

The Secretary  
An Bord Pleanála  
64 Marlborough Street  
Dublin 1

7 June 2019

**Re: Strategic Housing Development Application to An Bord Pleanála**

**Demolition of existing buildings, construction of 366 no. residential dwellings (184 no. houses and 182 no. apartments), childcare facility, new link road (as permitted under Part 8) and associated site works. Capdoo, Clane, Co. Kildare.**

**ABP Reference: 302840-18**

Dear Sir

This application is made to An Bord Pleanála under the Planning and Development (Housing) and Residential Tenancies Act, 2016. The application is made pursuant to a Notice of Pre-Application Consultation Opinion issued by the Board dated 17 December 2018.

This correspondence identifies the following documentation and information submitted with this application:

1. The documentation submitted in compliance with articles 297 and 298 of the Planning and Development Regulations 2001 to 2017, as amended; and,
2. The information is made pursuant to the Board's Notice of Pre-Application Consultation Opinion dated 17 December 2018, as required under article 297(3) of the Planning and Development Regulations 2001 to 2017, as amended.

**1. Article 297 and 298 Requirements**

The documentation required under article 297 is identified below:

- **297(1)** – The planning application form is submitted herewith
- **297(2)(a)** – Letters of consent from Ardstone Residential Partners Fund ICAV, Mr. James O'Donnell and Kildare County Council are submitted herewith

- **297(2)(b)** – A copy of the newspaper Notice published in the Irish Daily Star on 7 June 2019 is attached herewith.
- **297(2)(c)** – MCORM Drawing No. PL 01 at a scale of 1:1000 and incorporating the requirements of parts (i) to (iv) is submitted herewith.
- **297(2)(d)** – Evidence form Irish Water that it is feasible to provide services is included in the DBFL Infrastructure Design Report as Appendix D with further confirmation received form Irish Water by correspondence dated 31 May 2019 and submitted herewith.
- **297(2)(e)** – It is proposed to connect to a public sewer. As such, there is no requirement to submit documentation under this provision.
- **297(2)(f)** – A full Schedule of Drawings and Documents required under sub-article (4) and submitted with the application is provided on a separate sheet.
- **297(2)(g)** – Details of compliance with Section 96 of the Planning and Development Act 2000 have been detailed in Section 3.6 of the Planning & Statement of Consistency Report submitted with the application. Details of Part V compliance including the location of units, layouts, calculations and methodology for calculating costs, have been subject to consultation with the Housing Department and are included at Appendix A of the Planning Report.
- **297(2)(h)** – Units to be transferred to the Planning Authority have been identified on MCORM Drawing No. PL70 submitted herewith.
- **297(2)(i)** – Letters of consent from Ardstone Residential Partners Fund ICAV, Mr. James O'Donnell and Kildare County Council are submitted herewith together with a drawing identifying their respective landownerships.
- **297(2)(j)** – The appropriate statutory fee of €59,855.20 being the fee payable, is attached herewith.
- **297(3)** – Section 2 below provides a statement of proposals to address the matters set out in the Board's Notice of Pre-Application Consultation Opinion dated 17 December 2018.
- **297(4) and 298(1)** – A full Schedule of Drawings and documents required under sub-article (4) and submitted with the application is provided on a separate sheet.
- **298(2)** – This application does not propose any works to a Protected Structure or Proposed Protected Structure or to the exterior of a structure within an Architectural Conservation Area.

It is noted that the application is accompanied by an Environmental Impact Assessment Report and an Appropriate Assessment Screening Report (Stage 1).

## **2. Statement of Proposals to Address Issues Raised in the Board's Notice of Pre-Application Consultation Opinion**

The Board's Opinion of 17 December 2018 identified the following:

1. **Issues to be addressed in the documents submitted with the application.** The Board's Notice stated that the documents submitted require further consideration and amendment to constitute a reasonable basis for an application for strategic housing development, and identified those matters in its Notice. These issues have been comprehensively addressed in the drawings, documents and reports submitted with the application. Section 3 below provides a statement of the manner in which these matters have been addressed in the documentation submitted.
2. **Specific Additional Information to be submitted with the Application.** The documentation submitted with this application is listed in Section 1 above and on the separate Schedule of Documents. This information includes all of the specific items identified in the Opinion.
3. **Authorities to be notified of the making of the application.** Copies of the letters sent to these authorities notifying them of the application under section 8(1)(b) of the Act are submitted with this application.

