

HRA | PLANNING

Chartered Town Planning and Environmental Consultants

Supporting Planning Statement

Residential Development at Nancy's Lane, Clane

Kildare County Council



HRA | PLANNING
chartered town planning consultants

DEVELOPMENT PLANNING | ENVIRONMENTAL PLANNING | MASTERPLANNING

Limerick | Dublin | t: 061 435000 | f:061 405555 | e:info@hraplanning.ie | w:www.hraplanning.ie

Title:	SHB2-CLA-PL-HRA-RP- Planning Report
Project:	Proposed Development of 77 no. units at Nancy's Lane, Collegewood Manor, Ballingappa Road, Clane, Co. Kildare
Prepared by:	MH
Date:	February 2018
Issue:	04

© Copyright HRA | PLANNING. All rights reserved. This report has been prepared for the exclusive use of the commissioning party and unless otherwise agreed in writing by HRA | Planning, no other party may copy, reproduce, distribute, make use of, or rely on the contents of the report. No liability is accepted by HRA | PLANNING for any use of this report, other than for the purposes for which it was originally prepared and provided. Opinions and information provided in this report are on the bases of HRA | PLANNING using due skill, care and diligence in the preparation of the same and no explicit warranty is provided as to their accuracy. It should be noted and is expressly stated that no independent verification of any of the documents or information supplied to HRA | PLANNING has been made.

TABLE OF CONTENTS

1.0	INTRODUCTION	1 - 1
1.1	Introduction	
1.2	Public Private Partnership Model	
2.0	CONTEXT & PLANNING HISTORY	1 - 4
2.1	Site Location & Context	
2.2	Planning History	
3.0	SITE SELECTION & CONSIDERATION OF ALTERNATIVES	4 - 6
3.1	Site Selection	
3.2	Consideration of Housing Tenure & Type	
3.3	Consideration of Design	
4.0	NEED FOR DEVELOPMENT	6 - 7
5.0	PRE-PLANNING CONSULTATION	7 - 7
6.0	DEVELOPMENT PROPOSAL	7 - 10
6.1	Residential Units	
6.2	Open Space Provision	
6.3	Boundary Treatment	
6.4	Access & Car Parking	
6.5	Water Infrastructure	
6.6	Construction Management Strategy	
7.0	DEVELOPMENT STRATEGY	10 - 13
7.1	Context	
7.2	Connections	
7.3	Inclusivity	
7.4	Variety	
7.5	Efficiency	
7.6	Distinctiveness	
7.7	Layout	
7.8	Public Realm	
7.9	Adaptability	
7.10	Privacy / Amenity	
7.11	Parking	
7.12	Detailed Design	
8.0	ENVIRONMENTAL CONSIDERATIONS	13 - 14
8.1	Landscape Character	
8.2	Biodiversity	
8.3	Archaeology	
8.4	AA Screening	
8.5	EIS Screening	
9.0	PLANNING POLICY APPRAISAL	14 - 18
9.1	National & Regional Planning Context	
9.2	Clane Local Area Plan 2017 - 2023	
9.3	Relevant National Guidelines	
10.0	COMPLIANCE WITH STANDARDS IN THE CLANE LOCAL AREA PLAN	18 - 19
10.1	Site Coverage	
10.2	Plot Ratio	

10.3	Density	
10.4	Housing Mix & Size	
10.5	Private Open Space Provision	
10.6	Public Open Space Provision	
11.0	CONCLUSION	19 - 20

1.0 INTRODUCTION

1.1 Introduction

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 seeks to implement this delivery on the ground and has been identified to deliver 77 no. social housing units.

This report has been prepared to demonstrate how a sustainable and integrated residential scheme has been carefully considered and designed for the town of Clane, providing for much needed social housing. This report not only complies with the requirements (Section 13.1.2) of the Clane Local Area Plan 2017 – 2023 (LAP), which requires a Statement of Compliance in support of phasing for any residential development located in Butterstream, Nancy's Lane, but further justifies the development proposal in the context of existing objectives and policies in the LAP.

1.2 Public Private Partnership Model

The units are to be delivered using, an 'availability-based PPP model'. Under this model a consortium designs (in accordance with the grant of planning permission), builds, finances and maintains the social housing units on behalf of the local authority subject to a contract. The maintenance and upkeep services are provided for a period of 25 years after construction. After this the units are returned to the local authority in good, pre-defined, condition.

The sites for this project always remain in State ownership and are made available to the PPP Company by way of a license. No private housing units are developed on the site as part of the PPP project. As the model is 'availability-based', the private sector partner is responsible for ensuring that units are available for occupation. The local authority is the landlord and is responsible for nominating tenants from the local authority social housing waiting list, based on the local authority's allocation scheme.

This model has previously been used successfully in Ireland to build a number of roads, schools and courts projects with a primary care centre project currently under construction. Although new to social housing in Ireland, the model has been used successfully in other countries for such projects.

2.0 SITE CONTEXT

2.1 Site Location & Description

The application site and adjoining lands to the south and west are currently in the ownership of the Housing Agency although it is understood that the application site is to be transferred to Kildare County Council. A letter of consent from the Housing Agency has been appended to this document, consenting to the making of this application.

The 3.7 hectare site is greenfield in nature and is located within a 10 minute walk (800m), north west of the town centre. The site adjoins the College Wood Manor housing development to the north, an existing scout's hall and crèche to the north east and a cluster of four no. private houses to the south west. Access is provided off Ballinagappa Road (L1023) via Collegewood Manor, an established suburban, residential area dominated by two storey dwelling types. Collegewood Manor is in the process of being taken in charge by Kildare County Council. In the interim and until such time as the process is complete, the developer of Collegewood Manor has provided a letter of consent facilitating access through Collegewood Manor to the subject lands.



