

Kildare Co. Council
Aras Chill Dara
Devoy Park
Naas
Co. Kildare

19/05/2022

**Re: Zoning of Lands at Prosperous Road, Clane.
County Development Plan 2023 – 2029
for MA Tudor Ltd.**

Dear Sir/Madam,

I enclose herewith site location map with an area of land outlined in red.

The request is to have this site zoned Mixed Use for New Residential and Community use.

Site

The site is ideally located within 800M of Clane Village centre.
The area of the site is 0.9 hectares. The site adjoins the existing community and residential uses and is presently zoned for light industry and warehousing.

Water Supply

There is a public mains water supply in the area with adequate capacity to service the proposed development.

Foul Sewage

There is an existing foul sewage network serving the area with the treatment plant located at Osberstown. There is adequate capacity at present to cater for these lands.

Surface Water

Surface water will be mainly to soakpits on site. However attenuation facilities will be provided to cater for storm events and the surface water will discharge to the existing water courses.

Transport

Clane is 8km from Junction 9A on the M7 motorway.
The commuter railway station at Sallins is 8km from the site.
There is a commuter bus service to Dublin.



Schools

There is a Primary School and a Post Primary school in Clane with adequate capacity.

Sports

There is a GAA club and clubhouse 300 metres from the site.

The club has a membership of over 300 and has teams at all levels. There is a club house on site.

The facilities are open to the public for all training facilities.

The proposed gym would provide a much needed fitness facility in Clane.

Shopping

Clane has 2 supermarkets, pharmacy, petrol filling stations and 3 pub/restaurants.

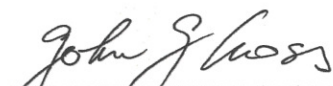
Conclusion

There is a need in Clane for further housing and a gym facility.


The zoning of this site for mixed use of New Residential and Community will cater for local demand.


On behalf of the MA Tudor Ltd. I request the Council to zone the site for Mixed Use consisting of New Residential and Community uses.

Yours faithfully



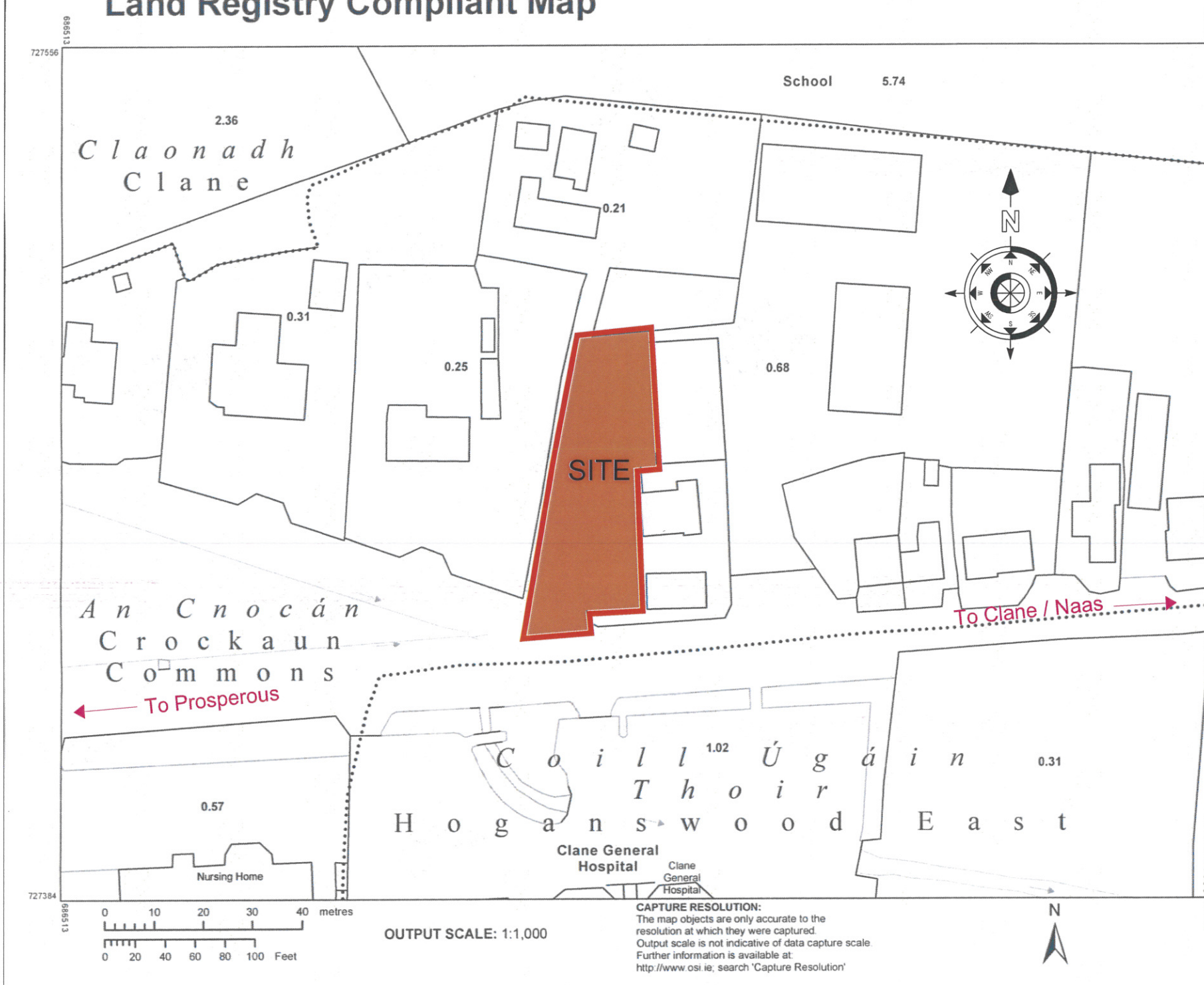
John J. Cross, MRICS, MSCSI, MCIQB
Chartered Building Surveyor

 Land owned
by the MA Tudor Limited

 Mixed use Residential
and Community

Land Registry Compliant Map

 **Ordnance Survey**
Ireland
National Mapping Agency



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SITE LOCATION PLAN 3384-B
Scale : 1/2500 O.S. Sheet 3384-D
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Kildare County Council
 Planning Department
 Áras Chill Dara
 Devoy Park, Naas,
 Co Kildare.

Clane Local Area Plan 2017 - 2023

Legend

- Local Area Plan Boundary
- A. Town Centre
- B. Existing Residential
- C. New Residential/Infill
- C1. New Residential (12 No Serviced Sites)
- E. Community and Educational
- F. Open Space and Amenity
- F2. Strategic Open Space
- H. Light Industry & Warehousing
- I. Agricultural
- N. Neighbourhood Centre
- Q. Business and Technology
- SR. Strategic Reserve
- KDA. Key Development Areas (KDA 1 - 5)
- River Liffey
- Distance from Town Centre
at 400m intervals: 5 mins walking distance
- Roads Objective (Indicative only)

Land Use Zoning Objectives Map

Scale	N.T.S.	Map Ref	13.1
Date	June 2017 <small>(Approved LAP)</small>	Drawing No.	200/16/1000
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This drawing is to be read in conjunction with the written statement

SUBJECT SITE

