

Clane

Town Centre First Plan

April 2024





BRADY SHIPMAN MARTIN / CLANE TCF / 7014 / RP01 / Rev 04 / DATE 2024/04/26 / DRW: RN / CHKD: PB / NOT TO SCALE

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Vision for Clane

The following vision statement has been formulated having regard to national, regional and local planning context, through community and stakeholder engagement in Clane and from a process of extensive research and analysis of the town.

Accordingly, our suggested vision is:

*Built on its rich heritage, strong community and scenic River Liffey location, the rapidly growing town of Clane is ready for enhancement with **safe attractive streets, expanded community facilities for all ages, and increased opportunities for recreation and leisure.***

Nurturing our unique heritage** and **repurposing vacant buildings** will breathe new life into the town centre, while the **transformation of public realm** and creation of **new pedestrian links** will greatly improve the **connectivity and permeability** in the town in conjunction with **enhanced public transport options.

*Strategically designed measures to **support active travel**, are set to **revolutionise the town centre key streets.** A **rejuvenated public realm** at the heart of the town aspires to **strengthen Clane's image and identity**, attract more people, business and activities, fostering a **vibrant heart of the town** with **high quality beautiful streetscapes.***

FOREWORD

A core objective of the Department of Rural & Community Development is to support the revitalisation of Ireland’s towns and villages, ensuring that they are vibrant and attractive places to live, work and socialise.

Central to this objective is the new Town Centre First policy (2022) which will provide an overarching framework for the revitalisation of Ireland’s towns and villages, while aligning the funding and other infrastructure necessary at a national level to support delivery at the level of the town / village.

The initiative is a key part of “Our Rural Future”, Ireland’s Rural Development Policy 2021-2025, an ambitious 5 year strategy designed to reimagine and revitalize rural Ireland. “Our Rural Future” advocates a holistic, place-based approach to rural development, which encourages and supports rural communities to develop cohesive and integrated plans to meet the long-term needs of their own particular area. This approach recognises that there is no one-size-fits-all solution to meet the developmental needs of every area.

The Clane Town Centre First Plan presents a forward-looking vision and incorporates a number of tailored projects which have emerged from opportunities identified through the public consultation process and detailed analysis by the design team. These projects focus on improving the arrival experience to Clane, making the most of natural and heritage assets, improving sustainable mobility opportunities and enhancing streets and spaces, so that Clane is an attractive place to live, work and do business.

This non-statutory document serves as a guide for decision-making, funding applications and project implementation subject to further detailed technical reports and planning consents. Implementing the Clane Town Centre First Plan is a step-by step and evolving process that requires a flexibility of the Plan and Town Team. Opportunities and challenges can change over time, and this will require a periodic review of the plan objectives. The delivery of projects will be led by the Town Team and the local community in collaboration with Kildare County Council. It is vital the Town Team and the local community continue to work together into the future to achieve the Town Centre First vision for Clane.



Clane Town Team:

Niall Doolan, Tommy Doran, Cllr. Pdraig McEvoy
Dave Conroy, Marie Sheehy, Paul Carroll

Thank you to the Clane Community who have contributed their time, knowledge and ideas to this plan.

With the help of the community, the Plan seeks to further develop Clane as an attractive place to live, work, visit and do business by building on the existing assets of the town and identifying potential improvements in the short, medium and long term.

1. Introduction

1. Introduction

TOWN CENTRE FIRST PLAN FOR CLANE

What is Town Centre First?

It is a new government policy introduced in February 2022 that aims to reverse vacancy and dereliction and revitalise our town centres. The policy is underpinned by a multi-billion euro investment programme and the Clane Town Centre First Plan will form the basis for the town to seek funding through multiple government funding streams such as the Rural Regeneration and Development Fund, Croi Conaithe (Towns) Fund, Historic Towns Initiative, Town and Village Renewal Scheme etc. Through the Clane TCF Plan, tangible transformation can be achieved.

The Clane Town Centre First Plan presents an opportunity to rejuvenate and redefine this historic town. Through an integrated approach incorporating design, planning, heritage, mobility, and sustainability, the plan aims to shape the town's future development and enhance its appeal to residents, visitors, workers, and businesses.

Collaborating with the Town Team, Council's Town Regeneration Officer and Clane Community, the design team has crafted a vision and identified potential projects for the town centre. Engaging with the public through various consultations, including online surveys and workshops, has provided valuable insights that have informed the plan's formulation.

Project Objectives:



1. Introduction

TEAM & METHODOLOGY

Multi-disciplinary Team

The Clane Town Centre First Plan is forward-thinking, ambitious, and showcases creative designs for regeneration of Clane Town Centre. Utilising a multidisciplinary integrated approach, it encompasses the development of spaces, traffic management, urban design, and landscape design to formulate the Plan strategy.

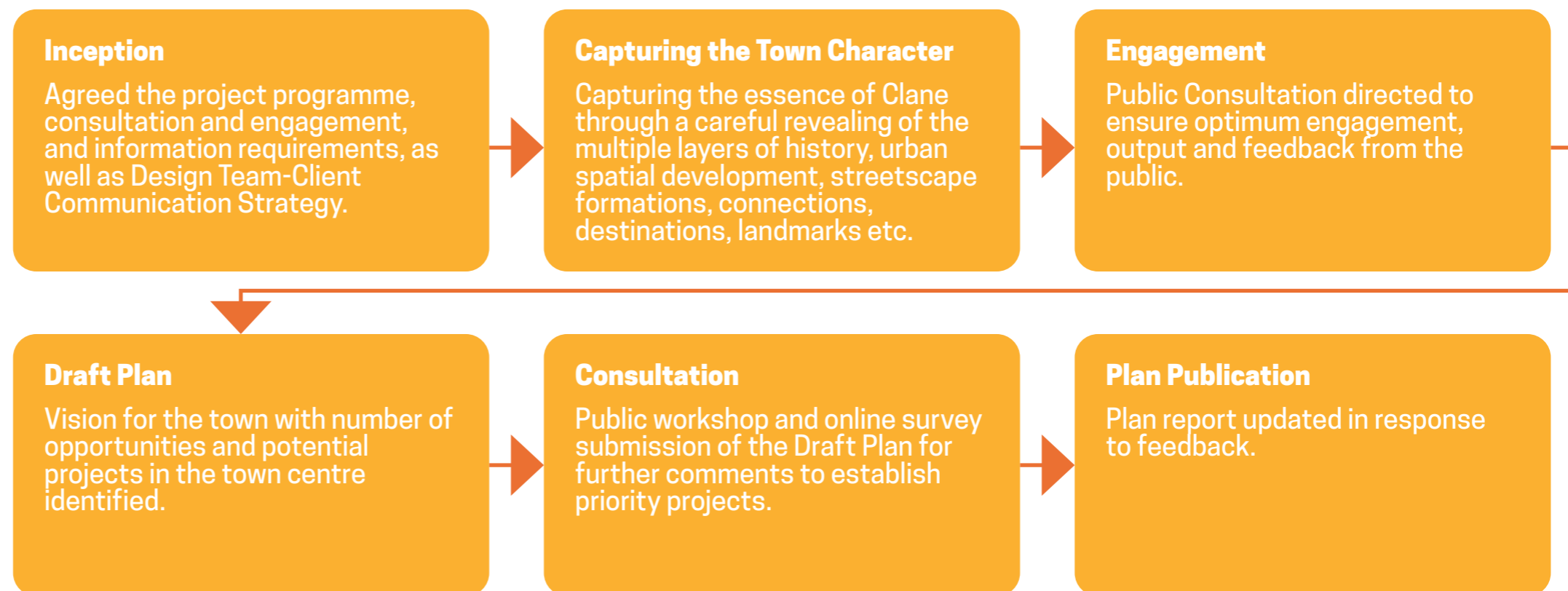
Key to the success of the plan is the local community and stakeholders who have come together to help shape and implement the plan.

The plan has been led by **Kildare County Council**, working alongside the **Clane Town Team** of local people supported by Town Regeneration Officer, multi-disciplinary technical team in Kildare County Council and a multi-specialist team of consultants which have been employed to assist in the plan making process including:

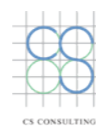
Brady Shipman Martin (BSM) brings particular local expertise and skill in urban design and master planning, land use planning, public realm and mobility design and landscape, environmental expertise, as well as visualisation expertise.



Methodology



CS Group Consulting (CS) provides the full range of engineering disciplines for the design and delivery of projects in the built environment across Ireland, with a specialism in mobility management.



Destination Developers Consulting (DDC) is a collective of experienced, creative, analytical, questioning, strategic, thinkers, doers - people who work collegiately and crucially are enthusiastic and passionate in what they do.



1. Introduction

TOWN CENTRE FIRST POLICY

Town Centre First Policy

“The Town Centre First policy aims to create town centres that function as viable, vibrant and attractive locations for people to live, work and visit, while also functioning as the service, social, cultural and recreational hub for the local community”.

The Government’s Town Centre First Policy represents a significant and transformative initiative aimed at addressing vacancy and combating dereliction while revitalizing town centres. This policy serves as the groundwork for towns to develop customized plans in collaboration with the Local Authority and a dedicated Town Team. It is supported by a multi-million euro investment program spanning various government schemes.

The Town Centre First policy embodies an approach where communities play a central role in shaping their own spaces, while also embracing the opportunities arising from technology, climate action, and demographic shifts. The primary objective of this policy is to establish town centres that are not only viable and vibrant but also appealing to residents, workers, and visitors alike. These town centres will serve as dynamic hubs, providing essential services, social interactions, cultural experiences, and recreational activities for the local community.

The Policy Recognises that Successful Places:

- Are characterised by an attractive public realm (streets, spaces and parks) that is designed to invite people to meet, mingle and dwell;
- Contain a variety of services/shops that provide employment opportunities, enable people to shop locally and meet the needs of the local community;
- Provide a range of cultural, recreational and community spaces (that includes scope for periodic events and festivals) that bring together community members and attract visitors/tourists;
- Contain a well maintained building stock that creates visual interest and animates streets and spaces;
- Conserve, adapt and highlight historical buildings and streetscapes that provide the town with a unique identity;
- Are attractive vibrant places for enterprises to grow and develop;
- Are well connected and accessible to sustainable modes of transport, enabling a high proportion of journeys to be made by foot and/or bicycle from the immediate hinterland (e.g. the ‘10 minute town’ concept);
- Manage traffic within central areas so that streets prioritise vulnerable users (pedestrians and cyclists), enabling them to move about safely and in comfort;
- Provide a mix of housing typologies and tenures to cater for diverse communities in terms of age, income and mobility;
- Utilise digital technology to enhance the experience of living and working in towns, enabling greater choices in terms of location and lifestyle;
- Provide opportunities for the amenity, health and well-being of residents, workers and visitors.

Town Centre First Vision is for:

Places that are shaped by the communities that live there, where local residents and the business community are enabled to plot the future for their own towns and villages;

Towns that embrace the opportunities presented by technology, climate action and demographic change;

Places that are the fulcrum of economic, social, cultural and recreational activity, with a sustainable mix of commercial, retail, service and hospitality offerings;

Town centres that reflect the current and future needs of the local community, with quality public realm, sustainable mobility infrastructure and green spaces that facilitate vibrant, connected local communities and economies;

Vibrant, accessible and lived-in town centres that are home to young and old, which are not seen as a second-best option to more peripheral locations.



The following section presents an overview of the national, regional, and local planning policies relevant to the Clane Town Centre First Plan.

2. Planning Context

2. Planning Context

NATIONAL, REGIONAL AND LOCAL PLANNING CONTEXT

Clane Town Centre Plan represents a momentous leap towards revitalizing and transforming the heart of the town. Developed in accordance with national, regional, and local policies, this comprehensive plan is designed to align seamlessly with the wider planning objectives set forth by key policy documents. By synergizing our efforts with these influential policies, we aim to create a vibrant, sustainable, and prosperous town centre that caters to the needs and aspirations of the community.

The Clane TCF is an evidence based non-statutory document which has been developed in collaboration with the Clane local community, the Town Team and all other key stakeholders. It is intended that the development strategy set out within this Plan will enable the Clane Town Team, in collaboration with Kildare County Council, to obtain funding in order to implement the Delivery Action Plan set out in Section 6. Subject to obtaining relevant planning permissions.