### 3. The Board's Opinion – Issues Addressed in the Submitted Documentation

The Board's Opinion identifies matters to be addressed in the documents submitted with the application. These matters have been addressed in the documents submitted herewith. To assist the Board and any interested parties in assessing the application the following sections provide a summary of the proposed amendments addressing the matters raised in the Board's Opinion, a summary of the manner in which the matters have been addressed in detail and incorporated into the drawings and documents submitted, and where the issues have been addressed in detail.

#### 3.1 Density

Item 1 states:

*'Further consideration/clarification of the documents as they relate to the density in the proposed development. This consideration and justification should have regard to, inter alia, the minimum densities provided for in the 'Guidelines for Planning Authorities on Sustainable Development in Urban Areas' (Map 2009) in relation to such Outer Suburban/Greenfield' sites. Particular regard should be had to need to develop at sufficiently high density to provide for an acceptable efficiency in serviceable land usage given the proximity of the site to Clane town centre, with its established social and community services. The further consideration of this issue of this issue may require an amendment to the documents and/or design proposals submitted relating to density and layout of the proposed development.'*

The Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, DEHLG (2009) promote and encourage higher residential densities where appropriate, noting that for greenfield sites in cities and larger towns, development at net densities less than 30 dwellings per hectare should generally be discouraged in the interests of land efficiency.

For greenfield sites in cities and larger towns the Guidelines provide that the greatest efficiency in land use will be achieved by providing densities in the general range of 35-50 dwellings per hectare. For centrally located sites in smaller towns, the Guidelines advocate a density range of 30-40+ dwellings per hectare reducing to 20-35 units per hectare on edge of centre sites.

Clane is designated as a small town in the Kildare County Development Plan 2017-2023 which will develop as a key centre for local services. Clane is not identified in the Settlement Strategy under the Draft Regional Spatial & Economic Strategy 2018, however recent population growth may result in the settlement being more appropriately designated as a Medium Town. In this respect, the subject site has been considered in context of appropriate densities for both smaller and larger towns as provided for in the Guidelines.

Following pre-planning consultation, specific design proposals have been incorporated to address the issues identified in relation to density. The total number units have been increased from 322 no. dwellings to 366 no. dwellings. The net density has been increased from 33.3 units per ha to 37.8 units per ha.

The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas specifically reference net densities where stating appropriate density ranges. The Guidelines provide that *'net site density measure is a more refined estimate than a gross site density measure and includes only those areas which will be developed for housing and directly associated uses'*.

Omitting the proposed Link Road, which provides a wider, strategic transport function for the own, the proposed development provides for 366 no. dwellings on a development area of 9.7 ha, equating to a net density of 37.8 units per hectare. In order to achieve the increased density, it was necessary to introduce further apartments and duplex units within the scheme. These units comprise a mix of two storey own-door apartments; own-door duplex units over a ground floor own-door apartment unit; and three apartment blocks of three and four storeys.

The introduction of additional apartments assists in creating a greater mix of unit types and sizes. Apartments have been located proximate to the proposed Link Road at locations proximate to Clane Town Centre which will benefit from good pedestrian and cycle links to established social and community services. Lower density houses are proposed at location more distant from the town centre to sensitivity integrate with the surrounding low-density housing and more rural character.

It is considered that the proposed net density of 37.8 units per hectare is well in excess of the 30 dwellings per hectare recommended for land efficiency by the Guidelines. Furthermore, the proposed density has regard to its immediate context, the nature and character of the settlement and its role function in the settlement hierarchy. In this regard, the proposed density is at the higher end of the density range of 30-40+ dwellings per hectare advocated small towns while also consistent with the 35-50 units per hectare for greenfield sites in cities and larger towns. Accordingly, it is submitted that the proposed density is appropriate to the application site and is fully consistent with the requirements of the Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, DEHLG (2009).