 Site Boundary



Figure 1.0 Site Location Map

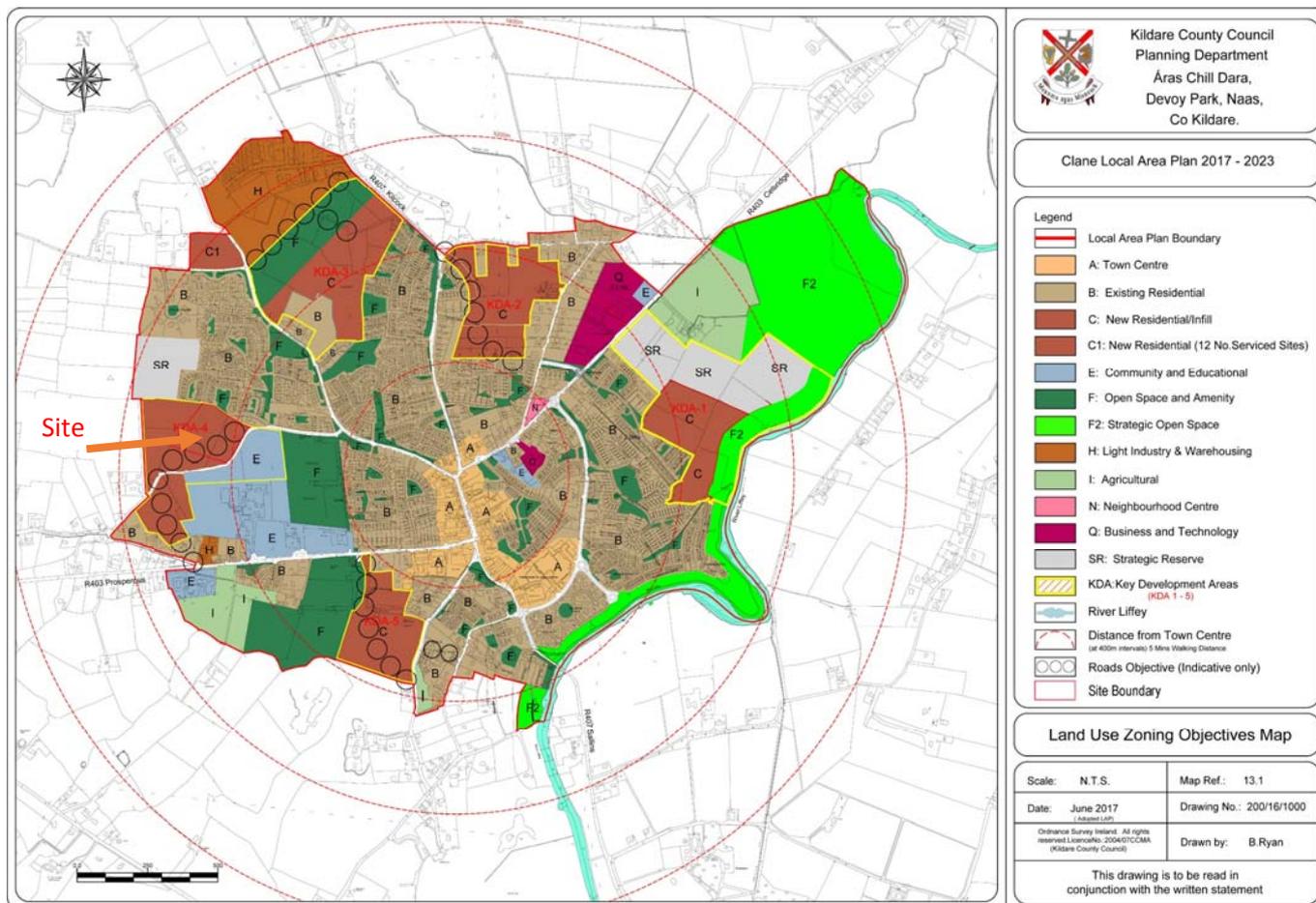


Figure 2.0 Landuse Zoning Map

The immediate adjoining land to the east and west is greenfield in nature, with the land zoned for residential use to the west and education and community use to the east. The subject site is relatively flat and divided into two separate parcels of land by extensive hedgerows. Mature trees and hedgerows characterise and define the site to the east and west, with Nancy's Lane, an undeveloped 'heritage trail', defining the eastern site boundary. There is no specific demarcation defining the southern site boundary.

The recently constructed Scoil Mhuire Community School is located immediately south west of the site. Adjoining the site to the north is an established creche / childcare facility (Early Days) with Clane Rugby Club facilities located to the east of the site. Although limited facilities immediately adjoin the site, the site is within a 10 minute walking distance of the town centre, where extensive facilities and services are accommodated. A footpath extends along the Ballinagappa Road into the town centre.

Clane is designated as a small town in the Kildare County Development Plan 2017-2023. It is a well-established town, primarily residential in nature but complimented with commercial, community and recreational facilities. The settlement of Clane has a population of 7,280 according to the Census of Population 2016. Population within the settlement grew by 8.6 per cent in the last inter censal period, well above the national average.

2.2 Planning History

There is no planning history on the subject site. However, planning permission was granted for a residential development comprising 92 no. houses and a creche on the adjoining site to the east, on the opposite side of Nancy's Lane (P08/1658). This permission was granted an extension of time under P08/1658 until April 2019.

3.0 SITE SELECTION & CONSIDERATION OF ALTERNATIVES

3.1 Site Selection

The subject land is in the ownership of the Housing & Sustainable Communities Agency and therefore can be efficiently utilised to meet some of the demand for social housing arising in the town of Clane and the surrounding area. The subject land will transfer to Kildare County Council to facilitate development. A substantial area of undeveloped zoned new residential land is located in the area of the subject site, north west of the town centre, focused around existing residential development to the north and new community facilities including the new community school to the south. Site selection was restricted to consideration of that land in public ownership and which could transfer to the County Council to provide much needed social housing.

Site selection has taken a plan led approach to development having regard to the residential zoning provisions in the Clane Local Area Plan 2017 – 2023 (LAP). The subject lands are zoned C new residential development in the LAP and also form part of Key Development Area 4. Key Development Area 4 provides for a road objective running from the north to the south of the subject site connecting the College Wood Manor road to the Clane-Prosperous road. The proposed development will comply with the objectives of the LAP and ensure that plan led development is delivered on appropriately zoned land within the town boundary.

The position of the site within easy walking distance of the town centre (10 minutes) will ensure a sustainable and accessible residential development. The subject site is also well positioned in the context of existing and recently permitted development in the town. The neighbouring Scoil Mhuire Community School, which was recently constructed has significant pupil capacity and is well positioned to service and integrate with the proposed development.

3.2 Consideration of Housing Tenure & Type

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.

Within the settlement of Clane the housing stock was recorded at 2,741 units with 5 per cent of all units deemed to be vacant according to the Census of Population 2016. Of the 2,492 households identified within the settlement, 90 per cent of units are in private ownership whilst 7 per cent are either rented from the local authority and / or voluntary body.

If one looks closer at the immediate neighbourhood surrounding the subject site, as hatched in Figure 3.0, and comprising statistics from 11 no. different Small Area Populations (SAPs), the situation is not dissimilar. According to the Census of Population 2016, there are 1,114 no. households within the defined area comprising 86 per cent of units in private ownership and 11 per cent of units rented from the local authority and / or voluntary body. Including the proposed development within the overall housing statistics will increase the provision of social housing from 11 per cent to 16 per cent within the hatched area identified in Figure 3.0.