Clane

Town Centre First Plan

← **Regional Planning Context**

- Regional Spatial & Economic Strategy for the Eastern and Midland Regional Assembly



National Planning Context

- Project Ireland 2040: National Planning Framework
- Our Rural Future (2021-2025)
- Town Centre First
- Climate Action Plan (2023)
- National Smart Specialisation Strategy (2022-2027)
- Housing for All – A New Plan for Ireland
- National Biodiversity Action Plan (2023-2027)
- Heritage Ireland 2030



Local Planning Context

- Kildare County Development Plan 2023-2029
- Kildare County Council Climate Change Adaptation Strategy 2019-2024
- Clane Local Area Plan (LAP) 2017-2023
- Clane Health Check 2018
- Clane Biodiversity Action Plan (CBAP) 2021-2025
- Kildare Local Economic and Community Plan (LECP)
- Kildare Hub Strategy 2022 To 2025

2. Planning Context

Project Ireland 2040: National Planning Framework

Project Ireland 2040 is a strategic initiative launched by the government aimed at shaping the country's future development. At its core is the National Planning Framework (NPF), which outlines a vision for Ireland's growth and development up to the year 2040. The NPF sets out policies and objectives to guide spatial planning, infrastructure investment, and regional development across the country.

Our Rural Future 2021-2025

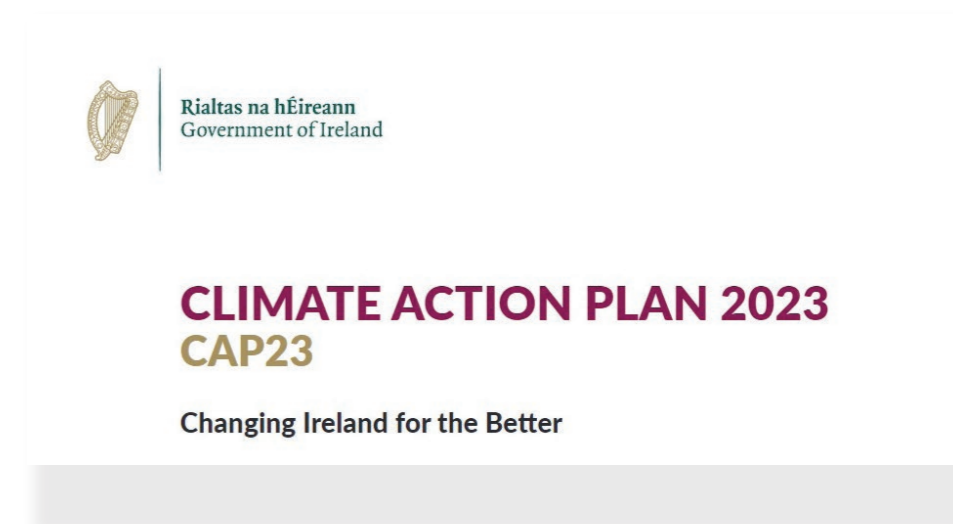
Our Rural Future 2021-2025 is a strategy launched by the government to support the sustainable development of rural areas across the country. It aims to address key challenges faced by rural communities, promote economic growth, enhance quality of life, and ensure that rural areas remain vibrant and resilient.

Town Centre First

Launched in 2022, the Town Centre First (TCF) policy aims to create towns and villages that are attractive, viable and thriving centres capable of supporting sustainable communities and sustaining rural futures. Informed by Project Ireland 2040 and Our Rural Future, the Town Centre First Policy approach sets out the role of existing built-up towns and villages in addressing Ireland's climate action requirements whilst focusing on building the capacity of local communities.

Climate Action Plan

The Climate Action Plan (CAP 23) sets ambitious targets for carbon reduction in Ireland, aiming to cut emissions by 50% by 2030 and achieve net-zero emissions by 2050. The Climate Action Plan, updated yearly, sets out measures for each sector to achieve statutory national climate objectives as stipulated by the Climate Action and Low Carbon Development (Amendment) Bill 2021. CAP 23 aligns with the NPFs goal of compact development, aiming for 50% of future growth in Ireland's cities. Aligning the future development of Clane with the key measures of CAP 23 will depend upon achieving modal shifts in transport systems with compact development and the retrofitting of buildings.



2. Planning Context

National Smart Specialisation Strategy for Innovation

Smart Specialisation is a concept for developing regions in a co-ordinated manner utilising their strengths to promote economic growth and prosperity. The National Smart Specialisation Strategy for Innovation 2022-2027 sets out a plan to address regional disparities and economic challenges to deliver a better quality of life for all through a bottom-up, place-based process for a regional approach to research development and innovation challenges in Ireland.

Housing for All – A New Plan for Ireland

Housing for All – A New Plan for Ireland sets out a road map for the delivery of housing to 2030 and strongly supports the greater re-use and refurbishment of existing buildings, infill and brownfield sites activated to regenerate towns and bring people and activity back into town centres.

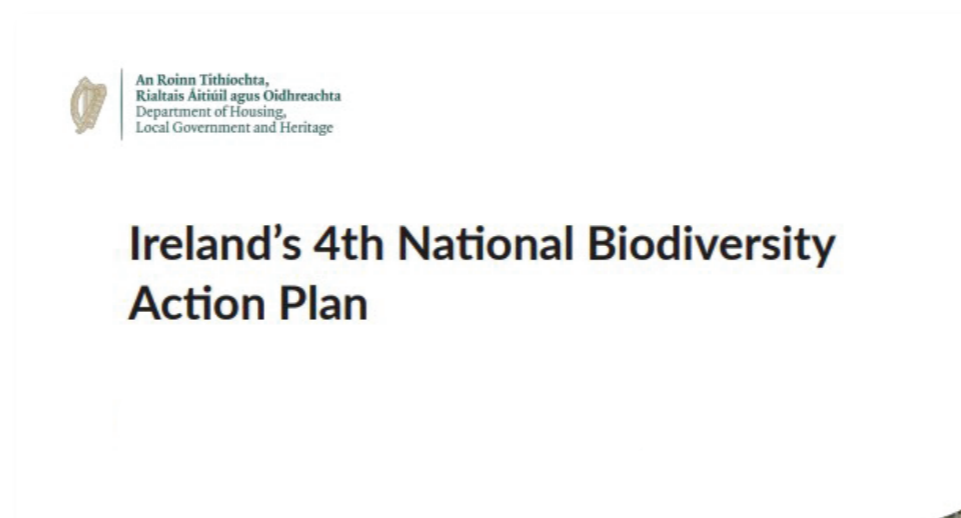
The Housing for All Plan is a key document for the Town Centre First approach and for the reactivation of vacant properties in our towns.

National Biodiversity Action Plan (2023-2027)

Ireland’s fourth National Biodiversity Action Plan (4th NBAP) sets out the vision for Ireland’s biodiversity “*that biodiversity and eco-systems in Ireland are conserved and restored, delivering benefits essential for all sectors of society and that Ireland contributes to efforts to halt the loss of biodiversity and the degradation of ecosystems in the EU and globally.*”

Heritage Ireland 2030

Heritage Ireland 2030 is a strategic framework developed by the government to guide the management, protection, and promotion of Ireland’s heritage over the next decade. It aims to address various challenges facing the country’s heritage while harnessing its potential for social, economic, and environmental benefits. The framework focuses on key themes such as sustainability, resilience, community engagement, and innovation to ensure that Ireland’s heritage remains vibrant and accessible for future generations.



2. Planning Context

Regional Spatial & Economic Strategy for the Eastern and Midland Regional Assembly

The Regional Spatial Economic Strategy (RSES) is a strategic plan and investment framework that outlines the future development of the Eastern Midlands Regional Area (EMRA) until 2031 and beyond. The RSES sets out a vision “to create a Sustainable and competitive Region that supports the health and wellbeing of our people and places, from urban to rural with access to quality housing, travel and employment opportunities for all.”

Kildare County Development Plan 2023-2029

The Kildare County Development Plan 2023-2029 is a strategic document that outlines the long-term vision and objectives for the sustainable development of Kildare County over the next six years. It sets out policies and objectives related to land use, transportation, infrastructure, housing, environment, and other key areas to guide development and growth while preserving the county’s natural and cultural heritage.

Clane is categorised as a ‘Self-Sustaining Town’ in the settlement hierarchy and typology in county Kildare with high levels of population growth and a weak employment base.

Kildare County Council Climate Change Adaptation Strategy 2019-2024

The Kildare County Council Climate Change Adaptation Strategy 2019-2024 is a document developed by Kildare County to address the challenges posed by climate change and enhance the county’s resilience to its impacts. The strategy outlines specific actions and measures to adapt to changing climate conditions over the specified period.

Clane Health Check 2018

The TCHC provides a stock take of Clane in 2018 assessing the economic and social vitality of the town, finding Clane to be suffering due to traffic levels, poor pedestrian connectivity, high vacancy rates and a limited night-time economy.

The study proposed a rebalancing of the town centre between cars and pedestrians to support traditional town centre activities (public events, markets etc) whilst allowing for necessary car parking.

Kildare Hub Strategy 2022 to 2025

Kildare Hub Strategy establishes several foundational steps for the coordinated growth of hub infrastructure in Kildare and its network. It addresses common issues, offering practical solutions to enhance capacity and efficiency of the hubs which play important role providing workers with office or desk space and shared facilities close to their homes.

The strategy offers valuable insights and benefits for both rural and urban areas across Kildare and the broader Mid-East Region.

Clane Biodiversity Action Plan (CBAP) 2021-2025

The Clane Biodiversity Action Plan (CBAP) 2021-2025 is a strategic document designed to conserve and enhance biodiversity within the Clane area over a five-year period. It outlines specific actions, goals, and initiatives aimed at protecting and promoting biodiversity, including the conservation of habitats, species, and ecosystems.

Action based targets directly affecting the Town Centre include:

Target 1.1: Make the town’s public spaces more biodiversity friendly

Action 1.1.12: Promote biodiversity considerations into future redevelopment of public realm in Clane (e.g. progressing from town health-check).

Target 1.2: Make the town’s private lands more biodiversity friendly

Kildare Local Economic and Community Plan (LECP)

Kildare Local Economic and Community Plan (LECP) is a statutory plan provided for in the Local Government Act 2014. It serves to delineate the strategies aimed at fostering economic and community development in County Kildare. The LECP operates in tandem with existing plans, supplementing their objectives. It guides resource allocation to optimise priorities.

While Local Authorities are responsible for developing the LECP, the LECP is not confined to council initiatives alone. It represents a collective vision for the county, involving input from local residents, community groups, businesses, farming bodies, state agencies, and elected officials.

