prior to any decision on the Part 8 regarding the entrance to the development site and its proximity to the crèche which will cause a lot of disturbance during and after the development.	

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	Suggests the establishment of a liaison group involving council officials, councilors, residents’ representatives and the private consortia involved in this development prior to, during and after any development taking place to address the broad range of issues that would arise both during development (rats, disturbance, site maintenance etc) and to discuss broader issues surrounding the development (traffic management. Road infrastructure, estate management, anti social behavior etc).	report. Once appointed the successful PPP consortium will establish communication with the Contracting Authority (Cork Co. Council as lead authority), the National Development Finance Agency who will monitor the performance of the PPP Consortium, and with Kildare County Council. Issues which arise prior to, during and after any development taking place can be brought to the attention of Kildare County Council as part of the liaison group. Issues such as rodents, disturbance, site management, traffic management, road infrastructure, estate management and anti social behavior are dealt with through the contract with the PPP Consortium and have been addressed in response to submissions received from members of the public. The statutory approval process (Part 8) for the development of the proposed site is the same process that Kildare County Council follows for obtaining consent to develop social housing on all sites. The process has not changed for this site which will be developed using a PPP contract model rather than a traditional public works contract model.
	In relation to 2 and 3 above it is important the Council management listen to the concerns of the local community. It would be unfortunate if they used the cumbersome public private partnership tendering process as an excuse not to meet with the community. This could undermine public confidence in future much needed social housing proposals.	

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		One bedroomed homes are welcome but consideration for the future caring needs of older people should also be considered in future social housing developments. People are living longer and care in the community is preferable to ending one's life in a nursing home. Most older people would prefer to stay in their own home in their local community for as long as possible but may need overnight care from a carer or a relative as they become less mobile. Requests that extra supports are put into the local community. Kildare County Council needs full time youth workers.	Of the proposed 77 units, 15 units are single storey one bedroom dwellings or two bedroom ground floor apartments each with ground floor bedrooms and bathroom. These units are suitable for elderly tenants or persons with a disability who can live independently or semi-independently. The PPP Consortia is required to appoint a Community Development Officer to work with the new residents of the estate and to assist with the establishment of a sustainable community and develop and implement a range of initiatives to facilitate consultation and encourage tenant participation in the management and community development within the proposed development.
Celina Barrett, Chief Fire Officer, Central Fire Station, Newbridge, Co Kildare.	04/04/2018	No objection. 8 comments 1) A Fire Safety Certificate will be required for each of the apartment buildings 2) All electrical work must be to ETCI Standard and certified. 3) All dwellings should have a fire alarm system in accordance with the most recent version of IS 3218 4) A minimum of 1,000 litres/min of water is to be available in the mains at 2 bar pressure for fire fighting 5) Hydrants should be provided such that no house is more than 46 metres from a hydrant measured along a hose	The Housing Section note the eight comments made by Fire Services and will include the requirements in the Works Requirements Document.

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		route. 6) Hydrants are to be in boxes to BS 750 and the top of any hydrant is to be no more than 200 mm below cover level. 7) All hydrants are to be marked in accordance with BS 3251 (All covers shall be painted yellow with road marking paint and with a unique identification number on the underside) 8) No hydrant is to be placed in a roadway. If placed in a grassed area it should have a 200 mm concrete surround, level with the ground. Hydrants should preferably be in the centre of footpaths, away from gateways.	
James Lawless TD Dail Eireann, Leinster House, Kildare Street, Dublin 2	06/04/2018	Points to be taken into consideration. 1) That all sightlines and health and safety considerations be examined with a view to ensuring that all entrances to the proposed estate comply with the relevant health and safety parameters of a housing estate. 2) That Kildare County Council review the entrances to the proposed new estate with a view to examining alternative entrances to the proposed estate to alleviate some of the concerns of local residents in nearby estates. That is to: - Relocate the entrance to the Butterstream side of the proposed link road or, - Relocate the entrance to the opening to Nancy's Lane in Collegewood Manor.	All sightlines and health and safety considerations will be examined with a view to ensuring that all entrances to the proposed estate comply with the relevant health and safety parameters of a housing estate. Road design and health & safety matters raised in submissions made by members of the public have been addressed in this submission report. The alternative entrance along both ends of Nancy's Lane was considered during the initial design of the proposed development. There is insufficient width on Nancy's Lane to accommodate the road and footpaths required for the proposed access road which is the first phase of the roads objective to link the Ballinagappa and Prosperous roads as allowed for in

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		3) That the maintenance and upkeep of any access roads be included in the PPP tender agreement to ensure a satisfactory programme of maintenance be undertaken.	the Clane Local Area Plan 2017-2023. Maintenance of the roads, footpaths, and open spaces licensed to the PPP contractor will be maintained by the PPP contractor and will be included in the PPP agreement. Roads that are taken in charge by Kildare County Council will be maintained by Kildare County Council.
Earnan McGee, Environment KCC	24/04/2018	No objection. 1) All foul sewage and soiled water shall discharge to the public foul sewer system. 2) Only clean, uncontaminated surface water shall discharge to the surface water system. 3) All surface water from the car park areas shall pass through adequately sized and sited petrol/oil interceptor(s) before being discharged to the surface water system. 4) All overground oil, chemical storage tank(s) shall be adequately bunded to protect against spillage. Bunding shall be impermeable and capable of retaining a volume equal to 1.1 times the capacity of the largest tank. Filling and offtake points shall be located within the bunded areas(s) 5) Noise Control	All foul sewage and soiled water will discharge to the public foul sewer system. Only clean, uncontaminated surface water shall be discharged to the surface water system. All surface water from car park areas shall pass through adequately sized and sited petrol/oil interceptor(s) before being discharged to the surface water system. No oil or chemical storage is proposed on site. Any temporary oil or chemical storage tanks sited during the construction of the proposed development will be adequately bunded to protect against spillage.

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		The following noise limits shall apply to construction activities in accordance with the National Roads Authority's 'Guidelines for Treatment of Noise and Vibration in National Roads Schemes': 70dB(A) $L_{Aeq}(1\text{-hour})$ between the hours of 07:00 and 19:00 Monday to Friday 60dB(A) $L_{Aeq}(1\text{-hour})$ between the hours of 19:00 and 22:00 Monday to Friday 65dB(A) $L_{Aeq}(1\text{-hour})$ between the hours of 08:00 and 16:30 on Saturdays 60dB(A) $L_{Aeq}(1\text{-hour})$ between the hours of 09:00 and 19:00 on Sundays and Bank Holidays 6) Applicant shall use 'Best Practicable Means' to prevent/minimise noise and dust emissions during the construction phase of the development, through the provision and proper maintenance, use and operation of all machinery, all to the satisfaction of the Planning Authority. 7) All solid household waste from the development shall be offered for collection to a waste contractor in possession of a valid waste collection permit either under the Waste Management (Collection Permit) Regulations 2001 or the Waste Management (Collection Permit) Regulations 2007 and the Waste Management (Collection Permit) (Amendment) Regulations, 2008 whichever may be relevant. Alternatively the household may bring household waste to an appropriate civic waste facility or recycling centre. No burning of waste is permitted. (The household may wish to use an on-site compost bin for suitable wastes and where a dry recyclable bin collection service is available it should be utilised).	Noise levels will not exceed those set out in this condition during the hours specified. The noise levels will be included in the specification in the Works Requirements document. 'Best Practicable Means' will be used to prevent/minimise noise and dust emissions during the construction phase of the development, through the provision and proper maintenance, use and operation of all machinery, all to the satisfaction of the Planning Authority. All solid household waste from the development shall be offered for collection to a waste contractor in possession of a valid waste collection permit either under the Waste Management (Collection Permit) Regulations 2001 or the Waste Management (Collection Permit) Regulations 2007 and the Waste Management (Collection Permit) (Amendment) Regulations, 2008 whichever may be relevant. Alternatively the household may bring household waste to an
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		appropriate civic waste facility or recycling centre. No burning of waste will be permitted. Prior to the commencement of the development the developer will submit a formal Project Waste Management Plan for Construction and Demolition to the required standard to the Local Authority for agreement prior to the commencement notice stage. This plan will include the information recommended in sections 3.2, 3.3 and 3.4 of the document titled 'Best practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects' published by the Department of the Environment, Heritage and Local Government (July 2006) and shall contain the minimum requirements set out in (i) – (iv) of condition 8.
	8) Prior to the commencement of development, the developer shall submit a formal Project Waste Management Plan for Construction and Demolition to the local authority for agreement prior to Commencement Notice stage. This plan shall, inter alia, include the information recommended in sections 3.2, 3.3 and 3.4 of the document titled 'Best practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects' published by the Department of the Environment, Heritage and Local Government (July 2006) The plan shall also contain at a minimum: (i) The waste types, including their List of Waste (LoW) Classification Codes and corresponding descriptions, (ii) Volumes of each waste type expected to arise during construction and demolition, (iii) How those waste types are intended to be stored prior to their collection and (iv) The name of the authorized waste contractors intended to be used for the collection of each waste type, their waste collection permit numbers and the names and permit numbers of authorized waste sites intended to be used in the conjunction with the development. Reason: In the interests of the reduction and best practice management of construction and demolition waste from the proposed development.	