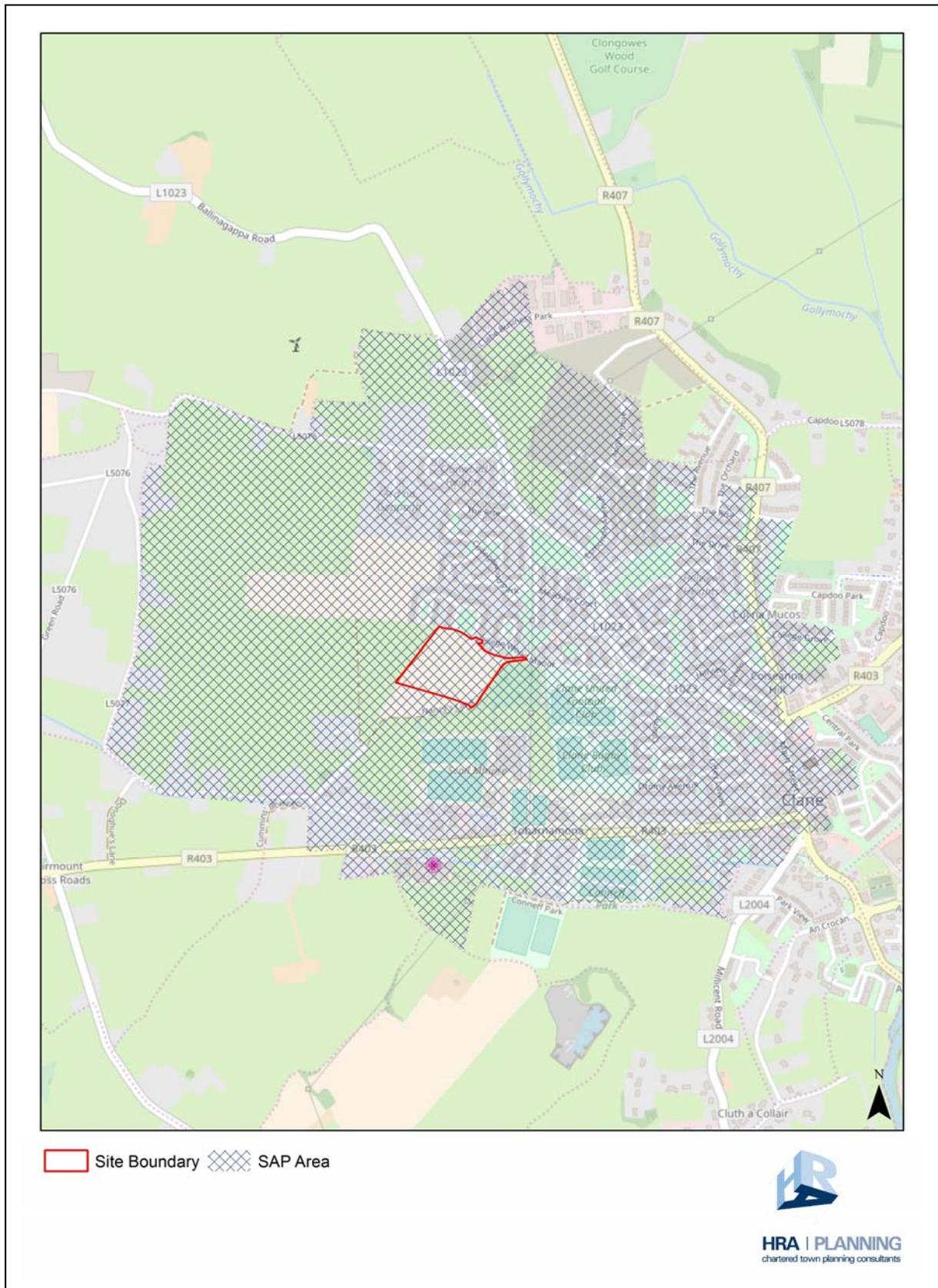


Figure 3.0 Housing Type Analysis Study Area

This ratio of private to social housing mix is considered to be acceptable on the plausible assumption that dominance by any single tenure should not exceed 50 per cent. Furthermore, consideration must be given to the substantial landbank, zoned for residential purposes, immediately adjoining the site to the east and the permitted development of 92 no. houses to the west and which is likely to accommodate future residential development. Accordingly, the proposed development must be considered to be appropriate to the area providing for balanced and integrated housing tenure in this area of the town.

3.3 Consideration of Design

Much consideration has been given to the layout and design of the scheme with a particular focus on providing a high quality residential development, creating a sense of place for future residents, whilst integrating into the existing built environment. Respecting the residential amenities of the existing residents in College Wood Manor was a significant influencing factor guiding development on the site. The enhancement and natural surveillance of Nancy's Lane has been a guiding principle as has the retention of mature hedgerows through the site. The design has also been driven by the requirement for and provision of a road running from the north to the south of the site connecting the College Wood Manor road to the Clane-Prosperous road, in line with the provisions of the LAP.

Following consideration of the design approach and challenges on the site and having regard to relevant standards and development policies in the Clane Local Area Plan, provision has been made for 77 no. units on the site. The mix of units required to accommodate housing need in the area is generally as per the original client requirements. The proposed density makes the most efficient use of zoned, urban land whilst also seeking to integrate with and consolidate existing and permitted development in the area.

The proposal is likely to be the first phase of an overall development on residential zoned lands within Key Development Area 4. Design of the scheme ensures that future development within Key Development Area 4 can occur in an integrated and cohesive manner and that nothing planned or provided for within the proposed development will compromise future development in the area. The overall development layout is guided by the principles set out in the Clane Local Area Plan 2017 – 2023 (LAP) including site access, house orientation and amenity provision. Overall the design follows and adopts a plan led approach to development.

4.0 NEED FOR DEVELOPMENT

The Summary of Social Housing Assessments 2016 Report prepared by the Housing Agency counts the total number of households qualified for social housing support across the country on September 21st 2016. There was a 1.9 per cent increase in the total number of households qualifying for social housing support and whose social housing need is not being met between 2013 and 2016, with a total of 91,600 qualified households in 2016. Almost half (47%) of households have been qualified for social housing support for more than four years. One-fifth (21%) have been qualified for more than seven years. These national figures demonstrate the need for action and the supply of social housing right across the country.

Within the administrative area of Kildare County Council the number of households qualified for social housing support and whose social housing need is not being met, increased by 3.4 per cent between 2013 and 2016 from 5,454 households to 4,572 households. Of the qualified households, some 41 per cent comprised of single person households, 28 per cent comprised a single person with child / children and 30 per cent comprise a couple with/without children.

The proposed development will only accommodate 1.6 per cent of households that have a housing need in the county. Given the critical housing situation nationwide and in the town of Clane, the proposed development is urgently required to address what is only a small proportion of the social housing need in the town and the county.

5.0 PRE PLANNING CONSULTATION

The proposed scheme has been designed in consultation with Kildare County Council. As well as more informal communication with individual departments, one pre-planning meeting has been held with the planning authority and the Roads and Transportation Section.

6.0 DEVELOPMENT PROPOSAL

The public notices state that the proposed development seeks to provide for:

a) 77 no. residential units comprising of: (i) 18 no. 2 bed apartments in 6 no. three storey buildings; (ii) 9 no. single storey 1 bed houses; (iii) 2 no. two storey 2 bed houses; (iv) 41 no. two storey 3 bed houses; and (v) 7 no. two storey 4 bed houses; with (vi) renewable energy design measures for each residential unit; and b) supporting development works including; (i) underground surface water attenuation; (ii) CCTV; (iii) pedestrian and cycle track on Nancy's Lane; (iv) ESB substation; (v) alteration to existing road alignment in Collegewood Manor; (vi) temporary construction signage; (vii) estate signage; (viii) varied site boundary treatment comprising walls and fencing; and (ix) all associated site works.