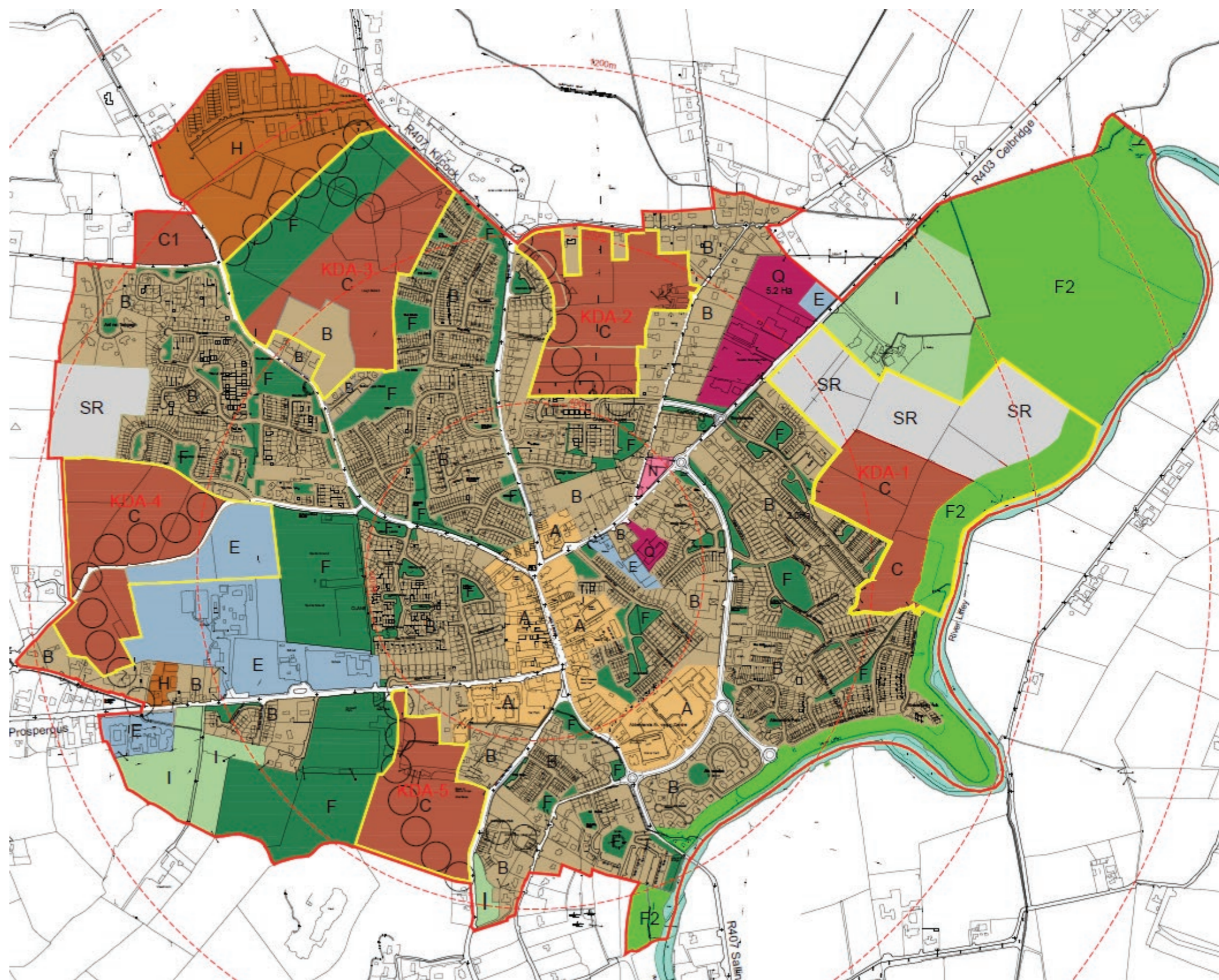
2. Planning Context

Clane Local Area Plan (LAP) 2017-2023

The Clane Local Area Plan (LAP) 2017-2023 is a strategic planning document that outlines development objectives, policies, and land use zoning for the Clane area over a six-year period. It provides a framework for guiding and managing development within the Clane Town area, taking into account factors such as population growth, infrastructure needs, environmental protection, and economic development.

The LAP Vision for Clane is as follows:

“To promote the sustainable growth of Clane, building on its established character and supporting its role as a small town and a local services centre. In this context, the plan will provide for growth to cater for local need; will support economic development and job creation based on local strengths; will promote sustainable movement and identify opportunities to enhance connectivity within the built environment; will identify opportunities for the delivery of supporting infrastructure, facilities and amenities to support the growing community and will seek to protect and enhance built and natural heritage and the environment”



Land Use Zoning Objectives Map (Clane Local Area Plan 2017 - 2023)



The following section outlines some of the baseline analysis work that forms the foundation of the Clane Town Centre First Plan.

3. Understanding Clane

3. Understanding Clane



LOCATION & ACCESS

- Located in County Kildare
- River Liffey runs along south side of the town
- Between M4 and M7 motorways
- On the crossroads of the R403 and R407
- Approximately 30kms to the west of Dublin City
- 30min driving range covers Naas, Newbridge, Kildare, Cellbridge, Maynooth and M50
- 60min driving range covers Carlow, Portlaoise, Mullingar, Navan and Dublin City

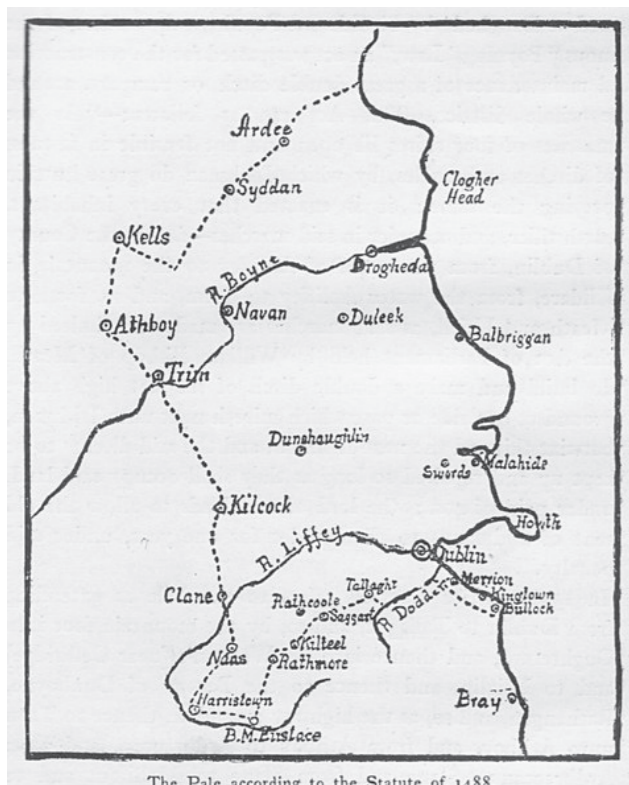
- 30min driving distance
- 60min driving distance

3. Understanding Clane

HISTORY OF CLANE

AD520 - 12th Century

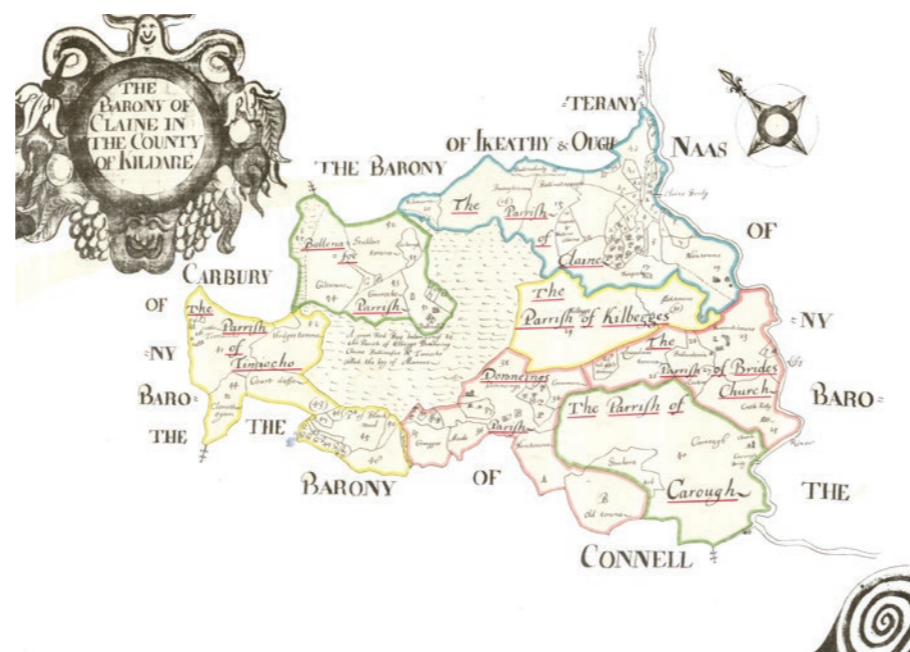
- Clane's history has ancient origins, as supported by Pre-Christian relics found in the locality.
- Situated at a fording point on the River Liffey, Clane was the site of a gaelic monastery founded by Saint Ailbe of Emly c. AD 520.
- The monastery suffered a Viking plundering in 1035 yet continued to be a centre of religious activity.
- The monastery flourished throughout the 11th and 12th centuries, hosting synods as the Papacy attempted to force the Church of Ireland to Conform.



Urban Archaeological Survey for Kildare John Bradley 1986

13th - 16th Century

- in 1258 AD the Fourth baron of Offaly founded the Franciscan Friary in Clane. It was one of the Franciscan's thirteenth-century foundations in Ireland in addition to the neighbouring Dublin, Kildare, Killeigh and Trim.
- Clane was a frontier of the Pale, the fortified area around Dublin owned and protected by English Monarchs. The castle at Clongowes Wood College was built around 1450 by the Eustace Family as a Pale castle, or point of protection from Irish rebels.
- The Franciscan Friary flourished in Clane throughout the 15th Century until the reformation of the late 1530s saw the dissolution of monasteries, friaries and Abbeys. Clane Friary was dissolved in 1540 with subject lands divided amongst the Crown.



Sections of the Down Survey of Ireland, 1656-1658

16th - 17th Century

- The village continued to grow as a centre of local trade and agriculture throughout the medieval and early modern period. Clane retained a strong defense system throughout the 16th and 17th centuries due to the numerous lords and powerful Catholic gentry who held property in the area.

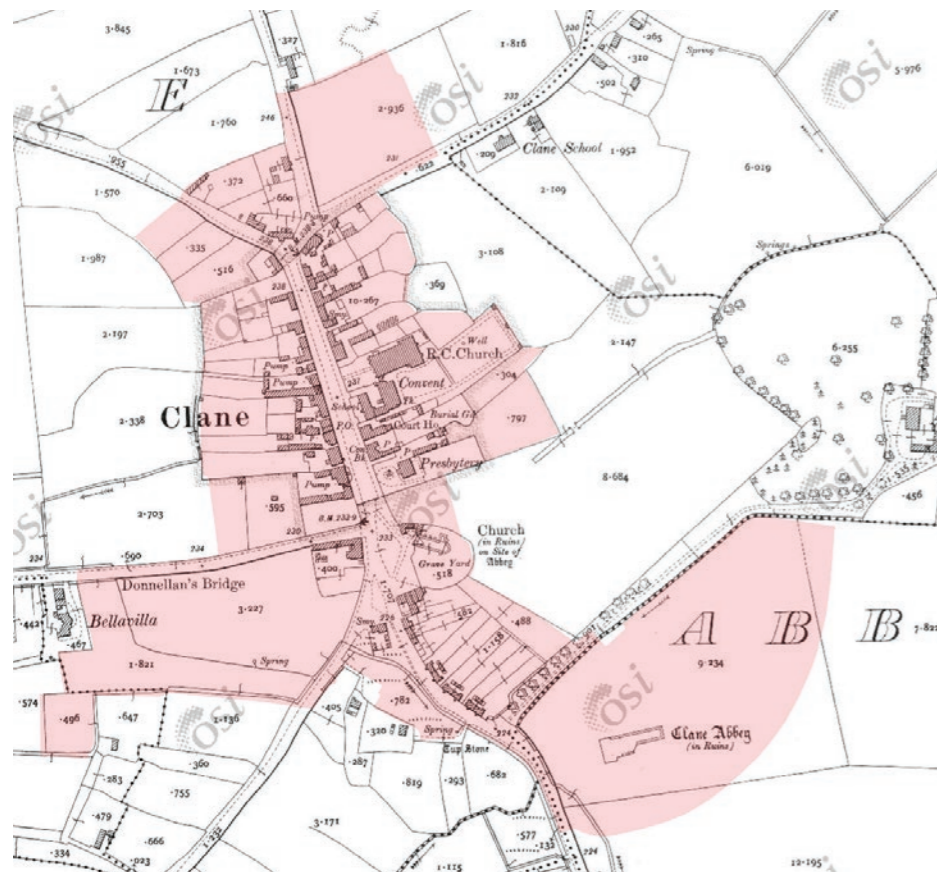


3. Understanding Clane

HISTORY OF CLANE

19th Century

- From Ordnance Survey Mapping from 1829-1842 the formation of Clane's linear Main Street can be seen, in addition to the tightly clustered building plots with extensive backlands that continue to characterise the Main Street today.



(Source Above: Ordnance Survey Ireland 1829)

Extent of current Town Centre

20th - 21st Century

- Clane began to expand significantly in the 20th century with the addition of extensive residential developments to the north, east and west of the town.
- This new form of development diverted greatly from the traditional street network with the addition of warped parallel-style roads and suburban looped cul de sacs.
- Clane's urban form has been greatly changed in terms of layout in recent decades with the addition of the Clane inner relief road and an abundance of housing developments extending to the east and the north.