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		9) The raising of the levels of the site with imported subsoil or topsoil is an activity that requires a waste permit in accordance with the Waste Management (Permit) Regulations 1998. No subsoil or topsoil may be imported into the site until such time as the waste permit has been obtained from Kildare County Council. 10) An Environmental Audit of all on-site operations (including the importation of material to raise lands) shall be carried out on behalf of the developer by a competent Environmental Consultant. The environmental Audit shall be submitted to the Planning Authority within 4 months of commencement of on-site operations and at intervals as may be considered necessary thereafter by the Planning Authority. The Environmental Audit shall include an assessment of the development impact on waters and shall detail measures being implemented to protect the quality of surface waters in the vicinity of the site and groundwater in the aquifer.	No subsoil or topsoil will be imported into the site until such time as the required waste permit has been obtained from Kildare County Council. An Environmental Audit of all on-site operations (including the importation of material to raise lands) will be carried out by a competent Environmental Consultant and will be submitted to the Planning Authority within 4 months of commencement of on-site operations and at intervals as may be considered necessary thereafter by the Planning Authority. The Environmental Audit will include an assessment of the development impact on waters and shall detail measures being implemented to protect the quality of surface waters in the vicinity of the site and groundwater in the aquifer.
Alice Corbett, Senior Community Worker, Kildare Age Friendly County Programme Manager, KCC	01/05/2018	Points to consider: A play space/area should be identified and provided for the children/youth in the estate. Experience has taught us that children in social housing units tend to stay on site and these play areas are very important congregation points for them. It is also needed if sports/leisure projects are to be held in the future in the estates. It has been our experience that children/youth tend not to go to activities outside of the estate particularly youth at risk of offending and children from lower socio economic	A play space/area will be provided within the development for children/youths in the development. A Community Development Officer will be appointed by the PPP company to work with the new residents of the estate and to assist

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		backgrounds. Playgrounds were provided in the past and were not successful. A Community worker who specializes in community work is also very important as their skill set will be required for helping communities to be self sustainable into the future.	with the establishment of a sustainable community and develop and implement a range of initiatives to facilitate consultation and encourage tenant participation in the management and community development within the proposed development.
Jonathan Deane, Maynooth Municipal District Engineer	28/02/2018	No objection. 2 comments 1. Can you confirm that all category of units have access to external bike storage facilities. 2. Can infrastructure for some Electric Vehicle charging units be provided in the communal parking zones? Due to the voltage required for fast charge units, we are having difficulty in retro fitting these units and need to see the charging infrastructure installed during the initial build. The infrastructure to be provided should allow for approximately 1 in 20 parking spaces or 5%.	External bicycle storage is provided to each housing unit as identified in Appendix C to this report. The infrastructure for Electric Vehicle charging points will be provided in the communal parking zones at an approximate rate of 1 in 10 parking spaces or 10%.

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Public Submissions Summary

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1.	Health & Safety	
1.1	Health & Safety considerations are to be examined at the proposed entrance to the estate. The impact of the increase in road traffic from the proposed development and from future development of adjacent lands including completion of link road is to be considered.	The proposed entrance to the development is to service the application site. The new road and alteration to the existing road to form a new junction are designed according to the Design Manual for Urban Roads and Streets (DMURS). The completed link road will be part of a separate planning application or applications in line with development of the adjacent lands or subject to approval of funding and the availability of technical resources. The impact of those developments will be assessed as they are presented for planning permission. It is anticipated that the link road will assist with the alleviation of congestion in the town centre. The Traffic and Transportation Impact Assessment included with the Part 8 documentation concludes that the additional traffic generated by the proposed development is relatively low. In advance of the commencement of the proposed development a Stage 1 & 2 Road Safety Audit will be carried out by an independent approved and certified auditor. The recommendations in the Road Safety Audits are to be incorporated into the detailed design of the proposed development. On completion of the proposed development and prior to the occupation of the housing units a Stage 3 Road Safety Audit, carried out by an independent and certified auditor is to be completed and submitted to the Local Authority. The recommendations of the Road Safety Audit are to be incorporated into the final completed works.
1.2	There are issues with existing congestion on Ballinagappa Road with poor layout for pedestrian crossing and the roadway encroaching on cycle paths. Safety measures are to be carried out before there is an increase in vehicles. The junction at the Ballinagappa Road and Main Street is to be addressed.	The Traffic and Transportation Impact Assessment included with the Part 8 documentation concludes that the additional traffic generated by the proposed development is relatively low. Future improvement works to Ballinagappa Road will be considered as required by Kildare Co. Council and will be subject to availability of funding and technical resources.
1.3	The adjacent green area in Collegewood Manor slopes towards the proposed new estate entrance and new road with risks to children playing in Collegewood Manor. Can the green area be leveled?	Kildare Country Council has considered the submission and is proposing to construct a section of boundary wall between the existing green area and the new road to clearly separate both. The proposed design of the new wall is set out in Appendix B and details will be submitted for agreement with the Planning Authority prior to the commencement of the development.
1.4	The safety of children living in the existing	Kildare County Council Housing Section is actively working with the occupants of the

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	access road at the top of Nancy's Lane are at risk due to increased traffic volume from the proposed development.	
1.5	There is a lack of signage and speed reducing measures in Collegewood Manor. Can 'Slow Zones' be applied?	The small increase in traffic due to this development does not warrant a review of the existing traffic management in College Wood Manor. A stage 1 & 2 Road Safety Audit will be carried out during the detailed design phase of the proposed development. A stage 3 Road Safety Audit will be carried out on completion of the proposed development. The recommendations in these Road Safety Audits will be taken into consideration in the design and construction of the proposed new roads. Any future modifications considered necessary outside the red-line boundary of the proposed development are to be undertaken by Kildare Co. Council and will be subject to the approval of funding and the availability of technical resources.
1.6	Risk of contamination from dust and particles blowing from the construction site.	The Environment's Section of Kildare Co. Council has set strict criteria around the control of noise and dust. The conditions of contract for the construction of the proposed development will include these restrictions for the control of noise and dust for the duration of the construction contract.
1.7	Problems caused by displacement of rodents from the construction site.	There is nothing to indicate that there is a greater than normal issue with rodents in the area of the proposed development site. It should be noted that the proposed site is surrounded on three sides by green fields and that any disturbed rodents on existing fields would move towards those fields. As part of control measures it is proposed that the successful contractor will lay rodent bait traps along the boundary with Collegewood Manor prior to the commencement of construction works and that the PPP contractor will ensure that the construction works will protect against infestation by vermin.
2.	Traffic & Transportation	
2.1	Congestion at junction of Ballinagappa Road and Main Street is to be considered. There are safety concerns at the junction with Ballinagappa Road and Main Street. A plan to alleviate traffic problems in Clane is needed before further housing is constructed.	The Traffic and Transportation Impact Assessment carried out in connection with the proposed development concluded that the volume of additional traffic generated by the proposed development is relatively small and that the proposed site layout has been designed in order to promote walking as a sustainable alternative to driving. Kildare Co. Council will continue to monitor overall traffic congestion within Clane.
2.2	KCC should examine alternative entrances to the proposed estate: Relocate the entrance	The width of Nancy's Lane varies from 8.5m at the entrance to the lane to 5m internally at the rear of the existing crèche. These widths do not take into account the

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	to the Butterstream side of proposed link road or relocate to the opening of Nancy's Lane.	level differences across Nancy's Lane or the proposed development to the east of Nancy's Lane, where the proposed boundary wall may encroach on the available space. The width of Nancy's Lane would not be sufficient to provide an access road and footpaths.
2.3	Traffic & Transport assessment concludes that traffic impact will be 'relatively small' based on estimate of additional traffic. This does not take account of existing traffic conditions in Collegewood Manor, Ballinagappa Road, and the Ballinagappa Road/Main Street junction. There is extra traffic from rugby and soccer clubs, crèche and scout den. The extra traffic from the future Phase 2 & 3 development and previously granted 92 units on adjacent site should be considered in addition to the proposed 77 units.	The small percentage increase in traffic does not warrant a review of the existing traffic management throughout Clane town centre. The proposed completed link road will be part of a separate planning application. The TRICS figures for our site result in the addition of approximately 33-37 cars per hour, which is relatively low considering this is approximately 1 additional car every 2 minutes. Future phases of housing developments are not included in this planning application. Local amenities such as the football/rugby pitches are generally accessed outside of peak traffic times.
2.4	Need for traffic lights	The proposed development is designed according to the Design Manual for Urban Roads and Streets (DMURS). Road Safety Audits will be carried out as part of the detailed design and construction of the proposed development and these audits will inform the need for traffic lights.
2.5	The Traffic and Transportation Impact Assessment (TTIA) is misleading. The calculations use 77 proposed units + 116 units in Collegewood Manor whereas Collegewood Manor has 137 units. The TTIA Does not take account of: 1. Future phases of development, 2. Impact of the proposed link road – additional traffic 3. Volume of traffic to and from the crèche 4. Volume of traffic to and from football/rugby pitches. 5. Future use to link road to gain	The incorrect figures for the existing number of units in Collegewood Manor were used. This has been noted. However the noted figures do not affect the proposed road design and does not result in the need to alter the overall road design concept. The proposed completed link road will be part of a separate planning application. The TRICS figures for the proposed development result in the addition of approximately 33-37 cars per hour, which is relatively low considering this is approximately 1 additional car every 2 minutes. Future phases of housing developments are not included in this planning application. Local amenities such as the football/rugby pitches are generally accessed outside of peak traffic times.

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	access to strategic reserve lands. 6. Existing permission granted for 92 units to east of application site. 7. Impact on Ballinagappa Road – already congested. 8. Traffic coming into estate to drop children at Nancy's Lane during school runs so as to avoid Main Street.	
2.6	The impact on Collegewood Manor when site is being opened need to be considered due to the difference in levels and the need to re-grade to meet existing levels to gain access to the site. Also, the use of adjacent roads for parking of construction traffic needs to be considered. Contractor site management plans are required.	The PPP Co will address the construction traffic management plan as part of their detailed design. The impact of the levels on Collegewood Manor will be negligible and will be further detailed by the PPP Company during detailed design stage. Site management plans are required as part of the contract management for the proposed development and are to be agreed prior to the commencement of the construction of the proposed dwellings. The PPP contractor will be required to put in place a traffic management plan and to agree this with the Planning Authority prior to the commencement of the proposed development.
2.7	The Traffic and Transportation Impact Assessment does not take account of future development of adjacent lands and the link road proposed as part of this development. The proposed estate road is only the 1st Phase of the link road to the Prosperous Road.	The completed link road will be part of a separate planning application or applications in line with development of the adjacent lands or subject to approval of funding and the availability of technical resources. The impact of those developments will be assessed as they are presented for planning permission. The phased development of these lands and the link road is provided for in the Clane Local Area Plan 2017-2023.
2.8	There is a question over the assumed construction vehicle trips associated with the construction phase of the proposed development. Peak hours for construction personnel will be the same peak times for residents, schools and crèche.	The PPP Company will address the construction traffic management plan as part of their detailed design and will consider the impact of construction traffic on the surrounding residents.
2.9	Is there a plan to close off the route along Nancy's Lane which is used to access the	Nancy's Lane will need to close to facilitate upgrade works to the lane. The closure of the lane will be timed to reduce the impact on pedestrians using the lane to access