6.1 Residential Units

Policy HCO2.1 of the Clane Local Area Plan 2017 – 2023 (LAP) seeks 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. The proposed development seeks to provide for seven different size units on site. Whilst 41 no. two storey 3 bed units are provided, it should be noted that this unit type can be further broken into unit sizes comprising 12 no. 3 bed 4 person units and 29 no. 3 bed 5 person units comprising of two different house designs.

The nature and extent of development has been influenced by the type and size of households on the waiting list for social housing units and the overall demand arising in Clane town. The unit sizes have been designed in accordance with Table 17.4 of the Kildare County Development Plan 2017 – 2023 (CDP), the minimum standards set out in the Quality Housing for Sustainable Communities Best Practice Guidelines, Department of Environment 2007 and the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities. A mix in size and type of unit, which includes apartments, has been provided to create visual diversity and to comply with objectives in the LAP which encourages a mix of units on site.

A Housing Mix Statement been prepared in compliance with Section 17.4.3 of the CDP, providing a schedule and breakdown of each room within the residential units. This is included within the Architectural Design Statement prepared by Sean Harrington Architects. The design statement has been prepared in compliance with Section 17.3 of the CDP which requires the submission of design statements for residential developments in excess of 50 units (HCO2.2)

The plans accompanying the development proposal (Elevational Drawings 1:100) detail the provision of solar panels at roof level on the southern, eastern and western facing sloped roofs of residential units. Other renewable design measures have been provided for those units with north facing sloped

roofs. These solar panels are capable of achieving a Building Energy Rating in accordance with the provisions S.I.No. 666 of 2006 European Communities (Energy Performance of Buildings) Regulations 2006. The solar panels have been provided in accordance with best practice and to satisfy the objective of the CDP in relation to Energy Performance of Buildings. Although the solar panels are identified on the plans, it may be a case that the form and type of sustainable energy technology provided on site may change during construction, such that any alternative is at a minimum equal to the Building Energy Rating achieved by the solar panels and the proposal would not adversely impact or materially alter the external appearance of the buildings. This flexibility is necessary to facilitate construction of the development by a PPP Company and which could bring added value to the project by providing for better rated and more innovative energy technologies.

An Energy Efficiency Design Statement has been prepared by Malone O'Regan Consulting Engineers. This statement is included within a Compliance Report on Part L of the Building Regulations. The report concludes that the development has the opportunity to deliver a low-cost solution for home owners through a number of energy efficient, low emission sustainable solutions.

CCTV is proposed throughout the development proposal to ensure adequate surveillance and to protect the residential amenities of the area.

6.2 Open Space Provision

In excess of the development plan standards, the proposed development accommodates 18.7 per cent 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 of the highest quality and will contribute positively to the residential amenity of future residents.

The open space provision was heavily influenced by the presence of natural features on site including Nancy's Lane and the maintenance of a 10m buffer from the hedgerow defining the laneway on the eastern boundary. Further open space defines the north eastern boundary of the site providing an attractive buffer between the proposed residential development and the existing houses in Collegewood Manor. Perhaps the feature of most significance to this scheme are the blocks of open space that centrally dominate and act as a continuous green lung within the development. Such a design approach has contributed to the uniqueness of the scheme and has facilitated a high degree of amenity on site for future residents.

Nancy's Lane has been identified as a Heritage Trail in the LAP and policy GIO1.2 seeks "*to integrate Green Infrastructure as an essential component of all new developments and restrict development that would fragment or prejudice the Green Infrastructure Network*". The LAP also seeks to "*protect and enhance the biodiversity value and ecological function of the Green Infrastructure network*" (policy GIO1.3). The proposed development seeks to enhance Nancy's Lane, orientating the residential units to overlook and naturally police the lane; retaining the ecologically sensitive hedgerow defining the laneway whilst facilitating enhanced connectivity at points of least sensitivity; and enhancing the laneway environment with improved surface treatment and provision of low level public lighting. Prior to construction of development it is proposed to examine Nancy's Lane and establish the original width of the old horse and cart road which defines the lane. It has been agreed with the Roads Section and the Heritage Officer that a new pedestrian/cycle track is to be laid over this old roadway, but not wider than the original road and to a maximum width of 3m. The ground/flora/fauna outside of the track is to be protected during construction.

Of significance, and unique to this development proposal, is the ongoing maintenance requirement demanded of the PPP Company for the next 25 years. This maintenance approach will ensure that

residents continue to enjoy a high quality and maintained public realm for a substantial period of time, whilst also ensuring that the grounds of the development mature and evolve appropriately in accordance with the submitted plans and particulars, including the Landscaping Plan.

6.3 Boundary Treatment

The proposed development comprises a mixture of boundary treatments around the perimeter of the site. The drawings accompanying the submission highlight the different approaches taken to address specific site features and constraints. All walls bounding a private garden are a minimum 2m in height and are of solid construction, comprising a concrete post and panels wall.

It is proposed that the southern and western boundaries of the site will be defined with a temporary 1.8 - 2.0m high powder coated weld-mesh type fence, installed to protect the development, until the wider masterplan projects have been completed.

6.4 Access & Car Parking

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) and seeks to deliver the first phase of the Butterstream Link Road as identified in the LAP, extending from Collegewood Manor to Prosperous Road. This link roads extends westwards along the northern site boundary before turning south and extending the full length of the western site boundary, providing access to the remaining undeveloped zoned lands to the south and west.

Internally, within the development, a secondary access road bounds the central spine of open space to the east and the west, providing access to the development which has been laid out in block formation. All junctions have been designed to accommodate the adequate and safe manoeuvring of vehicles including waste collection vehicles. Enhanced pedestrian connectivity is provided between the development and Nancy's Lane, with internal pedestrian connections throughout.

In accordance with the requirements of Table 17.9 in the CDP, the proposed development provides for a total of 161 no. car parking spaces, which results in the provision of 2 no. spaces per house and 1.5 no. space per apartment with 1 visitor space per 4 apartments. This includes an additional 11 no. visitor car parking spaces have been provided in accordance with the requirements of Kildare County Council.

6.5 Water Infrastructure

The levels of the proposed development have been raised to facilitate gravity fall drainage connections (both surface and foul) into College Wood Manor.

It is proposed to discharge all surface water runoff from the site into a surface water manhole which is located in College Wood Manor. Surface water runoff from the new road surfaces and the roofs of the new buildings will be collected by gullies and directed towards two new attenuation tanks from where it will discharge at a controlled rate. The rate of discharge will be controlled using a hydrobrake and will be limited to the QBAR value for the site. This will ensure that the rate of surface water discharge from the proposed site is not greater than that from the existing greenfield site. A Class I bypass separator unit will be installed on the drainage pipework downstream of the attenuation tank prior to discharge. The attenuation tanks will be sized to cater for a 1 in 100 year storm event. This proposal complies with Policy IO2.2 which seeks *"to incorporate Sustainable Urban Drainage Systems (SUDS) as part of all plans and planning schemes in Clane"*.