Town Evolution 1999-2023



1999

2005

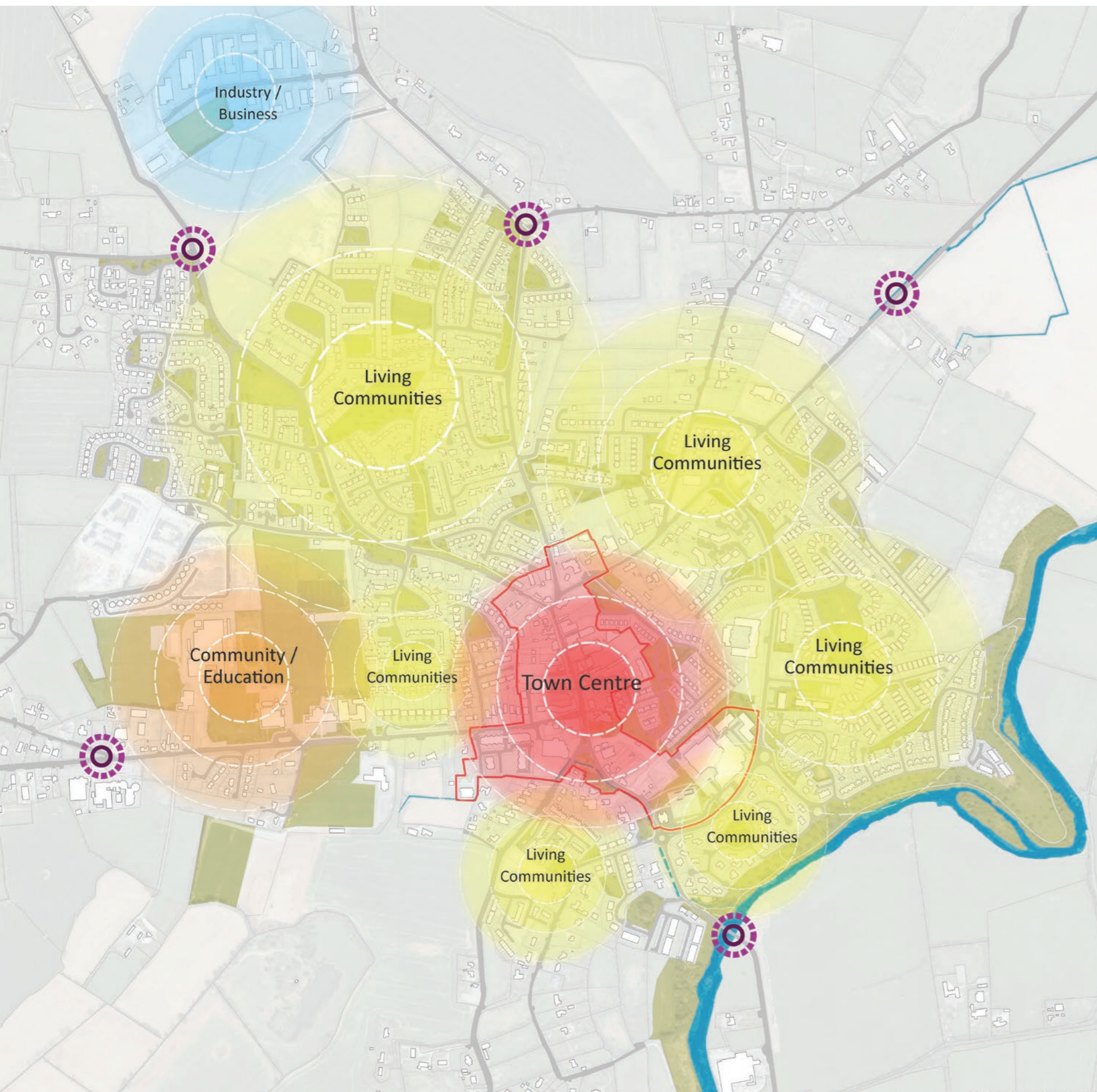
2023

3. Understanding Clane



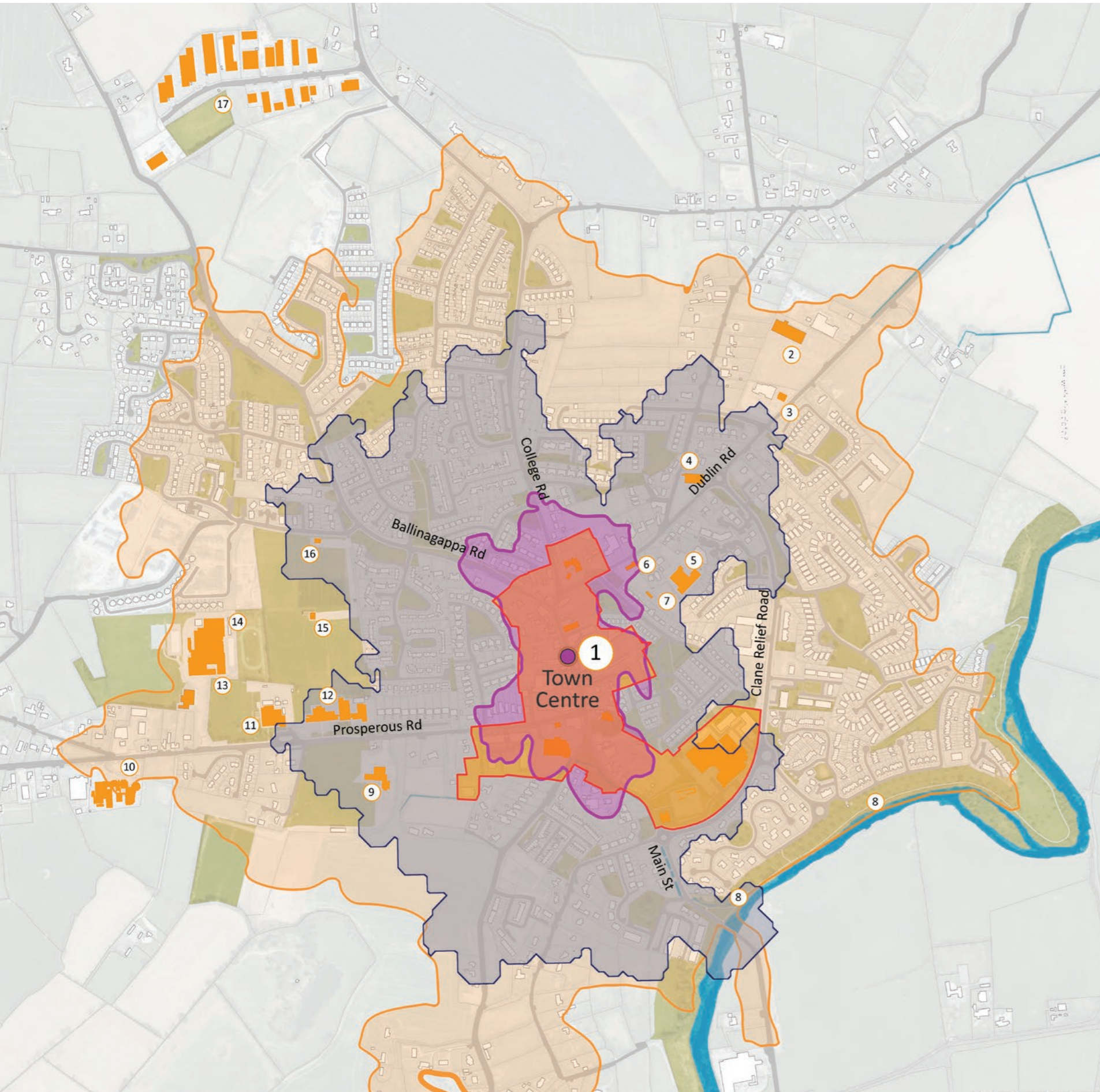
SPATIAL TOWN STRUCTURE

- Town located north of River Liffey
- Well defined Town Centre
- Surrounded by residential nodes
- With Community/Education hub in the west part of the town
- And Business Park to the North



- Mixed Use Town Centre
- Residential
- Community/Education
- Business/Industry
- Town Gateways

3. Understanding Clane



WALKING & CYCLING

- 5min cyclable town (based on distance only)
- Cyclist share road space with traffic
- 5(10)min walkable town centre

Key Destinations:

- ① Mixed Use Town Centre
- ② Lidl
- ③ Maxol
- ④ Tesco Metro
- ⑤ Choice Clane
- ⑥ Clane Adult Local Centre
- ⑦ Clane Tennis Club
- ⑧ Liffey Linear Park
- ⑨ Clane GAA
- ⑩ UPMC Kildare Hospital
- ⑪ Scoil Phádraig Claonadh
- ⑫ Scoil Bhríde
- ⑬ Scoil Mhuire Community School
- ⑭ Clane Athletic Club
- ⑮ Clane Rugby FC
- ⑯ Clane United AFC
- ⑰ Clane Business Park

- Extent of Town Centre
- 5min walking distance
- 10min walking distance
- 5min cycling distance

3. Understanding Clane



PUBLIC TRANSPORT

- Compact town with very limited development lands in the town core and its close proximity
- Key development areas on the outskirts of town adjoining other developed areas



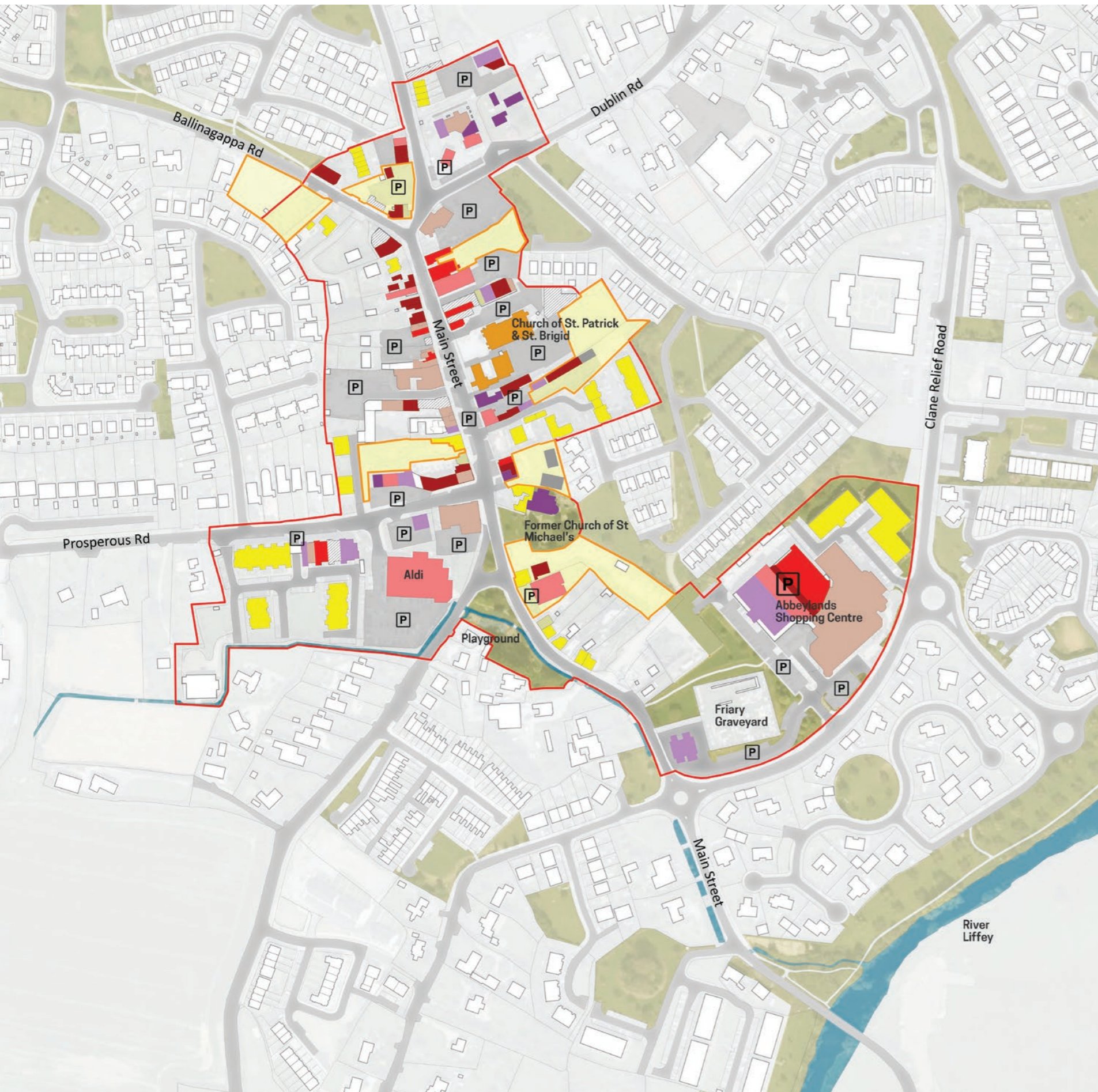
- Study Boundary
- Bus 120 Edenderry, Prosperous & Newbridge To Dublin
- Bus 139 Naas to Blanchardstown
- 🚏 Bus Stop Location