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	schools from Collegewood Manor and adjacent estates?	schools but must also take account of the impact on the ecology as set out in the Ecological Impact Assessment. Works to the lane will be carried out by the PPP contractor and by Kildare County Council. Both will coordinate their activities so that the impact is minimised. Kildare County Council is currently commissioning a study to look at improving pedestrian and cycle permeability from the Ballinagappa Road to the schools on the Prosperous Road without the need to access Loughanure/Butterstream Commons.
2.10	What is the effect of the new road junction on house no.73 Collegewood Manor.	Currently no. 73 is required to exit their residence onto an uncontrolled bend within the estate, where there is no (or very little) mechanisms for traffic calming. What is proposed in the new layout is a controlled junction where vehicles will be required to slow down and stop. Consequently, it is considered that the proposed development will improve traffic calming measures outside of no. 73.
2.11	Works have commenced on the junction of Ballinagappa Road and Main Street. Does the Traffic and Transportation Impact Assessment take account of this? The filter left capacity has been removed at this junction.	The Traffic and Transportation Impact A does not take into account works which have recently commenced in Clane Town centre. However, the Traffic and Transportation Impact Assessment carried out in connection with the proposed development concluded that the volume of additional traffic generated by the proposed development is relatively small. The junction with the Ballinagappa Road and Main Street did not have a full filter lane and therefore the recently completed work has no meaningful impact on the capacity of the junction.
2.12	Has the impact on the town of Clane when Sallins by-pass is complete been considered.	The Traffic and Transportation Impact Assessment (TTIA) does not take into account the impact of the Sallins by-pass on this Part 8 application and the TTIA concludes that the additional traffic generated by the proposed development is relatively low.
2.13	Traffic calming and prioritising pedestrian traffic is to be considered within the proposed development.	The proposed development is designed according to the Design Manual for Urban Roads and Streets (DMURS). In advance of the commencement of the proposed development a Stage 1 & 2 Road Safety Audit will be carried out by an independent approved and certified auditor. The recommendations in the Road Safety Audits are to be incorporated into the detailed design of the proposed development. On completion of the proposed development and prior to the occupation of the housing units a Stage 3 Road Safety Audit, carried out by an independent and certified auditor is to be completed and submitted to the Local Authority. The recommendations of the Road Safety Audit are to be incorporated into the final completed works.
2.14	The line of sight of 45m is not sufficient at the proposed junction between Collegewood	The roads within the development are not National Roads. The proposed development is designed according to the Design Manual for Urban Roads and Streets (DMURS).

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	Manor and the new estate entrance road. A speed of 50kph requires a line of sight of 70m (National Road Safety Authority) and also consideration is to be given to the junction's proximity to green space in Collegewood Manor.	
2.15	The proposed Link Road should be constructed first and constructed along Nancy's Lane. If not then entrance should be accessed off the Buttersstream/Prosperous Road end of site.	The LAP is very clear in its phasing strategy. Section 13.2 of the LAP clearly states that the Ballinagappa Road to Prosperous Road Link Road – Part A must be completed as an integral part of development to the north of Nancy's lane. The proposed development adheres to the phasing requirement and development strategy in the LAP.
2.16	The PPP Company is to be responsible for maintaining the approach road from the Ballinagappa Road.	The Ballinagappa Road and the Collegewood Manor access road are public roads and are maintained by Kildare County Council. The PPP Company will be required to clean the roads affected by the proposed development in line with normal construction practices. This requirement will be included in the contract with the PPP Company.
2.17	There are to be no further vehicle or pedestrian entrances for future phases of development.	The proposed application is for the construction of 77 housing units and all vehicular and pedestrian accesses associated with the proposed development are shown on the Part 8 plans and particulars. Any future phases of development will be subject to separate planning applications and will set out any proposed access associated with those developments.
2.18	TRICS database in the Traffic and Transportation Impact Assessment does not account for the impact of the additional 161 on surrounding roads.	The Traffic and Transportation Impact Assessment was prepared to demonstrate the impact from the proposed development of the 77 housing units on the surrounding roads, which was relatively low. Any future phases of development will be subject to separate planning applications and the impact of those developments will be assessed at that stage.
2.19	Clarify that the link road connects to Collegewood Manor rather than Collegewood Park as referenced in the Traffic and Transportation Impact Assessment.	The reference to Collegewood Park in the Traffic and Transportation Impact Assessment is an error. This should read Collegewood Manor.
2.20	The information on accidents and collisions included in the Part 8 documents from RSA	The information provided in the Part 8 documentation is the most up to date information available as per the RSA website.

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	web site is for 2008-2014.	
2.21	The Traffic and Transportation Impact Assessment states that the assessment <i>'seeks to identify measures which have been implemented in order to minimise the effect of this traffic on the surrounding road network'</i>. The only measures identified in the report are proposed pedestrian measures with no measures identified to minimise the effect of traffic.	Measures will be implemented in order to reduce the volume of traffic and increase the foot traffic from the proposed development. These include the use of Nancy's Lane as a pedestrian/cycle route and ensuring connectivity to College Wood Manor as discussed in the Traffic & Transportation Impact Assessment.
2.22	There is a reference to the need for the Leinster Orbital Route in the Clane Local Area Plan and that in the absence of such an orbital route, and particularly following the development of the Salins bypass, Clane is likely to become a point of severe traffic congestion.	The Traffic and Transportation Impact Assessment carried out in connection with the proposed development concluded that the volume of additional traffic generated by the proposed development is relatively small. Kildare Co. Council will have regard to overall congestion/traffic management in Clane and any required improvement in the roads network will be subject to approval of funding and the availability of technical resources.
2.23	Kildare Co. Council commits to investigating the feasibility of providing a cross-liffey route to the south-east of the town (relief road) as an objective. This has not happened.	The Traffic and Transportation Impact Assessment carried out in connection with the proposed development concluded that the volume of additional traffic generated by the proposed development is relatively small. The provision of a cross-liffey route to the south-east of the town will be subject to approval of funding and the availability of technical resources.
2.24	In order to provide enough space to facilitate the estate entrance from Nancy's Lane Kildare Co. Council should take space from the scout den garden by way of land swap or land from the adjacent landowner in order to provide the proposed entrance off Nancy's Lane.	The width of Nancy's Lane varies from 8.5m at the entrance to the lane to 5m internally at the rear of the existing crèche and is not sufficient to provide an access road and footpaths. These widths do not take into account the level differences across Nancy's Lane or the proposed development to the east of Nancy's Lane, where the proposed boundary wall may encroach on the available space. The lands to the east of Nancy's Lane have been granted permission. A land take from that site would impact on their permitted development layout. Taking the required land to construct the road and footpaths from the scout den site would likely impact on the scout den structure and not just the garden. The construction of the road and footpaths including public lighting along Nancy's Lane would involve the complete destruction of this section of Nancy's Lane. Nancy's Lane is identified as an important natural heritage and historic feature in the Clane Local Area Plan 2017-2023.

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3.	Water/Waste Water Capacity	
3.1	Attention is drawn to refusal by Kildare Co. Council and An Bord Pleanála for previous developments in Clane (Ref 16/1241 and 10/1140) due to lack of capacity in Clane wastewater network.	A pre-connection enquiry form was submitted to Irish Water in relation to the proposed development. Irish Water advised that, subject to a valid connection agreement being put in place the proposed connection to the waste water services network can be facilitated.
3.2	Attention is drawn to deficiencies in water supply to Clane?	A pre-connection enquiry form was submitted to Irish Water in relation to the proposed development. Irish Water advised that, subject to a valid connection agreement being put in place the proposed connection to the water services network can be facilitated.
4.	Anti Social Behaviour	
4.1	There is no confidence in Kildare Co. Council in the control of anti-social behaviour in the new estate. The parking of a caravan at Nancy's Lane is an example and the recent incident on 31 st March 2018 in relation to that caravan. Also, requests to replace items such as street lighting and general maintenance of a large estate with the possible risk of anti-social behaviour need to be considered.	Under the PPP contract the successful PPP Company will be responsible for the maintenance and appearance of the proposed development for a 25 year period after the completion of the development. A detailed maintenance regime will be included in the PPP contract and this will be constantly monitored as part of the contract. Payment to the PPP Contractor will be subject to satisfactory performance under their contract. This maintenance also extends to the landscaping, open spaces and public lighting in the area licensed to the PPP company. Repairs and maintenance have specific times in which items must be addressed. Repair and maintenance outside of the licensed area which has been handed back to Kildare Co. Council will be the responsibility of Kildare County Council. The contract with the PPP company also includes requirements around tenant management and community development aimed at both controlling anti-social behaviour and developing a community within the proposed new development
4.2	There is a risk of an increase in anti-social behaviour from single purpose, high density scheme in a tight dead end site such as the proposed development.	The proposed development has been designed with well proportioned urban blocks with corner buildings that maximise overlooking and passive of the surveillance public realm in order to minimise the risk of anti-social behaviour. There are no blank gables in the development which face public areas. While the proposed development is for 77 social housing units the development has been designed to integrate into the future development of the zoned lands in Key Development Area 4 of the Clane Local Area Plan 2017-2023 so that the development can become part of a larger mixed tenure residential area. The nature of the existing residential development in the area is predominantly private and the additional 77 social housing units will facilitate diversity