### **3.2 Design, Layout & Unit Mix**

Item 2 states:

*'Further consideration/clarification of the documents as they relate to the layout of the proposed development particularly in relation to the 12 criteria set out in the Urban Design Manual which accompanies the above-mentioned Guidelines and the Design Manual for Urban Roads and Streets. The matters of arrangement and hierarchy of street; the creation of a defined urban edge along the new link road; connectivity with adjoining lands; provision of quality, usable open space and the creation of character areas within a high-quality scheme should be given further consideration. In addition, further consideration/justification of the*

*documents as they relate to the proposed housing mix, having regard to the proportion of three bed and larger units within the overall proposed scheme. The further consideration of this issue of this issue may require an amendment to the documents and/or design proposals submitted relating to density and layout of the proposed development*

### **3.2.1 Urban Design Manual & DMURS**

Section 2 of the Architectural Design Statement prepared by McCrossan O'Rourke Manning Architects (MCROM) included as part of this application, sets out the design rationale and the key criteria considered in the design process for the proposed development based on the 12 criteria identified in the Urban Design Manual.

A statement on consistency of the proposed scheme with the Design Manual for Urban Roads and Streets has been prepared by DBFL Consulting Engineers and submitted as part of this application.

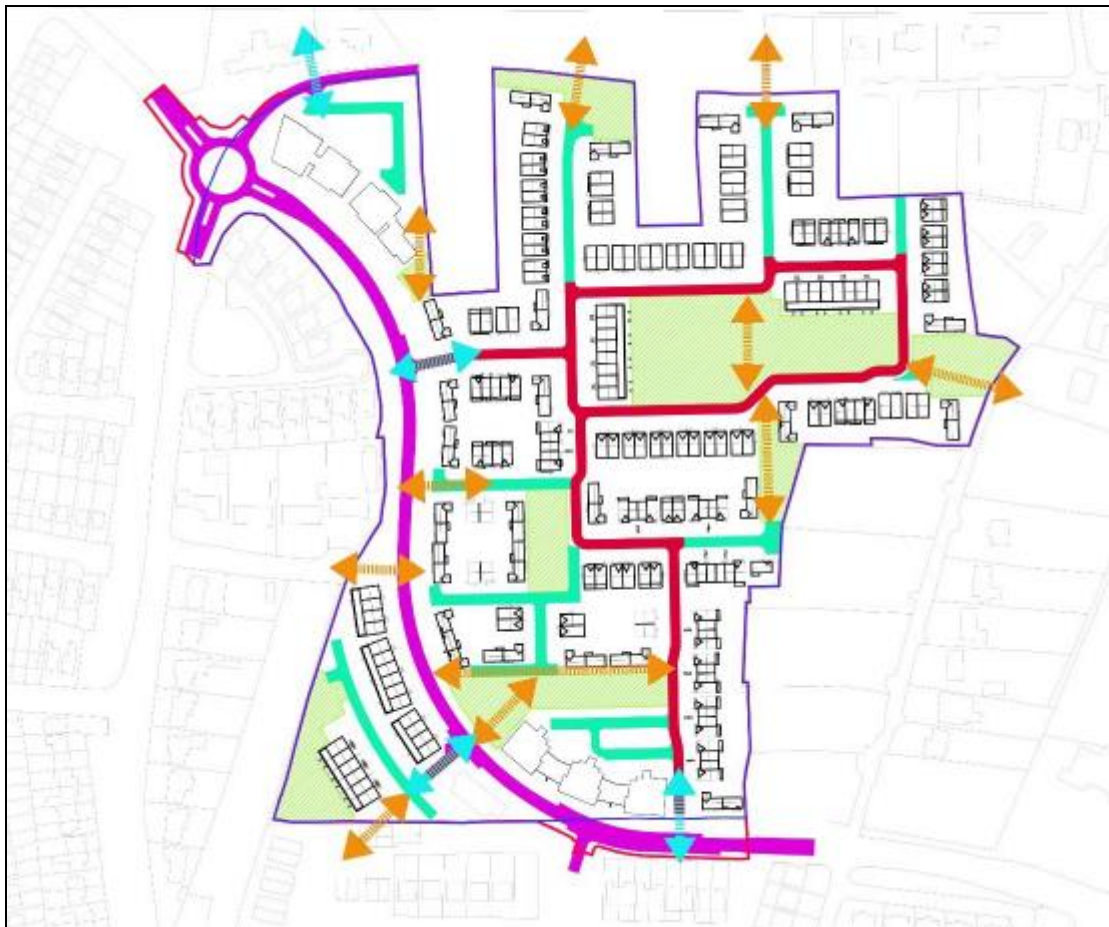
The proposed development is fully consistent with the key criteria and requirements of both the Urban Design Manual and the Design Manual for Urban Roads and Streets.