3. Understanding Clane



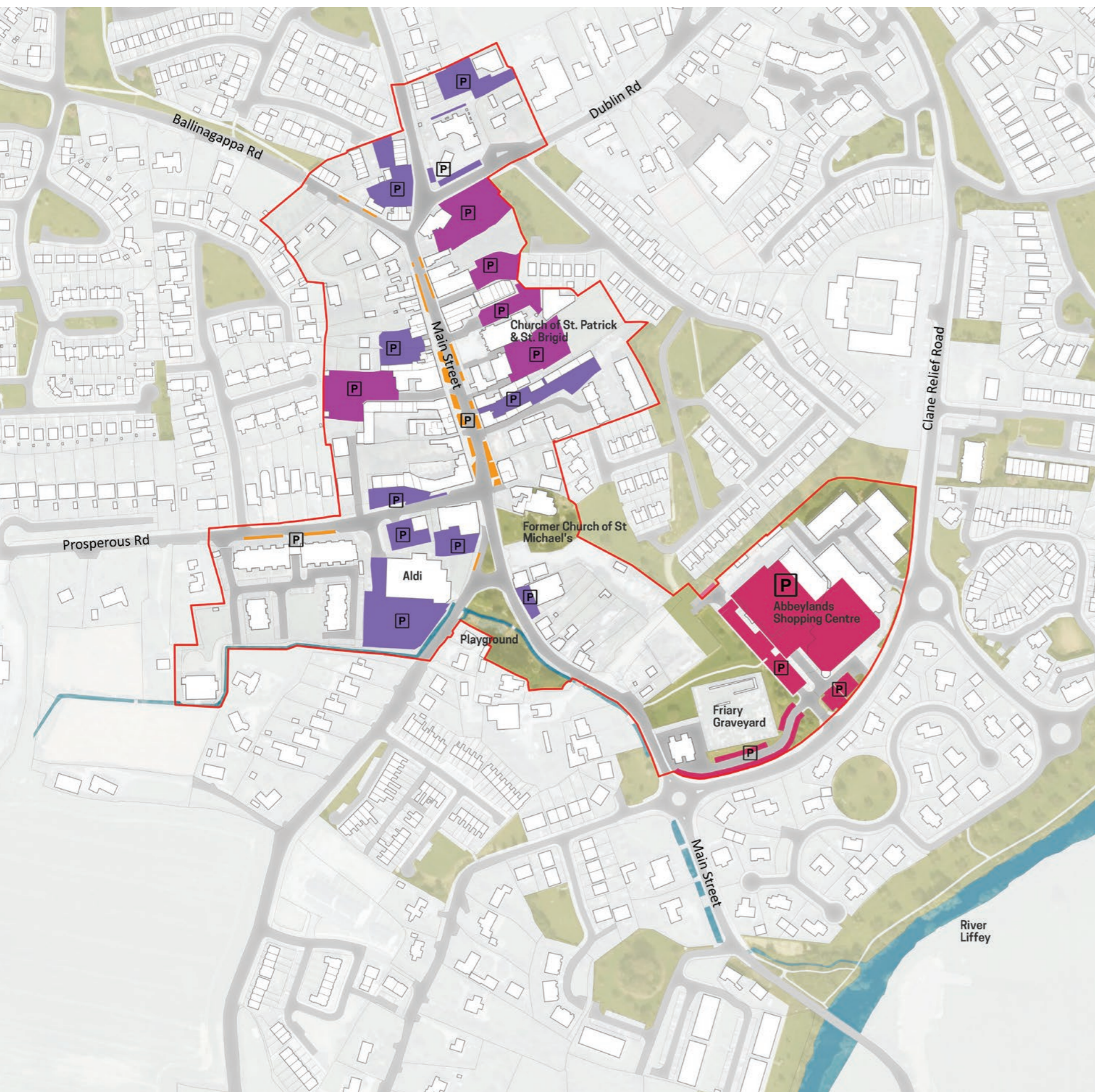
BUILDING USE

- Mixed use town centre core
- Limited number of residential buildings
- Little number of derelict buildings
- Backlands opportunity sites
- Limited evening/night-time and Sunday trade
- Survey done (March 2023)



- Extent of Town Centre
- Comparison
- Convenience
- Financial & Business Services
- Health & Medical Services
- Leisure Services
- Public Service
- Religious Service
- Residential
- Retail Service
- Storage & Warehousing
- Vacant/Derelict
- Potential Opportunity Sites
- P Parking

3. Understanding Clane



PARKING

- Clane is very well served by existing off street car parking (approx. 900 spaces) in the backlands to the rear of Main Street as well as shopping centre and old Supervalu site.
- All off street parking is just a short walk away from Main Street
- Parking on the main street takes up lots of public space.
- Perpendicular parking arrangement on Main Street where cars have to reverse out into traffic is hazardous and contributes to traffic congestion.

- Study Boundary
- Paid Parking
- Patrons Only Parking
- On Street Parking
- Mixed Parking + Underground Parking

3. Understanding Clane

Clane's Young and Growing Population

This overview of Clane's population has been compiled using both the results of the 2016 census from the Central Statistics Office (CSO) and the latest available data from the 2022 census.

The town of Clane is captured within the Clane (Kildare) Electoral Division and data for the town has been calculated using this geographical unit.

Kildare has experienced strong population growth in recent decades owing to its proximity to the Greater Dublin Metropolitan Area and the associated significant employment opportunities.

Kildare's population has grown **11.4%** between 2016 and 2022, considerably more than the national average of 8.1%.

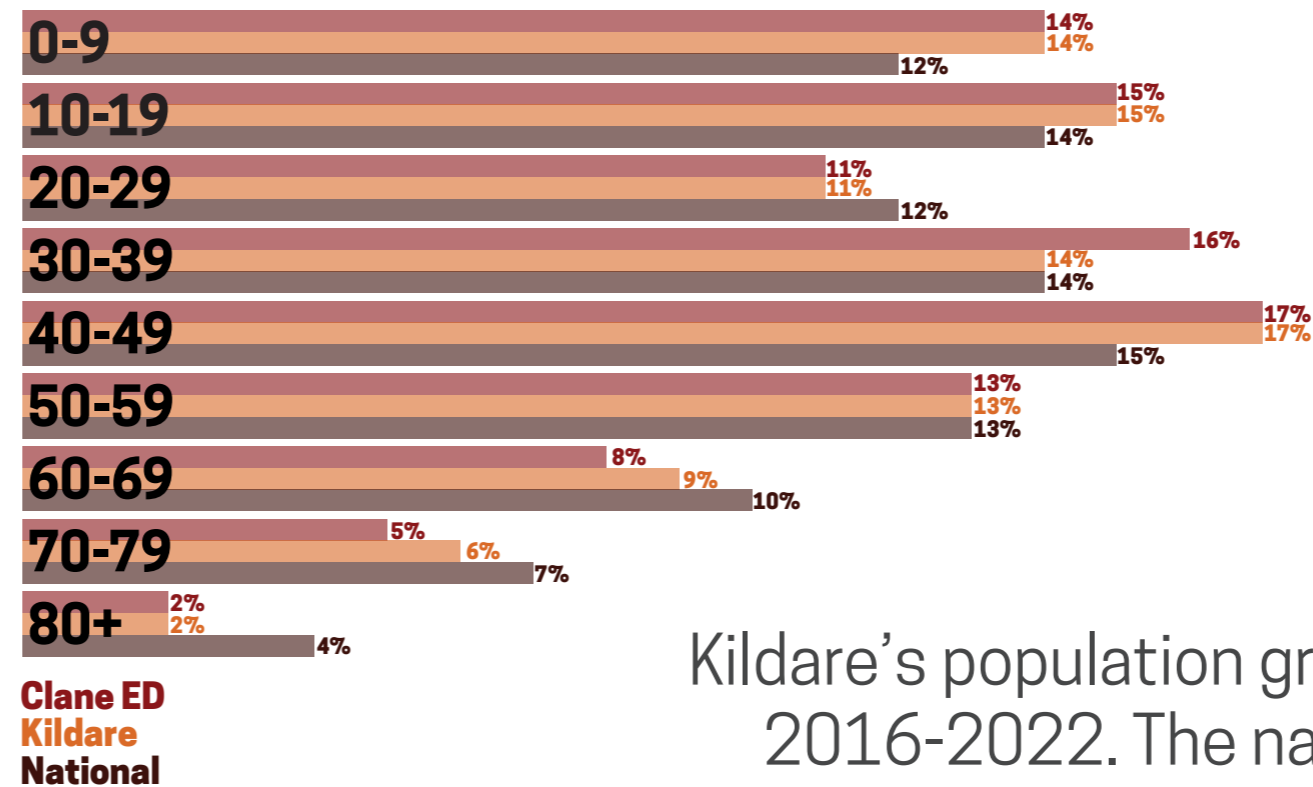
Clane has the advantage of a youthful population profile. In 2022 Clane had a population of **8,927** persons. The age profile of Clane was significantly more youthful than that of the State with a higher share of younger cohorts and fewer elderly persons. This youthful demographic profile is typical of Kildare more broadly.

The structure of Clane's population suggests the town is comprised mostly of young families.

8,927
people in Clane in 2022

11.4%
growth in population in Kildare between 2016-2022.

Population rate of growth between 2016-2022 census by Electoral Division (ED)



Kildare's population grown by 11.4% between 2016-2022. The national rate of population change over the same period was 8.1%

35.8 years old was the average age in Clane town 2022. The lowest average age in the State was Saggart in Dublin, 30.4 years, and the oldest town was Keel-Dooagh in Mayo, 53 years.

95% of households in Clane had Broadband access in 2022



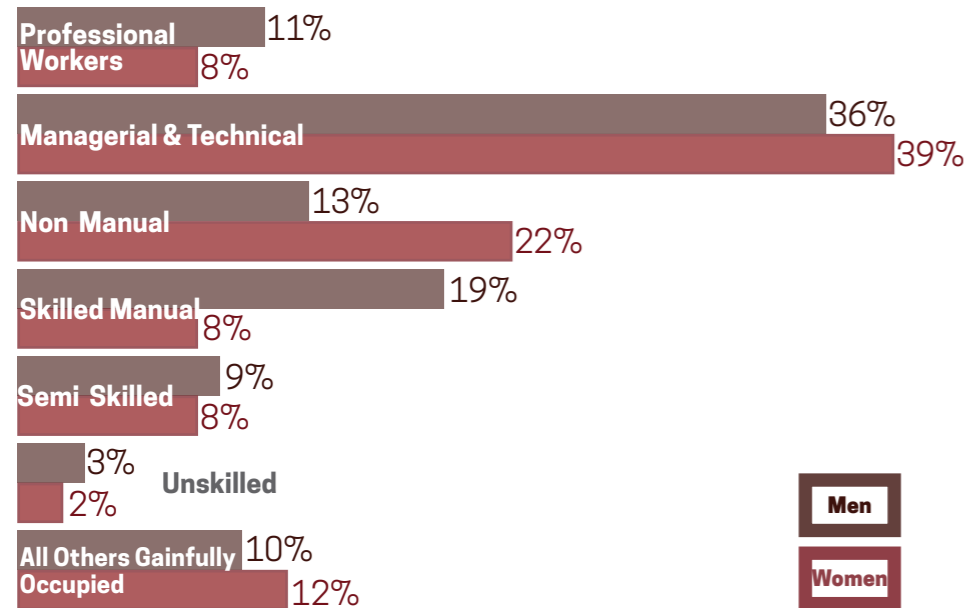
3. Understanding Clane

Clane's Social Context



The Clane Electoral Division was Considered Marginally Above Average in 2016

Socio-economic groups in Clane, 2022.