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	of tenure and housing mix in this area of the town. The proposed density of the development is 25.3 units per hectare which is at the lower density range permitted under the Kildare County Development Plan 2017-2023 and the Clane Local Area Plan 2017-2023. The mix of 1, 2, 3, and 4 bedroom dwellings and 2 bedroom apartments offers a range of options for housing different family formations and demographics leading to a more sustainable community. The successful PPP company who will manage and maintain the proposed development of a 25 year period will also have a role and interest in controlling any potential anti-social behaviour and will have a responsibility to support the establishment and growth of the community within the development with the assistance of personnel from Kildare County Council’s Housing and Community Development sections.
4.3	The proposal for CCTV indicates anticipated increase in anti-social behaviour in the new development which will move to adjacent estates without CCTV. The Part 8 includes for the future installation of a CCTV system. Under the PPP contract only the infrastructure for a CCTV system will be installed. This is to ensure that the proposed development can be easily included in any future Community wide CCTV initiative similar to those proposed or in operation in other towns. No CCTV cameras, cabling, power supply or monitoring is proposed as part of the development. These elements of a community CCTV system will be subject to future approvals and availability of funding.
4.4	The proposed CCTV system should be extended into Collegewood Manor to deter anti social activity moving to Collegewood Manor. It is only proposed to install infrastructure for a community wide CCTV initiative as part of the proposed development as it is most cost effective to carry out this work during the construction phase of the development. The installation of an operational CCTV camera system is not part of the PPP contract. The installation of a CCTV camera system or its extension to other areas within Clane town will be subject to further approvals and availability of funding.
4.5	There is a reference in the Kildare Co. Council Anti-Social Behaviour Strategy - <i>‘seek to ensure a strategic balance and mix of tenants in so far as practical to encourage social integration and minimise the potential for anti-social behaviour’</i>. The propose development contradicts this strategy. As set out in Section 3.2 of the Supporting Planning Statement included with the Part 8 documentation the provision of social housing on this site will facilitate diversity in tenure and facilitate housing mix in the western quadrant of the town in an area dominated by private housing. The analysis of the housing stock and population in Clane from the 2016 Census indicates that 90 per cent of the housing units are in private ownership and 7 per cent are either rented from the local authority and/or voluntary body. In the immediate neighbourhood of the proposed development 86 per cent of housing units are in

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		private ownership and 11 per cent of units are rented from the local authority and/or voluntary body. With the addition of the proposed development this increases from 11 per cent to 16 per cent. Further development of the adjacent zoned lands is likely to reduce this percentage.
4.6	The planning application does not include a scheme of maintenance work highlighting the frequency and schedule of maintenance work.	The PPP contract will set out a comprehensive schedule of maintenance work to be carried out by the PPP company, including performance indicators which will be regularly monitored throughout the 25 year term of the contract. Payment to the PPP company is dependent on performance of the contract including maintenance works.
4.7	Quality of life in Collegewood Manor will be negatively impacted by an expected rise in anti-social behaviour.	Refer to previous responses relating to anti-social behaviour.
5.	Local Services and Infrastructure	
5.1	There is a concern that there is a lack of capacity of schools, GP/healthcare, childcare facilities, Garda Station and general infrastructure in Clane to facilitate the proposed development.	The capacity of schools is dealt with in the response to the submission below relating to the availability of school places. Sections 6.3 and 7.2 of the Social Infrastructure Audit analyses the availability of childcare facilities in Clane. The audit includes letters from the Kildare Childcare Committee and from Early Days Childcare crèche. Early Days Childcare crèche, which is located directly adjacent to the proposed development, confirmed that, on 19th September 2017 they have further capacity for 10 children. Sections 6.3, 7.3 and 7.4 of the Social Infrastructure Audit analyses the availability of Health Facilities and Social Services. Services available include Primary Health Care providing GP, public health nurse and speech and language services. There are a further two GP practices, three dental practices and Clane General Hospital located in the town. Naas is accessible by public transport from Clane and provides a range of healthcare facilities. There are a range of cultural, community, retail, and entertainment facilities available within Clane and these are detailed in Sections 6.5 and 6.6 of the Social Infrastructure Audit, including details of the availability of public transport services. The site is located adjacent to the rugby and soccer clubs. The Social Infrastructure audit concludes that the proposed development will give rise to the demand for existing services and facilities but that the demand will be minimal.
5.2	There is a poor bus service and no rail network available in Clane to serve the	Section 6.6 of the Social Infrastructure Audit identifies that there are a range of public bus services serving Clane. Bus routes 120, 121, 123 are located just beyond the 15

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	proposed development.	minute walk time from the site. Bus no. 120 has approximately 20 services daily, and bus no. 123 has approximately 25 services daily. Bus 846 provides an hourly service to Sallins and Naas. There are also private bus operators providing services to Dublin. The nearest train station is the Sallins/Naas station located 8.6km to the south of the proposed development.						
5.3	The Social Infrastructure Audit does not adequately deal with the availability of school places. There is a misrepresentation of enrolment number in Scoil Bhride and the assessment ignores overcrowding in both primary schools. There are delays in the development of a new school.	It is acknowledged there is an error in the enrolment figures for Scoil Bhride whereby the figures and overall school capacity was significantly underestimated. The corrected figures are as follows: <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <th></th><th>2015 / 2016</th><th>2016 / 2017</th></tr> <tr> <td>Scoil Bhride</td><td>468</td><td>470</td></tr> </table> Source: Department of Education However, the figures do not change the current situation regarding school provision, which ultimately can only be delivered by the Department of Education. The Clane Local Area Plan, adopted in June 2017, details the level of infrastructure available in the town. It is clearly stated in the recently adopted LAP that, “the Department of Education and Skills has indicated that no additional sites are required to be identified for schools provision within the lifetime of this LAP. The Department advises that the growth envisaged under the LAP could generate a need for an additional 8 primary class rooms and 144 post primary places and that these places are provided for under approved extension works”.		2015 / 2016	2016 / 2017	Scoil Bhride	468	470
	2015 / 2016	2016 / 2017						
Scoil Bhride	468	470						
6.	Housing Mix							
6.1	This proposal is for a single purpose use estate. The need for affordable housing is not addressed. Single purpose housing has proved not to be successful.	Refer to Section 3.2 of the Supporting Planning Statement. The proposed development comprises only part of an overall area of land identified for development in the Clane Local Area Plan 2017-2023– identified as KDA4. The provision of social housing units on this site will facilitate diversity in tenure and facilitate housing mix in the western quadrant of the town and in an area dominated by private housing, to the north and south of the site.						

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		The Minister for Housing Planning, Community & Local Government has recently made reference to the commencement of key provisions of the Housing (Miscellaneous Provisions) Act 2009 relating to the establishment of the terms of a new affordable housing scheme. The details of that new affordable housing scheme have yet to be published.
6.2	Mix of social and affordable housing more desirable rather than wholly social. Can part of the scheme be opened up to affordable housing?	The site at Nancy's Lane is part of a bundle of eight sites throughout the country that make up the PPP contract for Social Housing Bundle 2. All of the sites are exclusively for social housing as the PPP model is based on the PPP company making the units available for social housing only. Affordable housing may be included as part of a mix of housing in the development of the adjacent zoned land and other sites around Clane.
6.3	The proposed development should be mixed use to be inclusive, diverse and equal.	As set out in responses above there are a mix of house types to accommodate a range of family formations and demographics. The additional 77 units, although social housing units only give a diversity of tenure in an area predominately composed of private housing. The proposed development is part of KDA 4 in the Clane Local Area Plan 2017-2023 which allows for further development of adjacent lands and offers further opportunity for diversity in the community.
6.4	There is a question over the sustainability of the proposed development in the area of the proposed development. There are 77 units proposed in the 1 st phase followed by 115 units on adjacent lands. Consideration should be given to the development of all of the lands around the application site and Collegewood Manor.	The proposed development comprises only part of an overall area of land identified for development in the Clane Local Area Plan 2017-2023 – identified as KDA4. The additional 115 units identified in the Preliminary Planning Assessment 2017 in the Architectural Design Statement included with the Part 8 documentation is based on a master plan for the adjacent lands indicating how these lands could be developed in a planned manor and how the proposed development of the 77 units will integrate with and allow for the development of these lands. The Clane Local Area Plan allows for the phased development of KDA4. The sustainability of the proposed development is dealt with in the response to previous submissions.
6.5	Statement from Minister Simon Coveney July 2016 refers; <i>This action plan points towards a different path. While it opens the door to a massive public house-building and acquisition programme, it aims to deliver this not through the large social housing estates of the past, but by creating mixed</i>	As set out in Section 3.2 of the Supporting Planning Statement included with the Part 8 documentation the provision of social housing on this site will facilitate diversity in tenure and facilitate housing mix in the western quadrant of the town in an area dominated by private housing. The analysis of the housing stock and population in Clane from the 2016 Census indicates that 90 per cent of the housing units are in private ownership and 7 per cent are either rented from the local authority and/or voluntary body. In the immediate

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	<i>communities with social housing, affordable rented housing and private housing all provided together in the one location'.</i>	neighbourhood of the proposed development 86 per cent of housing units are in private ownership and 11 per cent of units are rented from the local authority and/or voluntary body. With the addition of the proposed development this increases from 11 per cent to 16 per cent. Further development of the adjacent zoned lands is likely to reduce this percentage. Kildare Co. Council is engaged in a programme of house-building and acquisition and the social housing PPP programme forms part of this programme and is supported by the Government. The suitability for the site at Nancy's Lane was assessed and approved by the Department of Housing Planning, Community and Local Government for inclusion in the PPP programme.
6.6	The concentration of low income households in social housing tends to exacerbate the level of stigma, and that once established, stigma is difficult to shift. The proposed development will be entirely social housing and will do nothing to remove this stigma from its residents.	As set out in responses to previous submissions the proposed development the provision of social housing on this site will facilitate diversity in tenure and facilitate housing mix in the western quadrant of the town in an area dominated by private housing. The site forms part of a larger area of zoned lands in KDA 4 in the Clane Local Area Plan, the development of which will further diversify the tenure and housing mix in the area. The PPP contract includes the requirement for the PPP company to develop a range of initiatives to facilitate and encourage tenant participation in the management and community development of the proposed development in conjunction with Kildare County Council and to assist in the development of a vibrant and sustainable community.
6.7	The social housing estate of Ottamy nearby has not been referenced in any Part 8 document. The problems associated with the agglomeration of social housing in this area needs to be considered.	Section 3.2 of the Supporting Planning Statement sets out statistical information from the Census 2017 and includes information from the immediate neighbourhood surrounding the subject site. The report concludes that the percentage of social housing in the area of the proposed development will increase from an existing 11 per cent to 16 per cent when the proposed development is complete. This does not account for any future private housing constructed in the area of the proposed development.
7.	Nancy's Lane	
7.1	A pedestrian/cycle route from Nancy's Lane to the schools needs to be considered. There are concerns regarding the historic nature of Nancy' Lane and natural biodiversity.	The historic nature and rich biodiversity of Nancy's Lane was comprehensively considered as part of the proposed development. The proposed development does provide for pedestrian / cycle route within Nancy's Lane as per requirement of the Local Area Plan and which, in the future, could be linked to the schools. Kildare County Council is currently commissioning a study to look at improving