The proposed foul water drainage will provide a network of gravity sewers within the site to collect foul waste from each property and discharge into a foul water manhole which is located in College Wood Manor. The LAP acknowledges that there is capacity in the waste water treatment plan (WWTP) to cater for the planned growth in Clane. Upgrading of the network by Irish Water is targeted for completion in early 2020.

According to the LAP, Irish Water considers that the North-East Kildare Regional Water Supply Scheme has sufficient capacity to provide for the growth of Clane. The proposed development seeks to connect into the public water supply serving College Wood Manor.

6.6 Construction Management Strategy

It is envisaged that development of the lands will occur over a three year period. A Construction Management Plan (CTMP) and C&D Waste Management Plan will be prepared by the Contractor and agreed with the planning authority prior to commencement of development. The underlying objective of the CTMP will be to inform contractors about the overall programme of works and the obligatory minimum standards of behaviour to ensure a safe workplace, to ensure that work practices are tailored to a shared site campus, and to ensure that construction activities are planned and executed to maximum effectiveness and efficiencies.

It is envisaged that development will commence on site in Q4 2019 and that the development will take up to 16 months to complete. Units will be made available for letting by the local authority immediately upon completion.

7.0 DEVELOPMENT STRATEGY

The Vision as set out in Section 12.2.4 of the Clane LAP seeks to ensure “*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 seeks to deliver on this vision by delivering part of the Butterstream Link Road and integrating Nancy’s Lane into the overall development.

The development strategy has taken a plan-led approach to development with the overriding design intention to create an inclusive and coherent new community based on best practice urban planning principles, giving residents a sense of place, ownership and identity. Extensive reference has been made to the best practice criteria and guidelines contained in the Urban Design Manual – Sustainable Residential Development in Urban Areas published by the Department of Environment Community & Local Government and to the Design Manual for Urban Roads and Streets (DMURS).

Section 12.1.1 of the LAP sets out criteria for good urban design and references the Urban Design Manual. The 12 criteria detailed in the Urban Design Manual have been drawn up to encapsulate the range of design considerations for residential development based on a distillation of current policy and guidance and tried and tested principles of design. A response to each of these indicators is proposed to demonstrate the proper planning and sustainable development considerations adopted within the development and to highlight the development of a socially integrated scheme within the town of Clane.

7.1 Context: How does the development respond to its surroundings?

Development on the subject site follows a plan led approach and is proposed on land that is appropriately zoned for residential use. The site layout presents a solution for building design, orientation and scale of development that has regard to the location of and proximity of adjoining services and facilities, including existing housing in College Wood Manor, the adjoining creche and Scouts Hall. The orientation of housing has been particularly influenced by Nancy's Lane and the need for natural surveillance with the fronting of houses onto the laneway. Situated in the outer edge of the town in an area identified for expansion, the site is positioned to benefit from surrounding services and facilities with good connectivity to the town centre. The extent of services and facilities within the area is analysed and assessed separately in a Social Infrastructure Audit accompanying the submission.

7.2 Connections: How well is the new development / site / neighbourhood connected?

The site has been planned in accordance with the provisions of the Clane LAP and in particular the delivery of the first phase of the Butterstream Link Road, extending from College Wood Manor and eventually linking with Prosperous Road. Situated 800m north west of the town centre, the town is accessible on foot with footpaths providing for easy walking. Nancy's Lane is also earmarked as a Heritage Trail in the LAP and the proposed development seeks to enhance Nancy's Lane adjoining the site boundary to facilitate the overall future delivery of the Heritage Trail.

7.3 Inclusivity: How easily can people use and access the development?

The proposed development comprises a mix of house types and sizes including 7 no. different unit types thereby facilitating a variety of families and persons within the development. The development has also been designed in compliance with the requirements of Part M of the Building Regulations – Access for People with Disabilities. The site has one main access route serving the proposed development and future undeveloped zoned residential lands to the east and south. Pedestrian connectivity is also facilitated between the proposed development and Nancy's Lane.

7.4 Variety: How does the development promote a good mix of activities?

The subject land is zoned for residential purposes only and accordingly only residential and / or ancillary uses are permitted on the site. The development contains significant open space provision (18.7%) in excess of the 15 per cent public open space requirements in the TDP and CDP. The development retains a number of mature trees and hedgerows to contribute to the quality of development on the site and in particular the ecological sensitive hedgerow adjoining Nancy's Lane.

The Social Infrastructure Audit undertaken in respect of the proposed development in the context of existing services and facilities details the nature and extent of neighbouring social infrastructure which is capable of supporting the proposed development.

7.5 Efficiency: How does the development make appropriate use of resources, including land?

The subject site is greenfield in nature. Section 12.2.4 of the LAP advocates lower to medium densities in the order of 25 –30 units per hectare. The density of the proposed development at 25.3 units per hectare takes into account the overall site constraints which include the existing boundaries, retention of mature trees and hedgerows and service infrastructure requirements. It should be noted that although the development site measures 3.7 hectares the net developable area, (excluding Nancy's Lane) is 3 hectares. The density of 25.3 units is based on the net developable area.

7.6 Distinctiveness: How do the proposals create a sense of place?

The proposed block layout has been devised to provide a legible, permeable layout with a range of dwelling types which, together with a varied use of materials and finishes engender a definitive sense of place in a new residential community. A green lung transcends the site providing a network of open space that is easily accessed from every corner of the site. This development characteristic along with the retention of trees and hedgerows and additional proposed landscaping, ensures that the design of the new residential site and forms a strong and positive identity for the area.

7.7 Layout: How does the proposal create people-friendly streets and spaces?

The proposed development provides for a permeable interconnected series of routes that are easy and logical to navigate around, active street frontages with front doors directly serving the street, traffic speeds controlled by design and careful location of public and communal open spaces.

The internal layout has been designed with traffic safety a key priority. Reduction of vehicle speed is a fundamental principle behind the layout. In general, all roads are designed for maximum vehicle speeds of 30km/h or 20mph. Traffic calming features have also been designed into the development – all in accordance with best practice and DMURS.

7.8 Public realm: How safe, secure and enjoyable are the public areas?

The public areas are overlooked and have natural surveillance thereby ensuring that they are safe and secure. The open space has been adequately sized to accommodate both active and passive recreational uses and the retention of natural features within the site, including trees and hedgerows, ensures that the open space is enjoyable and attractive to users. It is proposed to provide CCTV throughout the development proposal to facilitate surveillance and a safe residential environment.

7.9 Adaptability: How will the buildings cope with change?

The proposed development incorporates renewable energy design measures thereby ensuring energy efficient homes. An Energy Efficiency Statement accommodates this submission and highlights the key elements of the development necessary to ensure the units are adaptable to the challenges anticipated from a changing climate.