Demographics and Socio-Economics

The dominant occupations in Clane in 2022 were Professional Occupations (23%), Associate Professional & Technical Occupations (15%) followed by Skilled-Trade Occupations (13%). The most prominent known industries in 2022 included Commerce and Trade (26%), Professional Services (24%) and Manufacturing Industries (11%).

The ethnic demographic profile of Clane was similar to that of the State in 2022. The two dominant groups for both were Irish White (77% for the State, 76% Clane) and any other white background (10% for the State, 12% for Clane).

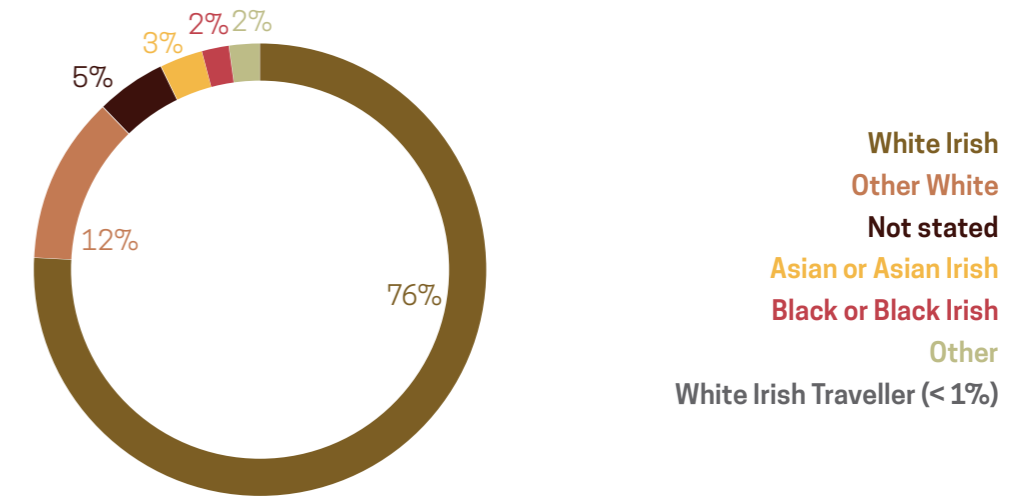
Social Context

Sports and recreation facilities include the Clane GAA Club, Clane Lawn Tennis Club, Clane Rugby FC, Clane Athletic Club and the Clane United Soccer Club. Open greenspace for recreation and exercise includes the lands to the south along the River Liffey and the Liffeside Nature Park adjacent to the Alexandra Bridge on R407. Clane Stream Park, located at the termination of Millicent Road also offers children's play space.

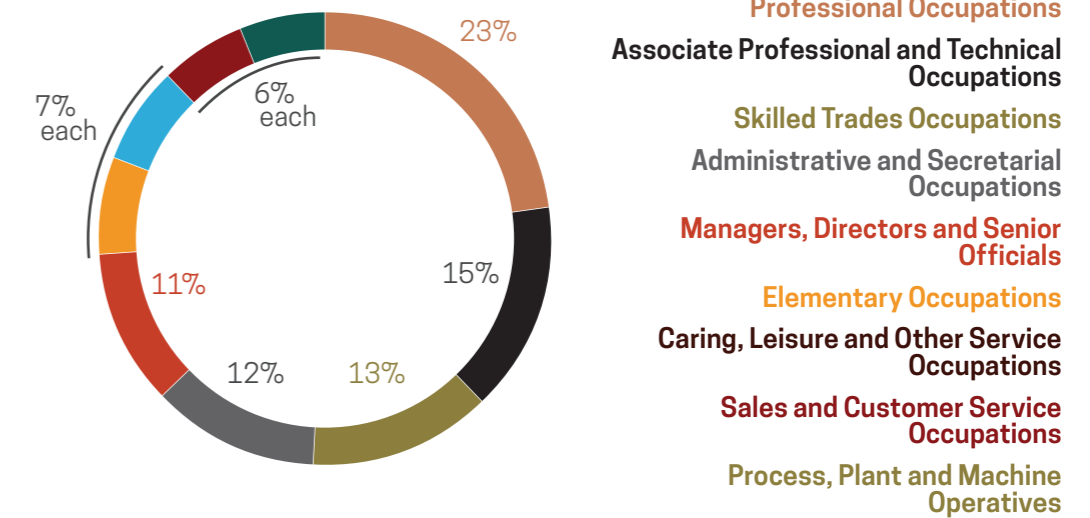
There are 6 early-years service facilities in Clane registered with Tusla with a childcare capacity of approximately 315. Three primary schools provide approximately 1,100 places and one secondary school. Clongowes Wood College SJ is also located nearby on the Kilcock Road. The nearest third-level institutions, Maynooth University and institutions in Dublin, are accessible from Clane by public transportation.

Broader community facilities include the Clane Post Office, the Garda Station, the Clane Project Centre and Scoil Mhuire Clane offers adult day and night courses for hobbies and upskilling. Healthcare provision comprises General Practice services, the Primary Care Centre, the Hazel Hall Nursing Home and the UPMC Kildare Hospital, or Clane Hospital.

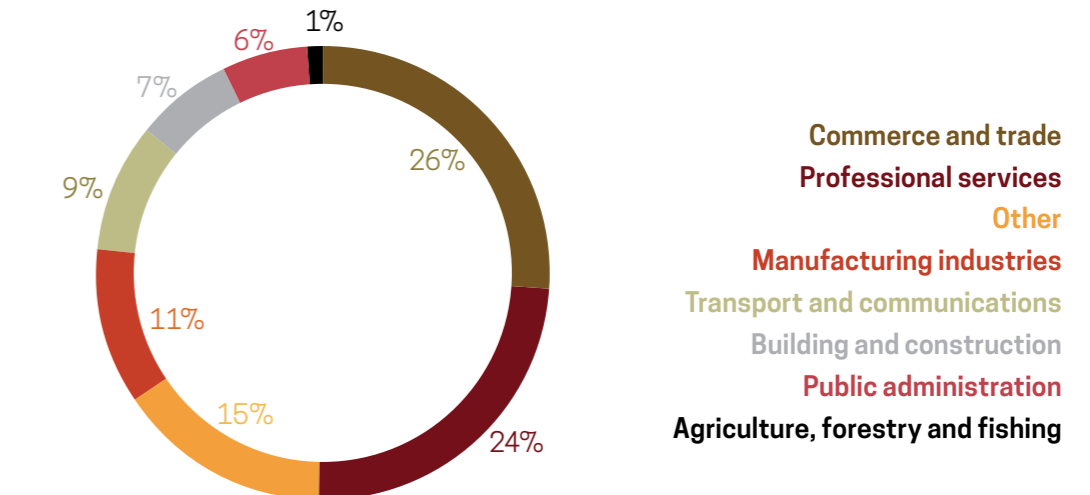
Ethnic & Cultural Backgrounds in Clane, 2022



Occupations in Clane, 2022



Industries in Clane, 2022



3. Understanding Clane

Employment and Travel Patterns in Clane

Employment and Travel Clane

31.2% of Clane’s workers travelled to Dublin City and its suburbs for employment in 2016. This is typical of Kildare’s towns and the commuter profile of the county with almost the workforce of neighbouring settlements such as Celbridge and Leixlip commuting to Dublin.

Means of travel to education and work in Clane in 2022 was dominated by private motor vehicles, 66%. 17% of people accessed work, college or school by active travel. This is a slightly higher uptake in active travel in comparison to Kildare over the same period with 15% of people accessing work or education by bike or on foot.

31.2%

of workers in Clane travelled to Dublin City and its suburbs for work in 2016. This can be compared to Celbridge and Leixlip where almost half of the working population commuted to Dublin.

2.7% of workers in Kildare were in computer and information service activities in 2016. This is the 7th highest rate in the county over the same period.

54%

of commuter’s trips in Clane are below 30 minutes in 2022.

0.48

jobs to resident workforce in Clane in 2016.

0.66

jobs to resident workforce in Kildare in 2016.

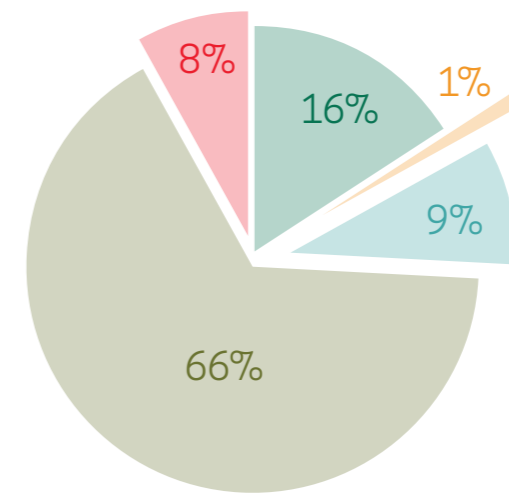
1,496

net commuters in 2016.

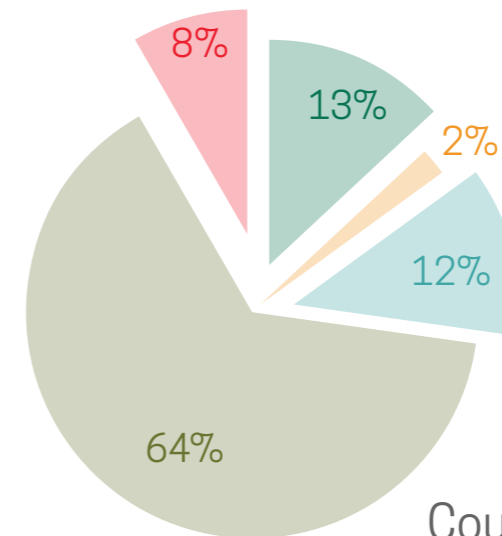
7.3%

unemployment in Kildare in 2022, compared to 8.3% Nationally.

Means of travel to education and work for the population above 5yrs, 2022



Clane



County Kildare

- On Foot
- Bicycle
- Public Transport
- Private Vehicle
- Working Mainly From Home

3. Understanding Clane

Housing in Clane

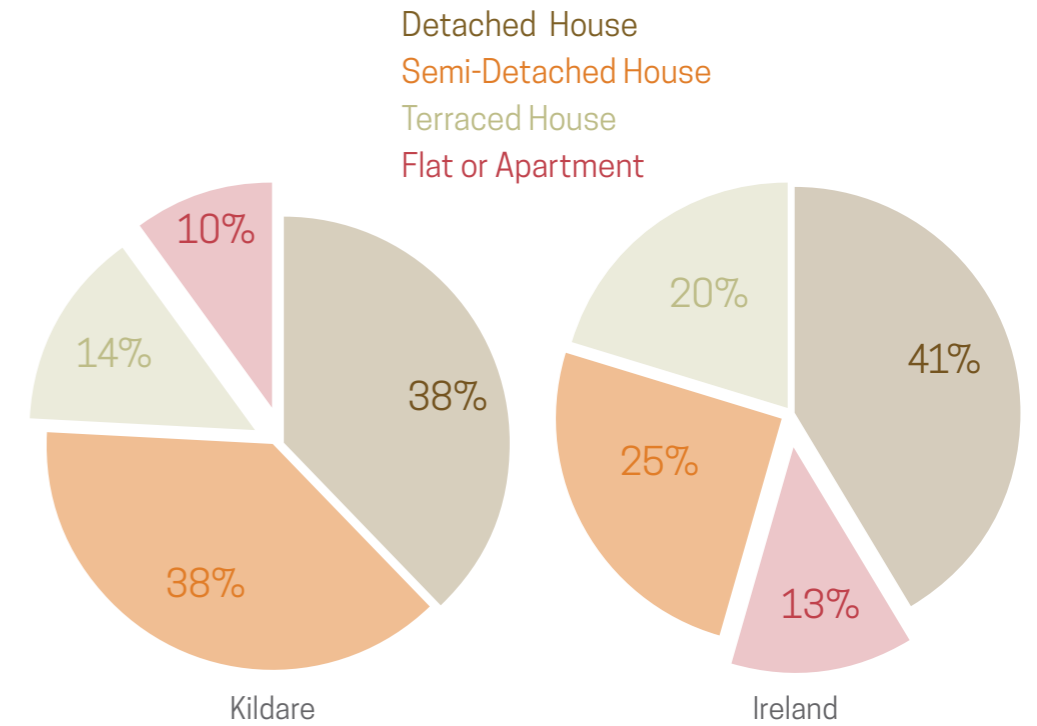
3,075
private households.