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		pedestrian and cycle permeability from the Ballinagappa Road to the schools on the Prosperous Road without the need to access Loughanure/Butterstream Commons.
7.2	The proposal to have 4 openings on to Nancy's Lane is likely to draw more anti-social behaviour to the area. Trees and foliage providing cover for anti social behaviour and there are concerns for the wellbeing of children in the area. It should be noted that Dublin City Co. are closing lanes.	The proposed openings between Nancy's Lane and the proposed development are in line with the objective to link KDA4 to Nancy's Lane and to encourage the use of Nancy's Lane as a pedestrian/cycle route. The locations of the proposed openings have been chosen to minimise the impact on the existing lane where natural breaks occur in the adjacent vegetation. The upgrading of Nancy's Lane will include public lighting, the provision of which has to be balanced against the impact on the natural heritage of the lane and is dealt with in Section 6.2 of Ecological Impact Assessment report included with the Part8 documentation.
7.3	Nancy's Lane not wide enough to provide access to the development from Collegewood Manor end. Access could be provided along Nancy's Lane from Butterstream end.	Access to the site via Nancy's lane from the Butterstream end is not possible as Nancy's Lane is not wide enough to allow for a link road as set out in response to an earlier item.
7.4	Plans submitted with the Part 8 documentation do not appear to show public lighting on Nancy's Lane.	The Preliminary Street Lighting, CCTV and Ducting drawings included with the Part 8 documentation does not show public lighting on Nancy's Lane. However, Section 6.2 of the Ecological Impact Assessment Report included with the Part 8 documentation refers: <i>'All lighting will be designed in order to minimise impacts on bats and other nocturnal fauna by implementing the principles of bat-sensitive lighting (BCT 2009, Stone 2014). The design principles will be to reduce the lux to the minimum levels required for pedestrian access, to minimise the height of lighting columns, to direct light only onto the required areas (thus avoiding light spill), and to use bulbs that have little or no UV content. The following is recommended in the Scott Cawley (2016) report "Lighting along the lane should be bollard or low level embedded lighting such as http://www.solar-eye.com/bat-hat so as to minimise light spill that could affect movement of nocturnal species". In order to ensure that these principles are met, and ecologist will be employed to advise on the design of the lighting proposals for the lane. This will ensure that the design principles listed above are adapted for the exact requirements of the site'.</i> Works on the section of Nancy's Lane to be upgraded as part of the proposed development will include lighting that has regard to the recommendations from the Ecologist report as described above. Proposed lighting will also have to have regard to Kildare County Councils Street Lighting Policy & Planning Guidance and Kildare Co. Councils Street Lighting Technical Specification. Details of the proposed lighting will

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		be agreed with the Planning Authority prior to the commencement of the development.
7.5	The Ecological Impact Assessment indicates surfacing to Nancy's Lane to a width of 3m reducing to 2m. The soft landscaping plan indicates 2m. There are concerns that a 3m wide path would permanently damage natural amenity and urbanise the character of the lane.	The proposed works to Nancy's Lane were discussed with the Kildare County Council Heritage Officer and the Roads and Transportation Section and it was agreed that the original horse and cart sealed road likely still exists and that this original roadbed would be roughly 3m in width. It was agreed that, prior to construction of the new surface the original width of the old road should be established and the pedestrian/cycle track is to be laid over this but not wider than the original road and to a max width of 3m. The ground/flora/fauna outside of the track is to be protected during construction.
7.6	The proposal is to surface only the portion of the lane adjacent to the proposed development. What about the balance of the lane?	The Maynooth Municipal District Office intends to carry out similar improvement works to the balance of Nancy's Lane and it is intended that these works will be carried out in conjunction with the PPP Contractors works. The Municipal District Office will coordinate with the PPP Contractor to minimise disruption to the use of the lane.
7.7	Parts of Nancy's Lane regularly flood. This flooding needs to be addressed as part of the works.	The section of the Lane that floods is outside the area that is covered by the proposed development. However, the Maynooth Municipal District Office will be carrying out improvement work on Nancy's Lane in the area that floods and will address the flooding issue as part of their works.
7.8	How does Kildare County Council propose to deal with the unauthorised encampments in Nancy's Lane?	Kildare County Council Housing Section is actively working with the occupants of the caravan to assist them in sourcing suitable accommodation.
7.9	The Supporting Planning Statement (Page 13) references the site and immediate surrounding being of negligible value to bats. The Ecological Impact Assessment (page 15) states that Nancy's Lane provides an ideal 'dark corridor' for bats.	Within the HRA Supporting Planning Statement this reference is to the site which is being developed and which excludes Nancy's Lane, as Nancy's Lane and its hedgerows are being retained in full. This position is acknowledged in Section 4.5 of the Ecological Report under the heading 'Bats' pp.15.
7.10	The local historic significance of Nancy's Lane is to be protected. This was once the main road from Dublin to Offaly. • Width of new surface not to exceed 2m. The rest of the lane to preserved as is.	Refer to responses to previous submissions. The width of the original horse and cart track will be established prior to the commencement of the surfacing work and the proposed surfacing work will not extend beyond the footprint of the original tract and only to a maximum width of 3m. Only the portion of the lane directly adjacent to the proposed development will be upgraded as part of the proposed development. The Maynooth Municipal District

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	- Nancy's Lane to be surfaced for its entire length. - Works should include flood alleviation measures. - Entrances at both ends should be secure - Works to Nancy's lane should complete early in the development. - Information board highlighting historic and natural heritage to be commissioned and installed as part of the development.	Office intends to carry out similar improvement works to the balance of Nancy's Lane and it is intended that these works will be carried out in conjunction with the PPP Contractors works. There are no flooding issues on the portion of the lane to be upgraded as part of the proposed works. However, the Maynooth Municipal District Office will be carrying out improvement work on Nancy's Lane in the area that floods and will address the flooding issue as part of their works. The entrance to the lane at Collegewood Manor will be secured against vehicular access. It is noted that there are existing bollards along the top of the lane at this point. The securing of the lane at the southern end will be completed as part of the Municipal District Office works but it is noted that there is an existing barrier to vehicles at this end of the lane. The timing of the works to Nancy's Lane will be chosen to minimise impact on both the ecology and the use of the lane. An information board on the historic and natural heritage of the lane will be commissioned and installed as part of the proposed development.
7.11	Why is it necessary to proposed 4 access points on to Nancy's Lane?	The proposed openings between Nancy's Lane and the proposed development are in line with the objective to link KDA4 to Nancy's Lane and to encourage the use of Nancy's Lane as a pedestrian/cycle route. The locations of the proposed openings have been chosen to minimise the impact on the existing lane where natural breaks occur in the adjacent vegetation.
7.12	Current ecological and historical value of Nancy's Lane will be damaged.	The Ecological Report confirms that this will not be the case. The proposed development seeks to preserve existing features and context of Nancy's Lane and maintains a substantial buffer free from development to ensure its preservation.
7.13	Will the proposed works to Nancy's Lane increased pedestrian and cycle numbers onto Loughanure Commons to the junction of the Prosperous Road.	Kildare County Council is currently commissioning a study to look at improving pedestrian and cycle permeability from the Ballinagappa Road to the schools on the Prosperous Road without the need to access Loughanure/Butterstream Commons.
7.14	There is an inaccurate reference to the school being approximately 100m to the south east of the proposed development. The actual distance is at least twice this.	This is a generalised statement in Section 8.1 of the report under the heading Landscape Character. It talks about the landscape character of the area in a general way within 100m of the site.
7.15	Section 8.3 of HRA report refers to Archaeology – Zone of Archaeological Potential does not exist however local	Refer to Section 8.3 of report. There are no known design restrictions evident at this stage from a desk top assessment. According to the RMP a number of archaeological monuments are located in the wider environs of the site and these include a barrow

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	knowledge suggest that a number of monuments did previously exist bounding Nancy's Lane. Further investigation are needed in this regard.	and the ecclesiastical complex at Clane, located over 100m from the proposed development. A submission has been received from the Department of Culture, Heritage and the Gaeltacht requesting that a condition requiring the archaeological testing of the site is included as a term of the approval of the Part 8 for the proposed development. Archaeological testing of the application site will be carried out prior to the commencement of the proposed development and a report submitted to the Planning Authority and to the Department of Culture, Heritage and the Gaeltacht.
7.16	Some of the design objectives in 9.2.4 of the HRA Supporting Planning Statement report cannot be met.	The design objectives are being met. Refer to Design Approach detailed in Section 9.2.4
7.17	The Screening for Appropriate Assessment carried out by NM Ecology is based on the draft Clane Local Area Plan and not final agreed Clane Local Area Plan.	The objectives for Nancy's Lane did not change between the Draft and Adopted Plan. Irrespective, the Screening refers to the site, the proposed development and designated NATURA 2000 sites. This does not change the screening outcome.
8.	Planning/Design Issues	
8.1	The proposed development is considered to be project splitting. Council should consider the Kildare Co. Council proposal and the balance of the land in the Housing Agency ownership in their entirety. Taken in their entirety there are a total of 11 hectares which meets the threshold for the requirement to submit an Environmental Impact Assessment (EIA) to An Bord Pleanála (ABP). Advice has been obtained from a consultant in Town Planning and Senior Council in relation to this matter. The proposed development, which represents Phase 1 of the total lands is deliberately avoiding the need for an EIA. All phases of development should be considered including the proposed 77 units, the 115 units shown as Phase 2 in Section 2.0 of the Architectural Design Statement, and	The project (for which planning permission is sought) comprises 77 units on 3.7 hectares of land which is sub-threshold EIAR. Furthermore, relevant environmental studies have confirmed that the proposed development will not give rise to any significant environmental effects. Even if this development was Phase 1 of an overall development, the overall site presented as a masterplan in the Architects Design Statement, comprises 8.4 hectares and seeks to propose a total of 192 no. units. These are well below EIAR thresholds. However, the masterplan is indicative only and there is no agreed /adopted plan in place to deliver additional housing in the area in the near future. It is also argued here that the Housing Agency owns the remainder of the land and not Kildare Co. Council (KCC) and KCC have no control over the release / development of that land. I would refer to the High Court Judgement issued in respect of the Apple case in Athenry where the judge confirmed that, "EIA must be carried out for projects in respect of which the applicant is seeking development consent. Otherwise there would be difficulties in laying down what comprises 'an entire project' when that concept is not the same as a 'specific project in respect of which an application has been submitted'".

