



01 March 2022

Extract from Minutes

MY26/0618

Part 8 Report for the proposed development at Nancy's Lane

Mr Creighton informed the members that the proposed development for Nancy's Lane, Collegewood Manor, Ballinagappa Road, Clane comprised of seventy seven social housing units and associated site works. He confirmed the proposed development had regard to the provisions of the Kildare County Development Plan 2017-2023, the Clane Local Area Plan (LAP) 2017 -2023, the provisions of National Planning Guidelines in relation to residential development, Kildare County Council's internal departmental reports and prescribed body reports, Appendix 2 on the 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 and the modifications listed. He stated that the proposed development would provide 18.7% public open space in the form of a central area and a buffer along Nancy's Lane and stated plans indicated the retention of all natural boundaries with elements being incorporated into the landscaping of the overall development. Mr Creighton stated that the units were primarily two storey with a contemporary approach and all the required assessments had been carried out. Mr Creighton recommended that the members of the Maynooth Municipal District approve the Part 8, subject to the modifications set out in the Chief Executive's Report dated 25 May 2018.

The Cathaoirleach thanked Mr Creighton for his presentation.

Councillor McEvoy asked for clarification in relation to the minimum storage requirements set out in the Kildare County Development Plan 2017- 2023, or as

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agreed with the Planning Department. Mr Creighton stated that storage space would be provided internally and externally and if not adequate the possibility of a shed could be looked at. Councillor McEvoy proposed the following in terms of one amendment and related considerations by the Maynooth Municipal District Office in terms of the Public Private Partnership Proposal (PPP).

- That the design of the proposed retaining wall at the open space in the Collegewood Manor at the proposed junction with the PPP site be consistent with the materials used in the existing walls in Collegewood Manor.

That the council examine the following in Collegewood Manor:

- Cycle lanes along the access road into Collegewood Manor, to contribute to sustainable movement and traffic calming
- 30 kph speed limit in Collegewood Manor, as per Jake's Law consultation process
- Yellow lines in Collgewood Manor to manage the parking associated with the rugby and soccer pitches
- To address the unauthorised encampment at the western entrance to Nancy's Lane
- Prevention of vehicle access to Nancy's Lane
- Motion sensor lighting on Nancy's Lane to support security while minimising light intensities on a rural character amenity

Councillor Weld supported Councillor McEvoy's proposal.

Resolved on the proposal of Councillor McEvoy, seconded by Councillor Cronin, and agreed by all members present that the Part 8 report for the proposed development of seventy seven social housing units and associated site works at Nancy's Lane, Collegewood Manor, Ballinagappa Road, Clane be approved, subject to the modifications as outlined in the Chief Executive's Report dated 25 May 2018.

(End of Extract)

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I hereby certify that the foregoing is a true extract from the minutes of the monthly meeting of Maynooth Municipal District held on 01 June 2018.

Christine O'Grady

Christine O'Grady
Senior Executive Officer
Corporate Services