11%
housing growth in Kildare from 2016-2022, compared to 5.41% growth in the State.

Kildare had the second highest rate of population growth (11.4%) and housing stock increase (11%) in between 2016 and 2022 after Meath. The population growth for the State in this period was 8% with a 5% increase in housing stock. Kildare also tied with South County Dublin for the third-highest number of persons per household (2.97) in comparison to the state average of 2.74.

Kildare had the tied **3rd** highest number of persons per household in the State (2.97), compared to the National average of 2.74 in 2022.

Composition of housing stock in Kildare and the State, 2022



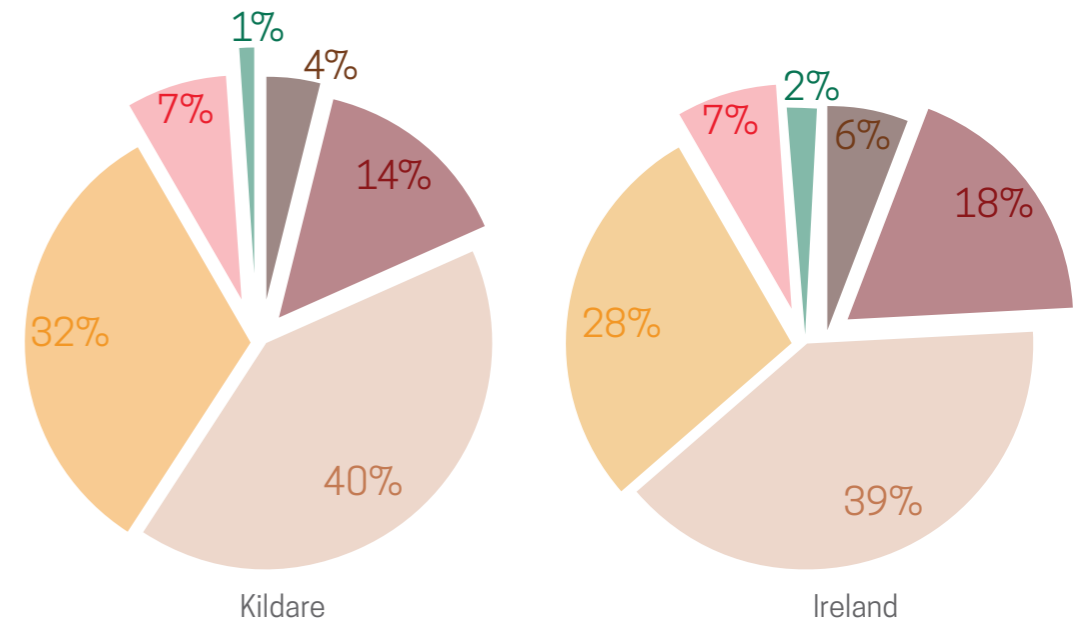
9% unoccupied housing units on census night 2022



91% occupied housing units on census night 2022

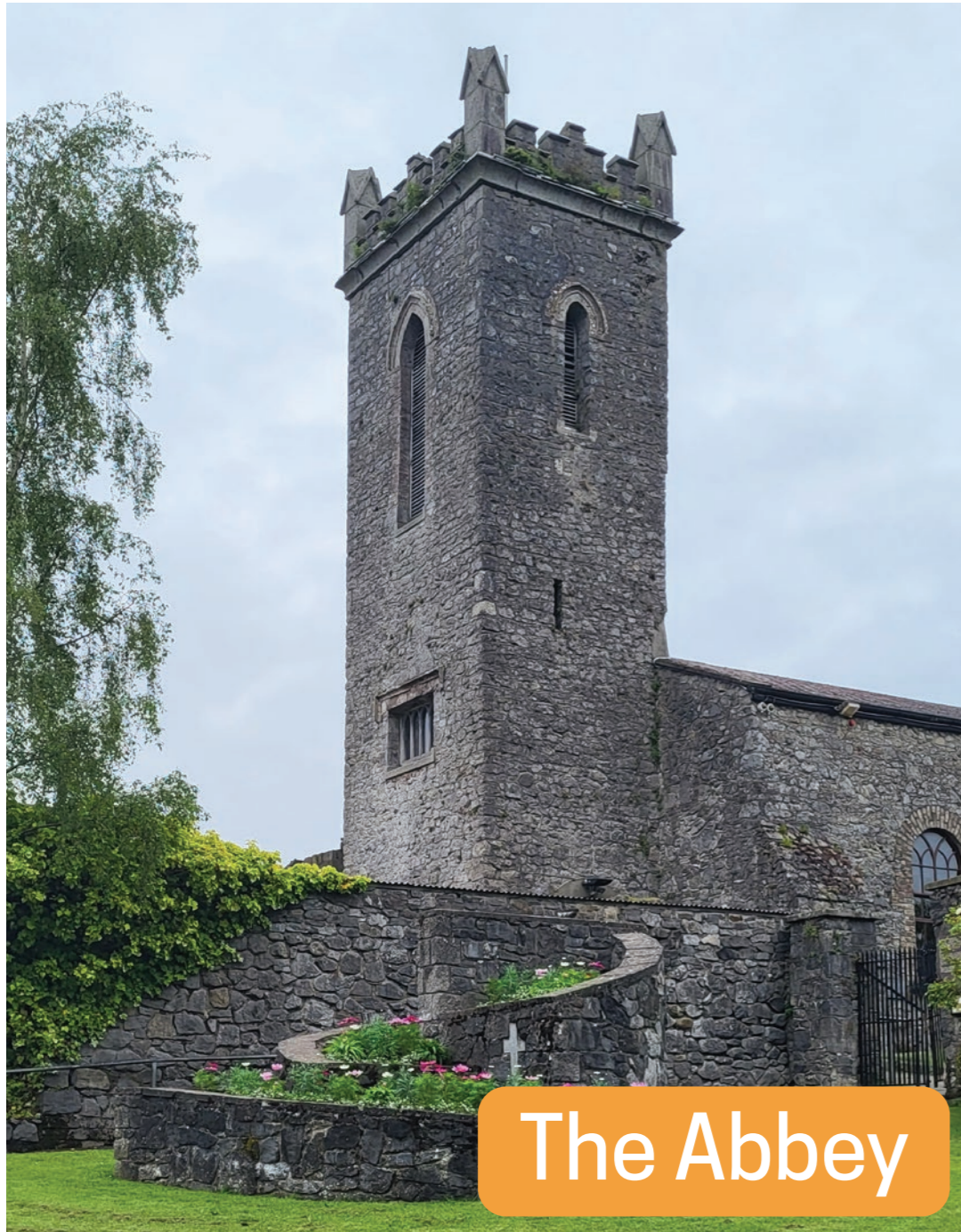
Number of bedrooms in all households in Kildare and the State, 2022

- 1 Bedrooms
- 2 Bedrooms
- 3 Bedrooms
- 4 bedrooms
- 5 bedrooms
- 6 bedrooms+



3. Understanding Clane

CLANE ASSETS



3. Understanding Clane

CLANE ASSETS



Main Street with good retail offer



Church of St. Patrick and St. Brigid



Clane Friary Graveyard



3. Understanding Clane

CHALLENGES & OPPORTUNITIES



3. Understanding Clane

CHALLENGES & OPPORTUNITIES



3. Understanding Clane

STRENGTHS

The features of the town are successful and set it apart from others:

- Traditional Town Centre with strong historical feel
- Unique heritage
- Eighth largest town in Kildare
- Within Dublin's 60-minute drivetime catchment
- River Liffey
- Compact Walkable town centre
- Playground at Fair Green
- The Westgrove
- Good selection of schools
- High levels of footfall on Main Street
- Large amount of lands dedicated to carparks
- Well-established local community with steady population growth
- Strong growth potential with number of key development areas identified
- Diverse range of uses in the town centre
- A diverse population with broad range of skillsets available locally
- Good sports clubs and facilities in the town
- Healthy base of retail and trade

CHALLENGES

The aspects of the town that could be improved:

- Traffic congestion
- Large amount of HGVs in the town centre
- Substandard cyclist accessibility and safety
- Limited public transport options
- Substandard pedestrian safety and accessibility
- Main street dominated by car parking
- Poor permeability between town core and adjacent residential developments
- Inconsistent quality of shopfronts
- Public realm cluttered with bollards
- Lack of public space/town square
- Surface materials dated
- Poor historic buildings presentation
- Some vacancy and dereliction in the Town Centre
- Limited amount of greenery in public realm
- Evening, night and weekend time economy is limited
- Limited activities/ events for people
- Limited disabled/ e-charge parking
- Town Centre sites dominated by car parking limiting development potential

OPPORTUNITIES

What can be changed and how can the strengths of the town be built upon:

- Strengthen Clane's image and identity as an appealing historic town
- Promote a diverse range of town centre uses
- Explore provision of new and improved existing public and community spaces
- Promote utilization of infill and backland sites
- Enhance connectivity and reduce walking distances
- Investigate effective traffic management strategies to tackle traffic congestion & HGVs in the town centre
- Try to achieve a better balance between public space and parking
- Look into enhancement of services, facilities, and signage to support sustainable movement
- Potential to create an accessible and inclusive streetscape with timeless and cohesive public realm
- Explore greening, planting, and sustainable drainage measures
- Potential to create and improve walking and cycling routes
- Capitalize on the River Liffey as a valuable asset
- Potential to create gateways

THREATS

What external factors could impede the success of the town:

- External economic factors, inflationary pressures and risk of recession on businesses and the community
- Business/employment/tourism competition from nearby towns
- Online retail continues to overtake local businesses
- Continuous increase in traffic volumes and further degradation of the public realm
- Lack of engagement from land owners could negate attempts to tackle vacancy and dereliction
- Poorly considered development which has long term implications on the town
- Poor maintenance of historic structures which can lead to their deterioration and safety hazards
- Potential concerns/resistance about reducing on-street car parking
- Lack of funding opportunities
- Climate change impacts and associated weather event



The following section presents a summary of the public engagement stages during which the Clane community directly participated in the plan preparation process, offering valuable feedback on emerging themes and projects opportunities. These results have enabled the plan to address community concerns and priorities.