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	remainder of lands.	
8.2	There is a link/ring/outer road in the proposed development and for this reason an Environmental Impact Assessment is needed for the full road on its own.	The road proposed is an integral part of a housing development providing access to and from the development site. Planning permission is not sought for a road in the public notices. The road is not proposed as a 'public road' and presently only serves the development site. In this regard it should be noted that a "public road" as defined in the Roads Act, means a road over which a public right of way exists. An EIAR is only required for a private road which exceeds 2,000m in length (2km).
8.3	The proposed link road does not follow the line of the proposed roads objective shown on the Clane Local Area Plan 2017-2023. The Local Area Plan indicates a line along Nancy's Lane. The realignment of the proposed road requires a further review of the Local Area Plan. The Clane Local Area Plan shows the indicative route of the road to the south of the scout den at the top of Nancy's Lane. The hedgerow at the top of Nancy's Lane is shown to be of low value so the new road should be via the first section of Nancy's Lane as shown in Section 2.0 of the Architectural Design Statement.	The road shown in the Local Area Plan is indicative only and this is clearly stated. The indicative line was not subject to detailed road design / considerations. No change to Local Area Plan is required. There is insufficient space at the top of Nancy's Lane to facilitate the construction of the access road and footpaths.
8.4	There is a loss of green area in Collegewood Manor to facilitate the new road and entrance.	The loss of green open space to Collegewood Manor is minimal. The area lost is a narrow tapered area of space in the corner of the green area and is the minimum required to form the access to the proposed development and construct the new junction.
8.5	The fast tracking of social housing is getting in the way of doing things properly. Non integrated housing is a bad idea.	As set out in the response to previous submissions Section 3.2 of the Supporting Planning Statement included with the Part 8 documentation the provision of social housing on this site will facilitate diversity in tenure and facilitate housing mix in the western quadrant of the town in an area dominated by private housing. The analysis of the housing stock and population in Clane from the 2016 Census indicates that 90 per cent of the housing units are in private ownership and 7 per cent are either rented from the local authority and/or voluntary body. In the immediate neighbourhood of the proposed development 86 per cent of housing units are in

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		private ownership and 11 per cent of units are rented from the local authority and/or voluntary body. With the addition of the proposed development this increases from 11 per cent to 16 per cent. Further development of the adjacent zoned lands is likely to reduce this percentage. The PPP process for the delivery of social housing has the support of Government and the proposed development has been assessed by the Department of Housing Planning Community and Local Government for inclusion in PPP Bundle 2.
8.6	The lands to east of the site are shown zoned Educational use. This is misleading. The site already has Planning Permission for 92 residential units.	The landuse zoning map within the Clane Local Area Plan confirms the Educational zoning. It is not misleading as the map shows zoning and not permitted use.
8.7	The topographic survey included with the Part 8 documentation is illegible – note that there are significant level differences between the proposed development site and Collegewood Manor. No reference is made to existing levels in Collegewood Manor – cannot reference against exiting and proposed floor and roof levels. Dimensions to existing buildings are not given. The proposed ESB substation is referenced but not shown on the plans. There is a lack of clear detail for the proposed new road junction with Collegewood Manor. There is a loss of 30sqm of green space in Collegewood Manor. Items required for normal Planning Permission have been overlooked for this Part 8.	The eaves level of the nearest dwelling in Collegewood Manor (No. 134) is 85.61. The nearest proposed dwelling to No. 134 is in the north west corner of the proposed development and has an eaves level of 84.18 which is 1.43m below the eaves level of No. 134. Typically levels in the proposed development are below existing levels in Collegewood Manor Dimensions are given from proposed structures to the existing site boundary. The ESB substation is shown on the Preliminary Street Lighting, CCTV & Ducting Routes drawing included with the Part 8 documentation. There is sufficient detail of the proposed new road junction with Collegewood Manor for Part 8 purposes. The detail design will be developed by the PPP company and the required road safety audits will be carried out to inform the detailed design and construction of the new road and junction as set out in response to a previous item. The existing green open space in Collegewood Manor is approximately 3200sqm so the loss of green space is not significant. The green space to be removed to facilitate the new entrance to the proposed development is a tapering strip of space to the south east corner of the existing open space. Plans and particulars sufficient to describe the proposed development as required for Part 8 have been made available for consideration.
8.8	The Social Infrastructure Audit refers to amenities within 15 minutes walking distance of the proposed development site but these ignore physical obstacles.	This is accepted and standard practice for the purpose of spatial analysis and is illustrative only to demonstrate general proximity in a straight line distance.
8.9	The direct pedestrian and cycle access from Collegewood Manor to the Prosperous Road indicated on Clane Local Area Plan is to be	Works to provide improved pedestrian and cycle access to the north end of Nancy's Lane are part of the proposed development as set out in the Part 8 plans and particulars. The Maynooth Municipal District Office intends to carry out similar

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	provided as a priority.	improvement works to the balance of Nancy’s Lane and it is intended that these works will be carried out in conjunction with the PPP Contractors works. Kildare County Council is currently commissioning a study to look at improving pedestrian and cycle permeability from the Ballinagappa Road to the schools on the Prosperous Road.
8.10	Outdoor sheltered bicycle storage facilities should be provided within the proposed development.	Each residential unit is given the opportunity to store bicycles on their premises. This is either facilitated through: • Provision of access to the rear of houses marked in RED on the drawing at Appendix C. • Provision of sheltered parking at a public place / front curtilage marked in BLUE on the drawing at Appendix C.
8.11	The Childcare Facilities assessment section 7.3 of the Social Infrastructure Audit misrepresents placement of an expected 1.38 children per household. Kildare has higher than average rate of 1.45-1.51 children per household – Census 2016 (Map 4.3 p40 Section 4 Households and Families, Central Statistics Office, Census 2016 Summary Results Part 1). The letter from Early Day’s Creche is misrepresentative as it only reflects need on the day that it was written. The ability to place 10 children is a transient number. The audit also misrepresents the age at which of <u>all</u> children attend pre-school as that of 0-4 years of age, when children due to ECCE scheme are more likely to be 0-5 years of age in pre-school. The additional second free pre-school year will add greater numbers to crèche facilities. Note that Affordable Childcare Scheme is not mentioned in the proposal. Creches will need to be Tusla registered which will force parents to move from homecare/childminders to registered facilities increasing the demand	The Social Infrastructure Audit was prepared on information which is publicly available. In this regard I would refer to the letter received from the Kildare Childcare Committee. They confirmed there were 319 ECCE places available in Clane with only 187 children registered for the ECCE. They note that last year there were 297 children registered for ECCE in Clane (as of February 2017).

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	for crèches. There is a question as to whether a crèche is also needed as part of the proposed development?	
8.12	The proposed development is designed to incorporate the link road between Collegewood Manor and Butterstream at the Prosperous Road. This means that Kildare Co. Council will never explicitly seek to gain planning permission for the entirety of the link road itself. This gives the impression that proper planning procedures re the link road are being circumvented by this proposal.	The development of the roads objective in a phased manner is dealt with in response to an earlier item. The Clane Local Area Plan 2017-2023 provides for the phase development of the new road in KDA 4.
8.13	Planning permission should be made for the expected next phases of development and the Collegewood Manor/Butterstream link road.	Kildare Co. Council do not own the land and there are no proposals in place at the current time
8.14	The Traffic & Transportation Impact Assessment and Social Infrastructure Audit are misleading in that they only take into account the first phase of the development and do not provide a true picture of the overall impact.	The project (for which planning permission is sought) is assessed in accordance with proper planning. The proposal adopts a plan led approach to development. Zoning of the lands in the first instance was the subject of a Strategic Environmental Assessment (SEA) which is the correct mechanism for assessing impacts in the first instance.
8.15	The construction of 3 storey, high density development is not in keeping with the surrounding architecture of Collegewood Manor. There is potential overlooking of existing homes. The proposal is likely to set a precedent for future development for buildings higher than 2 storeys.	The proposed development is predominantly 2 storey. 2-3 storey development is specifically allowed for in Section 12.2.4 of the Clane Local Area Plan 2017-2023 detailing the vision for KDA 4 – Nancy's Lane. The proposed ridge levels of the 3 storey apartment structures are similar to the ridge levels of the 2 storey dwellings. No proposed dwelling will overlook the private open space of an existing dwelling. The proposed density is 25.3 units per hectare which is at the lower end of the 25-30 units per hectare density range allowed for in the Clane Local Rea Plan 2017-2023.
8.16	The proposed development is contrary to point 2.3 Future Growth in the Clane Local Area Plan 2017-2023 which states that ' <i>Clane's role as a Small Town is to develop</i>	The proposed development has adopted a plan led approach to development in accordance with the Clane Local Area Plan and in accordance with the core strategy as set out in the Kildare County Development Plan