### **3.2.2 Design & Layout**

Section 3.3 of the Architectural Design Statement prepared by MCORM provides details of the design modifications in response to Item 2 of the Order, a summary of which is provided below.

**Arrangement & Hierarchy of Streets** – Figure 1 below provides a schematic illustrating the streets hierarchy proposed. The purple street is the proposed Link Road, a Link Street under DMURS. The red streets are link streets, Local Streets for DMURS, and provide circulation routes around the proposed development. The turquoise streets are home zones and are typically cul-de-sacs for vehicles but provide links for pedestrians and cyclists to the adjoining road network. The proposed street hierarchy results in a highly permeable and legible street network that offers route choice and safe streets for a range of road users including pedestrians and cyclists.

**Figure 1** Street Hierarchy



**Defined Urban Edge** – As part of the increase in density, the built edge along the Link Road has been augmented to create a more urban environment. Two apartment blocks replace an earlier smaller block and duplex units at the north western entrance into the scheme along the Link Road. To the south of the scheme, the relationship of the built edge to the Link Road has been reconfigured, again to create a more robust street frontage. A three-storey apartment block introduced to the eastern side of the Link Road is faceted to follow the curvature of the Link Road. The open space (No. 2) has been rotated 90 degrees, which facilitates preservation of more of the existing tree and hedgerow line running east-west and reducing its frontage onto the Link Road. The duplex blocks on the western side have been aligned with the Link Road with parking and open space to the rear. Between the apartment blocks, wide fronted houses with parking located on a side street, address the Link Road and provide for continuous frontage onto the Link Street. It is considered that the modifications to the scheme assist in creating a strong sense of place, enclosure and height along the road given its width.

Please refer to MCORM Drawing Nos. PL80 and PL81 which provide a series of cross sections to illustrate the relationship between the built edge and the Link Road. In addition, 2 no. Computer Generated Images (CGI 1 & 2) are included in the Photomontage Booklet to illustrate the relationship of the proposed development with the Link Road.

Figure 2 below compares the layout subject to preplanning consultation with the proposed scheme and demonstrates how the modifications to the scheme have resulted in defined urban edge along the new link road.

Figure 2 Comparison between Pre-Planning Scheme and Proposed Scheme to create a defined Urban Edge to New Riad



**Connectivity with Adjoining Lands** –The proposed development provides for the delivery of the Link Road which will significantly improve connectivity and increase permeability for pedestrians, cyclists and vehicles. In addition, the proposed development provides for a number of secondary connections to the surrounding road infrastructure to further enhance permeability to adjoining development. In this regard a number of future potential connections have been identified on Figure 1 which will be facilitated by the proposed development.

**Quality, Useable Open Space** - The landscape proposals provide an innovative and durable landscape and public realm, which integrates the proposed development into the surrounding context and generates new public open spaces and routes throughout.

There are three main large areas of public open space, one to the north, one at the centre and one in the southern part of the site. Each of the areas vary in character and all of them are centrally located and are overlooked from proposed development on all sides. Their central locations ensure that the spaces are activated and used to their maximum potential. The landscape elements are arranged in a way to utilise the space as much as possible.

**Figure 3 Overall Landscape Layout Plan**





Open Space No. 1 (North): A central rectangular cut lawn area is framed by series of mainly native Irish tree species planted on a grid, meadow grasses and groundcover and herbaceous planting. A formal open space is created which utilises both passive and active forms of recreation. The existing topography is exploited to create subtle variations in the character of the landscape. On the periphery, meadow and groundcover areas under tree canopies are broken up by series of paths and access points leading to the central open space. Open Space No. 1 provides an open space area of 6,546sqm.

Open Space No. 6 (Central): A central lawn area is framed by a monoculture of Magnolia kobus trees planted on a grid, meadow grasses and groundcover and herbaceous planting. A formal open space is created which utilizes both passive and active forms of recreation. A play area is located to the north to exploit the aspect. On the north-western and south-eastern periphery, meadow and groundcover areas under tree canopies are broken up by series of paths and access points leading to the central open space. Open Space No. 1 provides an open space area of 1,216sqm

Open Space No. 2 (South): This open space is aligned with a retained existing hedgerow and its geometry is a playful arrangement of linear elements, to reflect the linear nature of the hedgerow. Proposed tree planting here is mainly Pinus sylvestris with Betula pubescens. Over time, it is envisaged that the Pinus will form a tall band visible from across the site. A number of play elements are incorporated within this open space. Open Space No. 2 provides an open space area of 2,515sqm

Dedicated play areas are located in areas of public open spaces on site. They comprise secure play areas surrounded by fencing and areas of natural play that are integrated into meadow areas. Play equipment includes a climbing structure, trails of timber logs and balancing equipment. The large flat lawn area to the centre of the site can be used for a wide range of informal sports and play.