The mix of unit sizes provided on site ensures that the overall development can adapt to changing household needs and sizes through the rehousing of families within the development as their needs change over time. The proposed floor areas exceed social housing and development plan standards and requirements allowing for larger units and greater flexibility.

7.10 Privacy / amenity: How do the buildings provide a high quality amenity?

The houses have been designed in accordance with the specific requirements of Table 17.4 of the CDP in relation to unit size and storage requirements, whilst the apartments have been designed in accordance with the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities. These standards ensure a high quality residential unit. Each unit has private amenity open space to the rear and side of the property thereby providing ownership of recreational space and facilitating individual use.

7.11 Parking: How will the parking be secure and attractive?

A total of 161 no. car parking spaces is provided on site at a rate of 2 no. spaces per house and 1.5 no. space per apartment with 1 visitor space per 4 apartments. An additional 11 no. spaces are provided

over and above the development plan standards. Car parking for each residential unit is provided on street and within easy reach of front doors.

7.12 Detailed design: How well thought through is the building and landscape design?

The Architectural Design Statement prepared by Sean Harrington Architects responds to this criterion and highlights the overall design approach and rationale to the proposed development. It is recognised that the finished quality of a scheme can have a significant effect on a development's character, sense of place and legibility and that the quality is in the detail of the architecture and landscaped design. It should also be noted that the PPP Co. will maintain the development for a period of 25 years thereby ensuring a continued quality scheme into the future, particularly with regard to the maintenance of public open space.

8.0 ENVIRONMENTAL CONSIDERATIONS

The development strategy and design approach has been influenced by a number of environmental variables and considerations on the site.

8.1 Landscape Character

The site is located within a landscape character area, described as the River Liffey – Class 4 Special Sensitivity. Table 14.2 of Kildare County Development Plan describes the character area as an *“area with low capacity to accommodate uses without significant adverse effects on the appearance or character of the landscape having regard to special sensitivity factors”*. Notwithstanding classification of the area as being of Special Sensitivity, it must be recognised that the subject site is located in an area that is already surrounded by development. The site contains four fields that are used for arable crops, which are bordered by hedgerows / treelines on all sides. There is similar farmland to the west of the site, and some unmanaged farmland to the south and east (although these areas are likely to be developed in the future). There are housing estates to the north / north-east of the site, and a school approximately 100m to the southeast.

Accordingly, it is considered that the subject site has capacity to accommodate well planned development and that such development will be capable of satisfactory assimilation into the existing landscape.

8.2 Biodiversity

A comprehensive ecological assessment has been undertaken by NM Ecology in respect of the subject site and any potential impact that may arise from the development proposal. The report confirms that, most of the hedgerow habitat is common and widespread and is considered to be of negligible ecological value, but the hedgerow-lined laneway along the southern and eastern boundary of the site has a higher species diversity and is considered to be of local ecological value. There are also many mature and native trees on the boundaries of the site and they are also considered to be of local ecological value. Although bats were noted on site, the site and its immediate surroundings are considered to be of negligible value for bats. The report notes that the hedgerow along Nancy's Lane is to be retained as part of the development proposal and as a result the report concludes that the proposed development will have no adverse impact.

A report prepared by Scott Cawley in 2016 on the hedgerow defining Nancy's Lane confirmed that in general the northern hedgerow, adjoining the eastern boundary of the site, has more gaps and is open to views across the site. The southern hedgerow, in contrast, is much thicker and impenetrable and dense thorny scrub makes physical access almost impossible. The report sets out how the Lane may

be “integrated” into any proposed development design in the future but also how the Lane should be protected from adverse effects by controlling access and providing buffer zones.

Whereas the Scott Cawley report defined one access point only through the northern hedgerow, the proposed development identifies 3 no. additional access points in order to facilitate enhanced surveillance and connectivity. These access points have been provided at existing natural gaps in the hedgerow and the report from NM Ecology confirms that the provision of such access points will not adversely impact on the significance of the hedgerow, thereby ensuring that the overall hedgerow remains of ecological value.

8.3 Archaeology

The site is not located within a Zone of Archaeological Potential and there are no identified or known recorded monuments on the site. The site does not include any upstanding archaeological remains. A number of archaeological monuments are located in the wider environs of the site and these include a barrow and the ecclesiastical complex at Clane, located over 100m from the proposed development. Accordingly, it is considered that there is no design restriction on the site from an archaeological perspective.

8.4 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. The only surface-water features on the site are shallow drainage ditches at the base of the hedgerows, but all were dry at the time of survey. The closest watercourses are the Betaghstown and Kilmurry/Gollymochy rivers, which are located approx. 280m south and 1.2km north-east of the proposed development site, respectively. Both are tributaries of the River Liffey, which passes approx. 1.5km to the east of the site, on the far side of Clane. There is a distant hydrological connection to some designated sites on the River Liffey, including the Liffey Valley NHA (approx. 20km downstream) and a number of SACs, SPAs and NHAs in Dublin Bay (45km downstream), but due to the distances involved the risk of impacts is considered to be negligible, even in the absence of standard site management measures.

8.5 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 2001-2016 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 2001-2011. Accordingly, the preparation of an EIS is not warranted in this instance.

9.0 PLANNING POLICY APPRAISAL

Of critical importance in consideration of the proposed development is compliance with relevant statutory policy and national guidance and in particular, compliance with the relevant development plan

for the area, namely the Clane Local Area Plan 2017 – 2023 (LAP) and the Kildare County Development Plan 2017 – 2023 (CDP), where relevant.

9.1 National & Regional Planning Context

Both National and Regional Planning Guidance seek the location of new residential development in designated towns within the hierarchy of settlements contained in the National Spatial Strategy (NSS) and the Regional Planning Guidelines for the Greater Dublin Area 2010 – 2022 (RPG's).

The Regional Planning Guidelines for the Greater Dublin Area, 2010 –2022 (RPGs) designate Large Growth Towns and Moderate Growth Towns. Small Towns and Villages are defined at county level by the CDP. Clane is designated as a Small Town in the CDP, alongside Rathangan, Derrinturn, Prosperous, Kill, Sallins, Athgarvan and Castledermot.

The CDP acknowledges that Small Towns generally comprise populations of between 1,500 and 5,000, with relatively small and locally financed businesses, retail facilities mainly in the convenience category, and services such as primary schools, secondary schools, health clinics and sports facilities.

Clane's role as a Small Town is to develop as a local centre for services with 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. The proposed development, accords with the provisions of the LAP and the growth set out therein, which ensures development of a scale and nature appropriate to the town.

9.2 Clane Local Area Plan 2017 - 2023 (LAP)

The LAP seeks to promote a more consolidated and compact urban form; to maintain and improve a sustainable economic base to create new employment opportunities; and to create sustainable and integrated communities together with the balancing of the natural environment with sustainable and appropriate development.