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	<i>as a local centre for services levels of growth to cater for local need at an appropriate scale and to support local enterprise. The rate of growth should be controlled to limit pressure on services, the environment and unsustainable commuting patterns’.</i>	
8.17	Various documents forming Part 8 give different numbers of units from 71 – 80.	The Architectural Design Statement sets out the development of the design process for the site starting with a brief to provide 80 housing units. The proposal for which approval is sought through Part 8 is for 77 units as detailed in the Part 8 drawings and particulars and as described in the public notices.
8.18	Section 4.0 of HRA Supporting Planning Statement setting out the need for the proposed development is misleading. It refers to an increase in social housing need from 2013 to 2016 whereas the figures provided show an actual decrease in social housing need.	The figures are reversed within the report. The increase of 3.4% between 2013 and 2016 is still applicable. Since the Planning Report was prepared a Social Housing Needs Assessment Report for 2017 was published which shows the number of households qualified for social housing support and whose social housing need is not being met reduced by 8.4% but the demand is still significant at 5,103 households.
8.19	Section 3.2 of the Clane Local Area Plan has an objective: ‘To support and facilitate the development of high-quality, integrated residential neighbourhoods that cater for all demographics and deliver community, recreation and amenity facilities in tandem with housing’. The proposed development is in direct conflict with this objective.	As per Section 3.2 and 3.3 of the Supporting Planning Statement, the proposed development when considered in the context of its surroundings and established residential development does contribute to the provision of an overall integrated neighbourhood.
8.20	The proposal should maintain the existing trees between Collegewood Manor and the proposed development in order to avoid overlooking.	The minimum number of trees along the boundary between the proposed development and Collegewood Manor are to be removed to allow the construction of the new access road to the proposed development. As set out in a response to an earlier item a new boundary wall can be constructed along the south eastern corner of the existing green open space in Collegewood Manor as detailed in Appendix B to this report. New trees can be provided along this boundary wall to reinforce the natural boundary between Collegewood Manor and the proposed development and to replace the loss of existing trees. The proposal to provide a new boundary wall and additional planting along this boundary will be agreed with the Planning Authority prior to the

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		commencement of the proposed development.
8.21	The proposal should maintain the existing trees between Collegewood Manor and the proposed development in order to avoid overlooking.	The minimum number of trees along the boundary between the proposed development and Collegewood Manor are to be removed to allow the construction of the new access road to the proposed development. As set out in a response to an earlier item a new boundary wall can be constructed along the south eastern corner of the existing green open space in Collegewood Manor as detailed in Appendix B to this report. New trees can be provided along this boundary wall to reinforce the natural boundary between Collegewood Manor and the proposed development and to replace the loss of existing trees. The proposal to provide a new boundary wall and additional planting along this boundary will be agreed with the Planning Authority prior to the commencement of the proposed development.
9.	CCTV Infrastructure	
9.1	The classification of the development or community as requiring CCTV surveillance before an incident has occurred is an obscene prejudice. There is a violation of the proportionality principle of the Data Protection Act. No risk assessment carried out for the proposed development. No privacy Impact Assessment carried out for the proposed development. No documentary evidence of previous incidents giving rise to concerns. This is an irrational waste of money. No disclosure of ownership, intent, extent or limits to its use. This is an invasion of resident's privacy. There is a risk of alienating and stigmatising vulnerable communities. The proposed anti-climb spikes on CCTV are offensive looking. There are no studies to prove effectiveness of community based CCTV in Ireland. Suggestions: Lay CCTV cable infrastructure without poles or cameras. Design of poles to be changed to be less offensive. KCC to publish a policy document which clearly lays	The proposed development is for the provision of the infrastructure only for a CCTV system. No cameras or monitoring are proposed. The provision of the infrastructure is to facilitate the installation of a communitywide CCTV network in the future, if such a network is approved and funding provided. A process of public consultation will take place prior to the installation of an operational CCTV system and will take account of national guidelines. The final design of the proposed poles to accommodate CCTV cameras will be selected to minimise the visual impact of the poles.

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	out the process for assessing the need for community based CCTV surveillance.	
9.2	Object to CCTV near and round homes. Right to privacy not to be recorded	The proposed development only includes the infrastructure for the future installation of a CCTV system as part of a community wide CCTV initiative. No cameras or monitoring/recording facilities are proposed as part of the proposed development.
10.	General Items	
10.1	Reduction of 10-15% in value of housing if proposal proceeds. Opinion has been obtained from property valuers.	The proposed site is in public ownership and zoned for residential use. There is a high demand for the provision of social housing in the Clane area and the proposed development is being provided to address this need. The proposed development is designed to a high standards and with the appropriate mix to promote a sustainable community and, in Kildare County Council's opinion suitable for the proposed site. As set out in Section 3.2 of the Supporting Planning Statement included with the Part 8 documentation the provision of social housing on this site will facilitate diversity in tenure and facilitate housing mix in the western quadrant of the town in an area dominated by private housing. The analysis of the housing stock and population in Clane from the 2016 Census indicates that 90 per cent of the housing units are in private ownership and 7 per cent are either rented from the local authority and/or voluntary body. In the immediate neighbourhood of the proposed development 86 per cent of housing units are in private ownership and 11 per cent of units are rented from the local authority and/or voluntary body. With the addition of the proposed development this increases from 11 per cent to 16 per cent. Further development of the adjacent zoned lands is likely to reduce this percentage.
10.2	There is an objection to the fact that Cllr Readra Cronin stated at a public meeting that she will vote in favour of the proposed development prior to considering submissions. This shows a clear bias and express lack of concern.	The proposed development may be carried out as recommended in the Chief Executives report which will be presented to the members of the Maynooth Municipal District at a municipal district meeting unless the members, having considered the report and recommendation decide to 1. Vary or modify the proposed development, otherwise than as recommended in the Chief Executives report, or 2. Decide not to proceed with the proposed development The Chief Executives report will take account of the submissions received in connection with the proposed development.

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10.3	There is no additional screening proposed between the proposed development and Collegewood Manor. The existing screening should be supplemented and additional screening provided. The wall on proposed development side is not rendered. Increased screening should be provided to the crèche to avoid overlooking.	The minimum number of trees along the boundary between the proposed development and Collegewood Manor are to be removed to allow the construction of the new access road to the proposed development. A new boundary wall can be constructed along the south eastern corner of the existing green open space in Collegewood Manor as detailed in Appendix B to this report. New trees can be constructed along this boundary wall to reinforce and supplement the natural boundary between Collegewood Manor and the proposed development and to replace the loss of existing trees. The existing trees between the proposed development and the crèche can also be supplemented with new planting. The proposal to construct a new boundary wall to the south of the existing green area in Collegewood Manor and the provision of additional planting along this boundary and the boundary with the crèche will be agreed with the Planning Authority prior to the commencement of the proposed development. The existing retained boundary wall on the proposed development side will be rendered as part of the PPP contract.
10.4	Management plans showing ongoing maintenance of roads and open spaces in the proposed development are to be put in place.	The PPP contract will include detailed requirement for ongoing maintenance of the proposed development which will include roads and open spaces under the control of the PPP company for the 25 year duration of the contract. Roads to be taken in charge by Kildare County Council will be maintained by Kildare County Council.
10.5	The existing green area in Collegewood Manor should be separated from the proposed development by a wall.	As set out in response to an earlier item a new boundary wall can be constructed along the south eastern corner of the existing green open space in Collegewood Manor as detailed in Appendix B to this report. The details of the proposed boundary wall will be agreed with the Planning Authority prior to the commencement of the proposed development.
10.6	Maintenance of the estate should be for 40 not 25 years.	Following completion of the proposed development the PPP company will maintain the development for the 25 year term of the contract only. After 25 years the maintenance of the development will revert to Kildare County Council.
10.7	The relocation of the existing water attenuation tanks in green area to Collegewood Manor is to be considered to allow the existing green area to be re-graded and become a more useful area.	Relocation of the existing water attenuation tanks and re-grading of the existing green area in Collegewood Manor will not form part of the proposed development. There is a proposal to construct an additional length of boundary wall between the proposed development and Collegewood Manor where a portion of the existing boundary wall is being removed at the south eastern corner of the existing green area. This proposal is detailed in Appendix B to this report and will be agreed with the Planning Authority

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		prior to the commencement of the proposed development.
10.8	Provision should be made for wiring for electric car charging points.	Ducting for the provision of cabling for the future installation of electric car charging points will be included in the proposed development. The installation of the charging points in the future will be subject to demand and the availability of funding.
10.9	A Community Development Worker should be provided to the proposed development 6 months in advance of the occupancy of the proposed development. One unit within the development should be to be provided as a community space.	The PPP company awarded the contract for the construction and maintenance of the proposed development will be required to provide a community development service to assist in the development of a vibrant and sustainable community including the appointment of a suitably qualified Community Development Officer (CDO). The CDO will liaise with Community Development and Housing staff in Kildare County Council. The PPP company will be required to engage with Kildare County Council 6 months in advance of the occupation of the proposed development in order to commence a tenancy plan for the development. The PPP company will decide if a unit within the proposed development will be necessary to provide the required community services.
10.10	Naming of the estate should take account of local heritage and naming conventions. The naming of the state should not include the name Collegewood Manor or a version of it.	Guidance on the naming of new developments is as follows: <i>The names of residential developments shall reflect local heritage by encouraging the use of local place names or geographical, historical, cultural names in the naming of new residential and other developments. The Council shall approve the naming of residential developments, in order to avoid confusion with regard to similar names in other locations.</i> The naming of the proposed development will follow this guidance and will not include the name Collegewood Manor or a version of it.
10.11	The reduction in green space in Collegewood Manor removes a part of the amenity space and impacts on the rights of the child.	The existing green open space in Collegewood Manor is approximately 3200sqm so the loss of green space is not significant. The green space to be removed to facilitate the new entrance to the proposed development is a tapering strip of space to the south east corner of the existing open space. The proposed development includes the provision of good quality public open space including a green infrastructure plan and improvement works to Nancy’s Lane as a pedestrian/cycle route.
10.12	Who is responsible for the approach road to Collegewood Manor? Collegewood Manor has not been taken in charge yet by KCC. The area is being maintained by residents of Collegewood Manor. If the roads are not	Collegewood Manor was recently taken in charge by Kildare Co. Council, and as such will be maintained by Kildare Co. Council.