A series of smaller open spaces and pocket parks are dispersed throughout the site which provide for more passive recreation in addition to acting as attractive pedestrian routes through the scheme and future connections to the surrounding area.

**Creation of Character Areas** - Three Character Areas are proposed across the scheme to create a series of distinctive neighbourhoods which will sit appropriately in the context of the surrounding area. Each of these are focussed on its own cluster of streets giving a sense of identity and place and are linked by a number of open spaces and pocket parks. The housing is split into two distinct Character Areas (1 & 2) within the large parcel of land to the east of the link road. Character Area 3 consists of the apartment development at the northern and southern ends of the link road - these comprise 3 and 4 storey blocks; it is considered that an opportunity exists here to form bookends/ gateways as well as creating a sense of urban enclosure along the link road. Each of the three Character Areas contributes towards the frontage and urban edge along the new link road; thus providing a variety in both form, material and height.

Further details on each of the Character Areas are provided in the Architectural Design Statement prepared by MCORM.

### 2.2.3 Housing Mix

The further consideration of the proposed housing mix been informed by the Sustainable Residential Development in Urban Areas Guidelines 2009, Sustainable Housing – Guidelines for New Apartment Development 2018, and the Guidelines on Urban Development and Building Heights 2018. These guidance documents emphasise the need for urban consolidation, intensification and densification of both brownfield

and greenfield development land and ensuring the delivery of a wider mix and form of housing typologies. In particular the documents note the smaller average household size, an ageing and more diverse population, with greater labour mobility, and a higher proportion of households in the rented sector as the basis for increasing the number apartments and smaller housing typologies in new residential development.

In response to the ABP Order and consistent with the guidance documents identified above, the number apartments have been significantly increased from 116 to 182, so now almost half (49.7%) of the overall scheme comprises of apartment or duplex units. The additional apartments introduced comprise of a mix of one- and two-bedroom units. In addition, 20 no. two-bedroom houses have been introduced to provide an alternative, smaller house type. It is noted that 45.4% of the proposed units are one- or two-bedroom properties.

A breakdown of the proposed changes to the housing mix from pre-planning state is provided in Table 1 below

**Table 1 Dwelling Mix**

Dwelling Type	Pre-planning stage	Change following pre-planning	Resulting Total	Resulting % of overall mix
2 bedroom house	0	+20	20	5.5%
3 bedroom house	108	-33	75	20.5%
4 bedroom house	86	-9	77	21%
5 bedroom house	12	0	12	3.3%
<b>Total Houses</b>	<b>206</b>	<b>-22</b>	<b>184</b>	<b>50.3%</b>
1 bedroom own-door apartment	0	+12	12	3.3%
2 bedroom own-door apartment	50	-14	36	9.8%
3 bedroom own-door duplex	50	-14	36	9.8%
1 bedroom apartment	8	+8	16	4.4%
2 bedroom apartment	8	+74	82	22.4%
<b>Total Apartments/ Duplexes</b>	<b>116</b>	<b>+66</b>	<b>182</b>	<b>49.7%</b>
<b>Overall Total</b>	<b>322</b>	<b>+44</b>	<b>36</b>	<b>100%</b>

This proposed mix and variety of dwelling types will ensure the delivery of a wide choice of dwelling types of varying tenure and sizes to meet the housing needs within Clane's expanding local community. In particular, the proposed development will ensure the delivery of a large proportion of smaller one- and two-bedroom dwellings consistent with the Sustainable Residential Development in Urban Areas Guidelines 2009, Sustainable Housing – Guidelines for New Apartment Development 2018, and the Guidelines on Urban Development and Building Heights 2018. In addition, the proposed development will also provide family type housing which reflects the current household composition and will reinforce Clane's attractiveness for families.