9.2.1 Core Strategy

Both the CDP and LAP seek to accommodate 2.4% of Kildare's allocated housing growth in Clane over the period 2017-2023 in accordance with the core strategy for the county. The total housing allocation for Kildare over this period is 32,497 units. Table 3.3 of the CDP identifies a target population of 7,668 and a housing unit target of 3,483 units for Clane to the year 2023. The LAP makes provision for 780 housing units over the Plan period to meet the core strategy requirement and the proposed development of 77 no. units sits well within this quantum.

9.2.2 Zoning

Section 13.1 of the LAP identifies the land for 'new residential development' – 'to provide for new residential development'. The subject site is also identified as Key Development Area 4 (KDA 4), an area identified in Clane which has been earmarked for specific growth subject to a carefully managed implementation / delivery plan.

9.2.3 Sustainable Neighbourhoods

The LAP seeks to provide and facilitate development of quality homes, mixed tenure neighbourhoods, catering for a wide range of families. The proposed development must be considered in the context of existing surrounding and permitted development as highlighted in Figure 2.0 of this report. The development must also be considered having regard to the Social Infrastructure Audit (SIA) which has

been prepared and submitted with the plans and particulars accompanying the submission, in compliance with Policy CO2 of the Kildare County Development Plan relevant to a scheme in excess of 50 no. units. It is noted that policy HCO1.3 of the LAP seeks to secure the provision of social infrastructure and community and recreational facilities in tandem with residential development, in accordance with the implementation strategy set out in the plan.

The SIA confirms that the proposed development will give rise to demand for existing services and facilities but the demand will be minimal. The audit has confirmed that there is adequate public open space and recreational facilities in the area to serve existing and future population growth. There is also adequate educational capacity with a new post primary school constructed on the adjoining site to the south. It acknowledges that the Clane LAP seeks to coordinate the future development of the area and the proposed development conforms with the overall requirements of the TDP.

The issue of childcare provision and the specific policy in the LAP which requires the provision of 0.13 childcare spaces per dwelling within the KDAs is also discussed and rationalised in the SIA. The LAP requires that planning applications for housing in the KDAs will be required to outline proposals to meeting childcare requirements on a pro-rata basis. In the case of the subject site, whilst it is recognised that overall development of the site, as per the indicative masterplan, will require a childcare facility, the demand arising from the proposed development can be accommodated in the existing creche on the adjoining land to the north in College Wood Manor. An email from the creche (Early Days) operator confirms the ability to absorb capacity arising from the proposed development and a copy of that email is appended within the SIA accompanying this submission.

9.2.4 Design of Residential Areas

The LAP identifies 5 No. Key Development Areas (KDA's) to accommodate growth during the plan period. Area-specific design guidance for each of the KDA's is set out in the plan to promote the development of a number of key areas within the town.

Design Objective	Design Approach
Provide road link between College Wood Manor / Prosperous Road and pedestrian cycle /link at Nancy's Lane.	The first phase of a link road from College Wood Manor is proposed as part of the development proposal in accordance with the objectives in the LAP
Achieve vehicular, pedestrian and cyclist permeability throughout the development area.	Nancy's Lane is being maintained as the primary pedestrian and cycling route through KDA4 lands and will be sensitively enhanced as part of the development proposal
Provide access to Nancy's Lane at identified breaks in hedgerow.	Three access points are being provided at identified breaks in the hedgerow to facilitate integration between the proposed development and Nancy's Lane
Ensure direct pedestrian/cycle links to school in development on C & E lands.	The upgrade of Nancy's Lane and the provision of the link road will facilitate direct pedestrian and cycle links with the school.
Facilitate potential future links to lands zoned Strategic Reserve.	The proposed development will facilitate links to future development lands.
Design all roads and streets in accordance with the Design Manual for Urban Roads and Streets.	Roads and streets have been designed in accordance with DMURS
Provide passive surveillance of roads and open spaces and address existing unsupervised edges, predominantly through the use of the perimeter block in built form.	A perimeter block in built form is utilised and all houses are orientated to address Nancy's Lane and the large expanse of open space within the centre of the development,

	thereby ensuring passive surveillance of the Lane and open space in so far as possible
Create legible development with sense of place.	The perimeter block form, the expansive open space and the retention of existing hedgerows and mature trees all facilitate the creation of a legible development with a sense of place
Have regard to residential amenity of existing dwellings at the perimeter.	An open space buffer is maintained between the existing houses in College Wood Manor and the proposed development, ensuring that the residential amenity of existing residential units are maintained.
Buildings 2 –3 storey height with transition in scale from existing residential development	The proposed development comprises a 2 – 3 storey development.
This KDA is likely to accommodate lower to medium density residential development in the order of 25 – 30 units per hectare.	The proposed development has a residential density of 25.3 units per hectare
Provide min. 15% of New Residential area as public open space.	The proposed development accommodates 18.7% of public open space.

Table 9.1 Design Objectives & Approach

9.2.5 Transport

Table 8.1 of the LAP outlines specific roads and transportation projects in Clane and seeks to provide a Butterstream Link Road within the KDA4 lands. This new link road includes the provision of an off-road cycle track extending from College Wood Manor to Prosperous Road. The proposed development seeks to deliver the first part of this roadway, extending from College Wood Manor, with the provision of a dedicated link road running south along the western site boundary.

9.2.6 Phasing

Section 13.2 of the LAP sets out a schedule of phasing. The purpose of phasing is to ensure that infrastructure, facilities and amenities are provided in tandem with new residential development. To ensure flexibility, the proposed phasing schedule is sequential (linked to housing output) rather than time-specific. The specific phasing for KDA4 is detailed in Table 9.2 below and in accordance with the requirements of the LAP, demonstration of compliance with the phasing is provided.

Phasing Requirement	Phasing Compliance
Ballinagappa Road to Prosperous Road Link Road – Part A: Completion of College Manor to Nancy’s Lane section. To be completed as integral part of development to the north of Nancy’s lane.	This is being delivered in line with the development proposal, up to the boundary of the site.
Nancy’s Lane protection area / buffer - to be addressed as part of each development proposal.	A buffer of 10m is maintained along the eastern boundary of the site, to be provided as public open space adjoining Nancy’s Lane
Pro-rata childcare provision at a rate of 0.13 childcare spaces per dwelling. Pro-rata provision to be completed prior to the completion of development in KDA4.	It is noted that the Planning Authority will consider proposals for on-site or off-site childcare provision to satisfy the requirement for pro-rata childcare spaces. The demand arising from the proposed development can be accommodated in the existing creche on the adjoining land to the north in College Wood Manor. An email from the creche (Early Days) operator confirms the ability to absorb capacity arising from the proposed development and a copy of that email is appended within the SIA accompanying this submission.

Table 9.2 Compliance with Phasing Schedule

9.2.7 Appraisal Conclusions

The development proposal has adopted a plan led approach to development and accordingly is considered to be in compliance with pertinent policies and objectives in the LAP and CDP, in accordance with the proper planning and sustainable development of the town of Clane.