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	taken in charge then any damage by contractors will not be repaired by Kildare Co. Council.	
10.13	Extra community supports should be provided to the new residents of the proposed development.	The PPP company awarded the contract for the construction and maintenance of the proposed development will be required to provide a community development service to assist in the development of a vibrant and sustainable community including the appointment of a suitably qualified Community Development Officer (CDO). The CDO will liaise with Community Development and Housing staff in Kildare County Council. The PPP company will be required to engage with Kildare County Council 6 months in advance of the occupation of the proposed development in order to commence a tenancy plan for the development.
10.14	There should be clear demarcation between estates. The design of proposed entrance suggests that Collegewood Manor and proposed development are the same development.	There is a proposal to construct an additional length of boundary wall between the proposed development and Collegewood Manor where a portion of the existing boundary wall is being removed at the south eastern corner of the existing green area. This proposal is detailed in Appendix B to this report and will be agreed with the Planning Authority prior to the commencement of the proposed development. This will include additional planting along the line of the new boundary wall. The existing trees retained along the existing boundary with Collegewood Manor and the crèche will be reinforced with additional planting.
10.15	If the entrance to the proposed development is not changed to the Butterstream end of the proposed link road as set out in the Clane Local Rea Plan, its design should be changed to clearly divide the two estates using pillars and entrance gates.	Due to the arrangement of house no. 73 it is not possible to construct entrance pillars and a gate to Collegewood Manor. What is proposed is to construct an additional length of boundary wall between the proposed development and Collegewood Manor where a portion of the existing boundary wall is being removed at the south eastern corner of the existing green area. This proposal is detailed in Appendix B to this report and will be agreed with the Planning Authority prior to the commencement of the proposed development.
10.16	The PPP process is flawed – note recent PPP failures the development of schools with Carillion and Sammon.	Greater protection is afforded to the Authority (State) under the proposed PPP contract structure for solvency issues arising with any of the key contractors or subcontractors than is afforded under a traditionally procured contract. Under a traditional contract, the retendering costs and rectification lie with the Authority (State), whereas under the PPP contract, retendering costs and rectification lie with the PPP Co.
		The PPP contract includes detailed provisions that apply in the event of the liquidation

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		of a consortium member, or an entity under the contract, to ensure that the project proceeds to completion. This includes during the construction period and the 25 year service period. Under the terms of the PPP contract, the State is not obliged to commence payments (in this case, the monthly unitary payment) until the full works are complete and the services are being delivered for each site. In the case of a liquidation of a consortium member, or an entity under the contract, the PPP consortium's funders and shareholders are required to intervene and implement rectification measures to ensure the project is completed to the satisfaction of the State. As the monthly unitary payment provides the only financial security of the contract to the PPP Co. and funders, the PPP Co. and funders are heavily incentivised to remedy any contractual issues in as timely a manner as possible.
10.17	There is no detailed design yet so there is no guarantee that development as shown in the Part 8 will be built and operated as shown.	The development must be carried out as detailed in the Part 8 or as varied or modified by the elected members of Maynooth Municipal District. The proposed development is included in PPP Social Housing Bundle 2 so, if approved will be managed, maintained and operated under a PPP contract.
10.18	There has been a lack of consultation with residents of Collegewood Manor	Kildare County Council presented draft proposals for the proposed development to the members of the Maynooth Municipal District on two occasions and placed the Part 8 on public display as required. The submissions received in connection with the proposed development are being considered by Kildare County Council and will be addressed as part of the Chief Executives Report and recommendations to be brought to the members of Maynooth Municipal District as public representative for the Clane area.
10.19	Request that restrictions are placed on working hours from 8.00 – 4.30 Monday to Friday. There are concerns around dust and noise contamination from construction activity associated with the proposed development.	Working hours will be restricted to 8.00am to 5.30pm Monday to Friday and from 9.00am to 1.00pm on Saturday. No building activity will be permitted on Sunday's or Bank Holidays. These working hours will be included in the contract with the PPP company. Restrictions on the control of noise and dust are set out in the submission from Kildare County Council's Environment Section. These restrictions will be incorporated into the contract with the PPP company.
10.20	Submission from Mr Richard French noted	The PPP contractor is required to maintain the proposed development and detailed

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	with suggested maintenance and upkeep schedule to be included as a condition to the approval of Part 8. The submission also requests the inclusion of a Skate Park and Playground.	maintenance requirements are set out in the PPP contract. A playground or skate park is not proposed within the new development. However a play space/area will be identified and provided in the estate for children and youths and to support sports/leisure projects which may be held in the future in the proposed development. The proposed play space/area will be submitted for the approval of the Planning Authority prior to the commencement of the proposed development.
11.	Liaison	
11.1	A site meeting involving resident's representatives and council officials is to be arranged to discuss the entrance to the proposed development site and its proximity to the crèche prior to any decision on Part 8.	Kildare County Council presented draft proposals for the proposed development at Nancy's Lane to the members of Maynooth Municipal District on two occasions and has placed the Part 8 on public display as required. The location of the entrance to the proposed development has been dealt with in response to previous items. There is a proposal to construct an additional length of boundary wall between the proposed development and Collegewood Manor where a portion of the existing boundary wall is being removed at the south eastern corner of the existing green area. This proposal is detailed in Appendix B to this report and will be agreed with the Planning Authority prior to the commencement of the proposed development. This will include additional planting along the line of the new boundary wall. The existing trees retained along the existing boundary with Collegewood Manor and the crèche will be reinforced with additional planting.
11.2	Establishment of liaison group involving council officials, councilors, residents representatives and private consortia prior to, during and after development takes place to address a broad range of issues that would arise during development and to discuss broader issues – traffic management, road infrastructure, estate management, anti social behaviour etc.	The PPP company will be required to liaise with the local authority throughout the term of the PPP contract and Kildare County Council will appoint a liaison person for that purpose. Any issues that arise or representation received during and after the development takes place can be brought to the attention of Kildare Co. Council for discussion with the PPP company. The National Development Finance Agency in conjunction with the local authority will also appoint a project manager who will be responsible for monitoring the performance of the PPP company and the manner in which they address issues that arise in connection with the management and maintenance of the proposed development.
11.3	Kildare County Council should listen to the concerns of the community and not use the PPP process as an excuse not to.	The proposed development is for the construction of social housing on public lands. These lands are zoned for residential purposes so it is appropriate for social housing to be constructed on these lands. The Part 8 process is the appropriate process for obtaining the statutory approval required to allow the construction of the proposed development. The Part 8 process for approving social housing is the same process

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		regardless of the method by which social housing is constructed. The PPP process is just one contractual method for the delivery of social housing. The PPP process has not been used as an excuse to avoid due process. The same process (Part 8) of obtaining approval for the construction of the proposed development is used by Kildare County Council in obtaining approval for all such similar developments regardless of the contractual arrangement (PPP or traditional) for the construction of the development.
11.4	A liaison officer should to be appointed so that residents have a designated person to contact regarding repairs and maintenance of the road in Collegewood Manor.	As the roads in Collegewood Manor have recently been taken in charge by Kildare Co. Council repair and maintenance of these roads is the responsibility of Kildare Co. Council.

Submissions Register for Nancy's Lane	
Name	Received
Public Submissions	

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Shirley O'Keefe	04/04/2018
Richard French	05/04/2018
Darren Fortune	05/04/2018
Shane Dunne	05/04/2018
Denis O'Brien	05/04/2018
Martina Forristal	05/04/2018
Lynda Ennis,	05/04/2018
Jennifer and Mark Bermingham	05/04/2018
Donny Hanratty	05/04/2018
Cathy Finnegan	05/04/2018
Siobhain and Colin O'Brien	05/04/2018
Michal Matysek	05/04/2018
Colin Dalton	05/04/2018
Shauna Kearney	05/04/2018
Renee O'Rourke	05/04/2018
Jainette Duffy	05/04/2018
Ieva Ledeikaite	05/04/2018
Martine Grogan	05/04/2018
Ann Marie Vaughan	05/04/2018
Sonia Nolan	05/04/2018
Peter Dromgoole	06/04/2018
Tom and Pauline Donovan	05/04/2018
Joanne and Brendan Boylan	05/04/2018
Margaret Coady and Ronan Dowling	05/04/2018
Linda Byrne	05/04/2018
Stephen McCabe	05/04/2018
Marcin and Kataryzna Spicera	05/04/2018
Public Submissions	
Edwina Flavin	05/04/2018
Barbara Murray	05/04/2018

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Tanya Montgomery, Early Days Creche	05/04/2018
Colm Early	06/04/2018
Michael McLoughlin	06/04/2018
Giuseppe Roe	06/04/2018
Fran O'Dwyer	06/04/2018
Kieron Costello	06/04/2018
Andrew Glover, Meadows Residents Association	06/04/2018
Edward Doyle	06/04/2018
Paul and Fiona Johnston	06/04/2018
Daire and Tommy Dillon	06/04/2018
Hilary McDonnell	06/04/2018
Stephen & Paula Kelly	06/04/2018
John Kennedy, Secretary, Clane Community School	06/04/2018
Sarah Dillon	06/04/2018
Dominic Smith	06/04/2018
Claire McCormack	06/04/2018
Yvonne Reidy	06/04/2018
Sinead Ronan	06/04/2018
Marisa Ronan	06/04/2018
Maire Finnerty	06/04/2018
Yvonne Nolan	06/04/2018
Caroline Manzor	06/04/2018
Richey Fahey	06/04/2018
Rossa Fahey	06/04/2018
Cathy Finnegan, Acting Chairperson, Residents' Association	06/04/2018
John O'Rourke,	06/04/2018
Thomas Foley	06/04/2018
Public Submissions	
Residents Ballinagappa Road	04/04/2018
Amanda Kelly	13/04/2018
Internal Departments, Kildare County Council	

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Celina Barrett, Chief Fire Officer	04/04/2018
Earnan McGee, Environment Section	24/04/2018
George Willoughby, SEE, KCC	14/03/2018
Jonathan Deane, SEE, Maynooth MD Engineer, Kildare County Council	28/02/2018
Alice Corbett, Community Development, community & Cultural Dept, Kildare County Council	01/05/2018
Bridget Loughlin, Heritage Officer, Kildare County Council	23/03/2018
Trevor Moore, Water Services, Kildare County Council	29/03/2018
Chris Hoban, NRDO	04/04/2018
Mary Gorbey, A/principal Env Health Officer, Eithne Hunt, Env. Health Officer, HSE	05/03/2018
Prescribed Bodies	
Sean Laffey, Irish Water	03/04/2018
Sinead O'Brien, Dept Culture, Heritage and the Gaeltacht	23/03/2018
Natasha Crudden, Regulatory & Administration unit, Transport Infrastructure Ireland.	06/03/2018
Public Representatives	
James Lawless TD, Dail Eireann	06/04/2018
Frank O'Rourke, TD, Dail Eireann	05/04/2018
Cllr Readha Cronin, Sinn Fein	06/04/2018