### 3.3 Water Infrastructure Constraints

Item 3 states:

*'Further consideration/clarification of the documents as they relate to wastewater infrastructure constraints in the network serving the proposed development in particular as it relates to Contract 2B of the Upper Liffey Valley Sewerage Scheme. The documentation at application stage should clearly indicate the proposals to address the constraints, the compulsory purchase order process and completion of same and the timelines involved in addressing the constraints relative to the construction and completion of the proposed development. (The prospective applicant may wish to satisfy themselves that an application is not premature having regard to the information sought above).'*

A detailed response has been provided in the Technical Note prepared by DBCL Consulting Engineers and submitted with this application.

### 3.4 Surface Water Management and Flood Risk Assessment

Item 4 states:

*'Further consideration of documents as they relate to surface waster management for the site. This consideration should have regard to the requirements of the Drainage Division as indicated in their report dated 4<sup>th</sup> November 2018 and contained in Appendix B of the Planning Authority's Opinion. Any surface water management proposals should be considered in tandem with a Flood Risk Assessment specifically relating to appropriate flood risk assessment that demonstrates the development proposals will not increase flood risk elsewhere and, if practicable will reduce overall flood risk. As Flood Risk Assessment should be prepared in accordance with 'The Planning System and Flood Risk Management' (including the associated 'Technical Appendices'). The further consideration of this issue of this issue may require an amendment to the documents and/or design proposals submitted relating to density and layout of the proposed development*

A detailed response has been provided in the Technical Note prepared by DBCL Consulting Engineers and submitted with this application.

A Site Specific Flood Risk Assessment has been prepared by DBCL Consulting Engineers and submitted with this application.

## 4. Specific Information to be Submitted with Application

The Board's Opinion detailed specific information to be submitted with any application. The Table below details the information requested and where the information can be located:

	Specific Information	Location
1	Cross sections and other drawings, as necessary, at an appropriate scale, which detail the interface between the proposed development and the new link road/street and which provide for a sense of enclosure by the proposed built form along the	Please refer to MCORM Drawing Nos. PL80 & PL81.  In addition, please see Photomontages (CGI 1 & 2) from along the Link Road illustrating the interface

	new link road/street.	between the Link Road and the proposed development.
2	A detailed phasing plan for the propose development	<p>Please refer to MCORM Drawing No. PL84 Phasing Plan.</p> <p>Further details of the construction phasing programme are provided in Section 1 of the submitted Draft Construction and Environmental Management Plan.</p>
3	Ecological Survey of existing trees and hedgerows which clearly identifies all trees/hedgerows proposed for removal	<p>Please refer to the following documents prepared by Ciaran Keating and submitted herewith:</p> <ul style="list-style-type: none"> <li>• Arboricultural Assessment</li> <li>• Arboricultural Impact Report</li> <li>• Tree Protection Strategy</li> <li>• Associated Drawings (Dwg. Nos. 102-104), including Arboricultural Impact Drawing indicating trees/hedgerows to be removed (Dwg. No. 103).</li> </ul> <p>An ecological assessment of the Hedgerows has been provided in the Biodiversity Chapter of the EIAR (Chapter 10).</p>
4	Waste Management Details	Please refer to MOLA Dwg. No. PL72 and PL73 for details of bin stores for apartments and terraced houses. The locations of bin stores are indicated on the Site Layout Plan Dwg. Nos. PL02, PL03 & PL03.
5	A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority. Streets should be shown up to the boundary to facilitate future access.	<p>Please refer to MOLA Dwg. PL71 Tanking in Charge.</p> <p>Streets to be taken in charge have been shown up to the site boundary.</p>
6	A report identifying demands for school places likely to be generated by the proposals and the capacity of existing schools in the vicinity to cater for such demand.	Please refer to Schools Capacity Assessment prepared by Future Analytics and submitted herewith.
7	A Building Lifecycle Report, as per section 6.13 of Sustainable Urban Housing: design Standards for New Apartments – Guidelines for Planning Authorities (2018)	Please refer to Building Lifecycle Report prepared by MCORM and submitted herewith.

8	Construction and Demolition Waste Management Plan	Please refer to Draft Construction and Environmental Management Plan prepared by DBFL and submitted herewith.
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I trust that the application documentation is in order and I look forward to a favourable decision from the Board.

Yours sincerely,



Declan Brassil

**Declan Brassil & Co.**