9.3 Relevant National Guidelines

In addition to statutory planning documents there are other guidance documents and guidelines which are intended to influence quality development and which have been complied with in advancing the development proposal for 77 no. residential units. These include:

- Quality Housing for Sustainable Communities Best Practice Guidelines, Department of Environment 2007
- Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities.
- Urban Design Manual – A Best Practice Guide, published by the Department of the Environment Heritage and Local Government 2009
- The DoEHLG 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
- Childcare Guidelines for Planning Authorities, Department of Environment, 2001

The principle objectives and aims of these guidance documents have been incorporated into and will be delivered throughout the development.

10.0 COMPLIANCE WITH STANDARDS IN THE CLANE LOCAL AREA PLAN (LAP)

Whilst an innovative and bespoke design approach has been advanced for the site, the proposed development and housing units, have been carefully conceived in accordance with the quantitative standards set out in the Clane Local Area Plan (LAP). Notwithstanding compliance with the development management standards set out in the LAP, the creation of a new residential area with a sense of place has been a priority. The following sections detail where compliance has been achieved having regard to key assessment criteria.

10.1 Site Coverage

Section 17.2.2 of the CDP states that the maximum site coverage shall be 50% for residential development. The proposed development has a site coverage of 15 per cent well below the maximum 50% site coverage identified for residential development in the CDP.

10.2 Plot Ratio

Table 17.1 of the CDP advocates plot ratio of between 0.35 and 0.5. The proposed development has a calculated plot ratio of 0.3, well below the standard defined in the CDP.

10.3 Density

Section 12.2.4 of the LAP advocates lower to medium densities in the order of 25 –30 units per hectare. The density of the proposed development at 25.3 units per hectare is based on a calculated Net Developable Area of 3.04 hectares, and takes into account, the overall site constraints which include the existing boundaries, retention of mature trees and hedgerows and service infrastructure requirements.

10.4 Housing Mix & Size

A detailed schedule of house and apartment sizes is attached to the Architectural Design Statement. The house unit sizes have been designed in accordance with the minimum standards set out in Table 17.4 of the CDP. The CDP minimum house size requirements are detailed in Table 10.1 below as there are no minimum sizes specified in the LAP. In any case, the proposed units exceed the minimum requirements set out in the CDP with the 2, 3 and 4 bed units particularly generous in comparison to the minimum standards. The two bed apartments range in size from 77.6sqm to 86.10sqm and therefore exceed the minimum 75sqm area stipulated in the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities. The unit sizes are detailed in Table 10.1 below.

Unit Type	CDP Area Requirement	Area of Proposed Unit
1 bed	55sqm	55.4sqm
2 bed	85sqm	90sqm
3 bed	100sqm	103.5sqm – 106.6sqm
4 bed	110sqm	127.2sqm

Table 10.1 Size of Proposed Unit

10.5 Private Open Space Provision

A detailed schedule of private open space provision for the houses and apartments is attached to the Architectural Design Statement. The private open space has been provided in general accordance with the development plan standards detailed in the CDP. In most instances, the area of private open space significantly exceeds the minimum requirements with private open space serving the apartments ranging in size from 7sqm to 28.4sqm with additional communal open space provision as per requirements of the Guidelines.

Unit Type	CDP OS Requirement	Range of OS Area Provided
1 bed	48sqm	51.10sqm - 84.9sqm
2 bed	55sqm	70.7sqm – 73.5sqm
3 bed	60sqm	61.5sqm – 113.5sqm
4 bed	75sqm	75.6sqm – 140.7sqm

Table 10.2 Private Open Space Requirement

10.6 Public Open Space Provision

Section 17.4.7 of the CDP requires the provision of a minimum of 15 per cent open space provision. The proposed development accommodates 18.7 per cent of public open space on site.

11.0 CONCLUSION

The proposed development, on zoned and serviced lands, identified as a Key Development Area within the Clane Local Area Plan 2017 – 2023 (LAP) is entirely consistent with the policies and objectives of the plan, with regional and national planning policy and the proper planning and sustainable development of the area.

The proposed development provides a suitable mix of housing, separation distance and car parking together with the quantitative requirements for private and public open space. The overall building form and layout responds to its site and context and satisfactorily assimilates into the urban landscape. Further the density proposed is appropriate for a greenfield site having regard to the pattern of both permitted and adjoining development and the topography of the site.

There is adequate service infrastructure in the area to accommodate the development as proposed, including water and transport infrastructure. The proposed development seeks to address and meet some of the critical need for housing in the Clane area, providing much needed accommodation for those on the Housing Waiting List.

The 'Do Nothing' scenario in this instance is not an option as the Government's priority is to deliver housing under the 'Rebuilding Ireland Action Plan for Housing and Homelessness. The land is in public ownership, is appropriately zoned for residential use, and social housing can be delivered using private finance which is separate and additional to Exchequer funding. The PPP format allows more social housing to be built in the context of constrained State resources and in a time of chronic need.

A plan led approach to development has been adopted on the site and the proposed development is deemed to be in accordance with the proper planning and sustainable development of the area. The proposed development comprises the sustainable use of zoned residential lands, situated within walking distance of the town centre and within a range of community, educational and commercial services including employment opportunities.

Gníomhaireacht Tithíochta · Housing Agency
53 Sráid an Mhóta Uachtarach · 53 Mount Street Upper
Baile Átha Cliath, D02 KT73 · Dublin, D02 KT73
T: 01 656 4100 · info@housing.ie

ag cothu pobal inbhuanaithe · promoting sustainable communities



**Planning Department
Kildare County Council,
Áras Chill Dara,
Devoy Park,
Naas, Co Kildare.
W91 X77F**

13th February 2018

**Re: Proposed Housing Development by Kildare County Council at lands at
Butterstream, Clane, County Kildare (Folio KE64417F)**

Whom it May Concern,

We confirm that the Housing and Sustainable Communities Agency (Housing Agency) is the legal, registered owners of the above land, subject to this development proposal. We hereby consent to the making of this application by Kildare County Council.

Yours faithfully,

Jim Baneham

Senior Executive

Housing Agency

SPRINGWOOD LTD
BUILDING AND CIVIL ENGINEERING CONTRACTORS

Turnings
Straffan
Co. Kildare

Telephone: 01 6279906
Fax: 01 6278063
E-mail :info@springwoodltd.ie

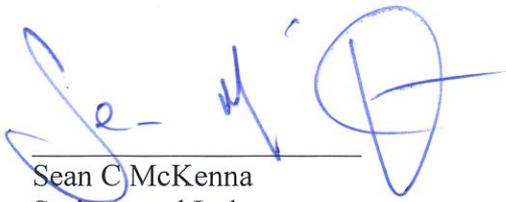
Mr Stephen Cunningham
Kildare County Council
Aras Devoy
Naas
Co Kildare

14th December 2017

Dear Stephen

I wish to confirm that Springwood Ltd has no objection to Kildare County Council taking in charge of College Wood Manor in Clane and also commencing the Part 8 process on any of the land which it is proposed to transfer to the Council prior to the completion of the land transfer process.

Yours faithfully


Sean C McKenna
Springwood Ltd