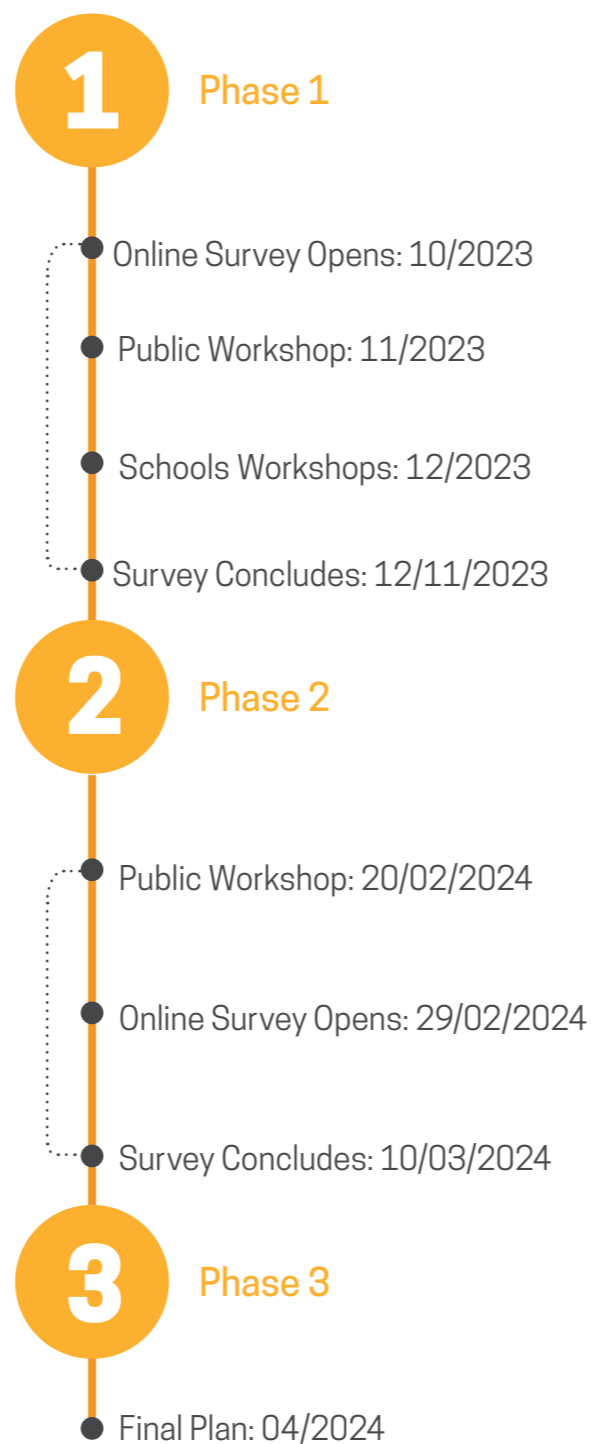
4. Collaboration & Communication

4. Collaboration & Communication

OUR APPROACH

Town Centre First policy adopts a place based locally led-approach to creating a vibrant and active community. The Town Centre First Policy recognises the importance of empowered communities in sustainable decision making practices. Robust public engagement ensures that decision making is informed, it strengthens democratic processes and ensures that resources are used efficiently and equitably. The nine principles below for meaningful community engagement have been devised by the Department of Rural and Community Development with Pobal, Community Work Ireland (CWI), and the Irish Local Development Network (ILDN). The approach to public engagement has been informed by these principles and the belief that local communities must be involved in knowledge creation to inform decision makers.

Nine Principles for Meaningful Engagement



PHASE 1

Purpose: Inform, Consult, Collaborate

Methods: Town Team and Kildare County Council Consultations, Online Public Survey, Public Workshop; Schools Workshops

Participation: 766 Online Survey Submissions, 40 Public Workshop Attendees

When: Phase 1 Consultation began in October 2023, workshops took place on 07/11/2023 with our initial survey being open to the public between 13/10/2023 and 12/11/2023 and schools workshops held in December 2023.

How was everyone notified: Advertisements were administered to the public through local radio, local newspapers, Kildare County Council's website and social media outlets.

PHASE 2

Purpose: Consult, Collaborate

Methods: Town Team and Kildare County Council Consultations, Public Workshop, Draft Plan Publication

Participation: 102 Online Submissions, 42 Public Workshop Attendees

When: Phase 2 Consultation began in February 2024, workshop took place on 20/02/2024 with draft plan available online between 29/02/2024 and 10/03/2024.

How was everyone notified: Advertisements were administered to the public through local radio, local newspapers, Kildare County Council's website and social media outlets.

PHASE 3

Purpose: Present

Methods: Online publication of Final Town Centre First Plan

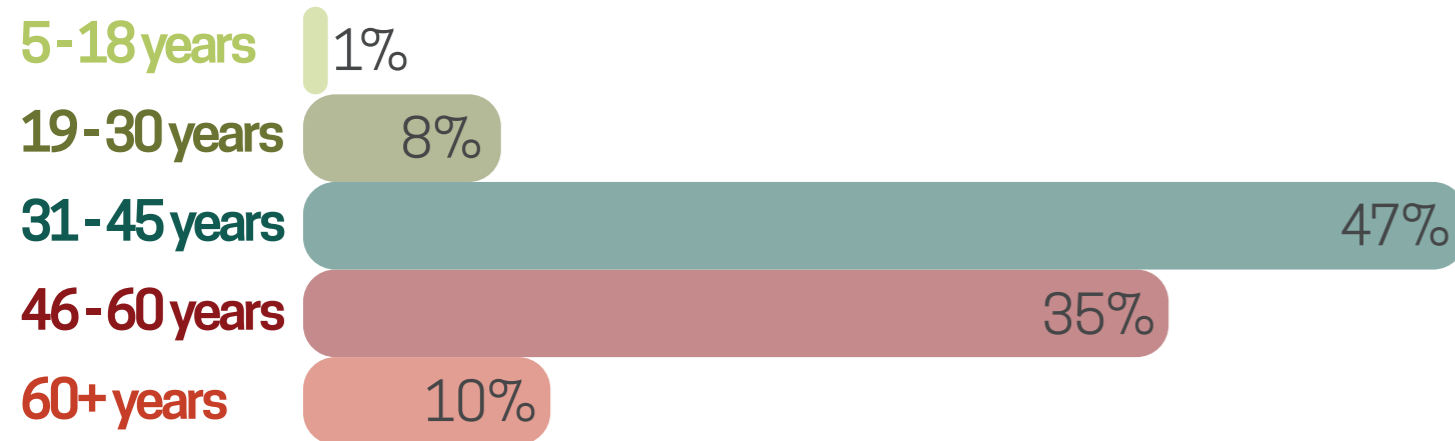
When: April 2024

4. Collaboration & Communication

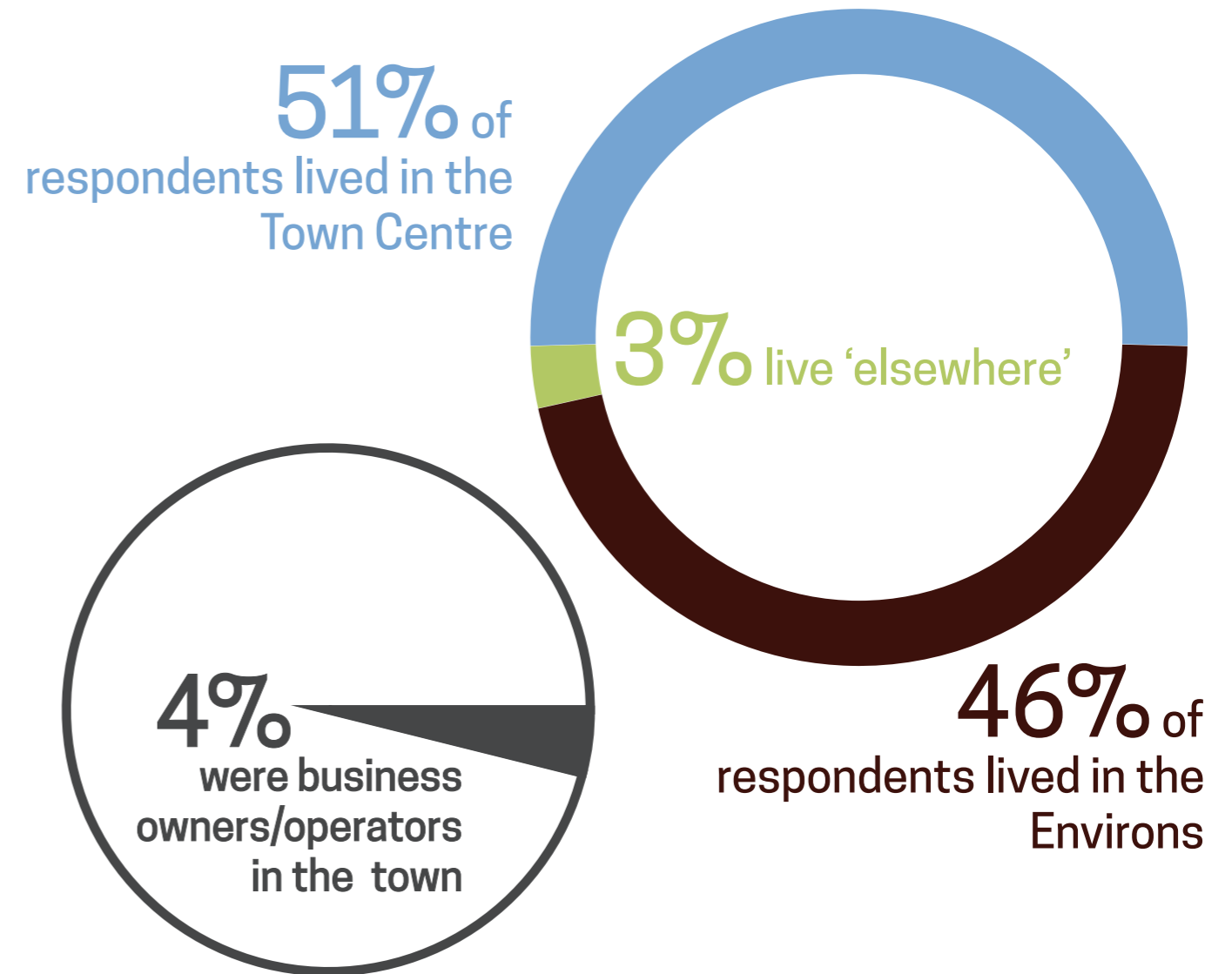
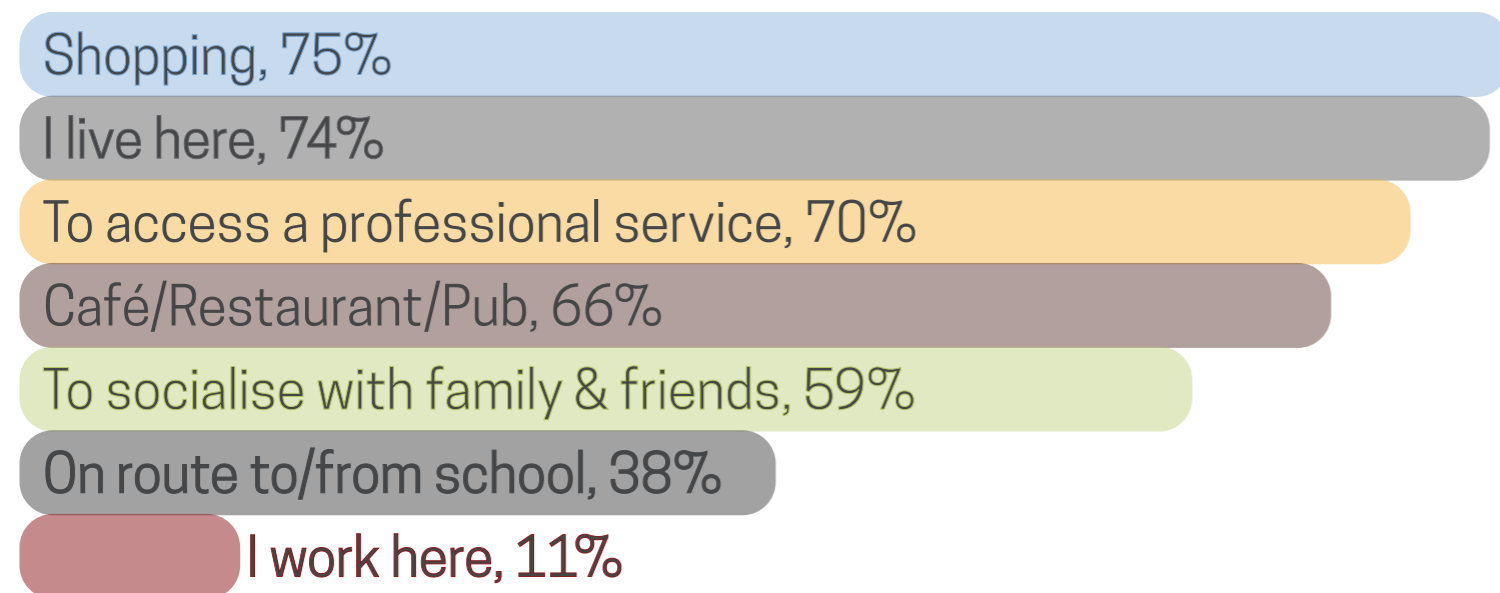
PUBLIC ENGAGEMENT SURVEY (PHASE 1)

Our public engagement survey went live from 13/10/2023 to 12/11/2023. The survey aimed to assess the present situation in Clane according to its residents in terms of physical and social life. The survey was administered on the Kildare County Council public engagement portal and received excellent levels of engagement. 766 people partook, representing 40% of the population of Clane. With an average household size of 2.9 people, this represents 2,221 people out of the Town's total population figure of 8,927 persons.

Survey Respondent age Profile



Why do you visit Clane Town Centre?



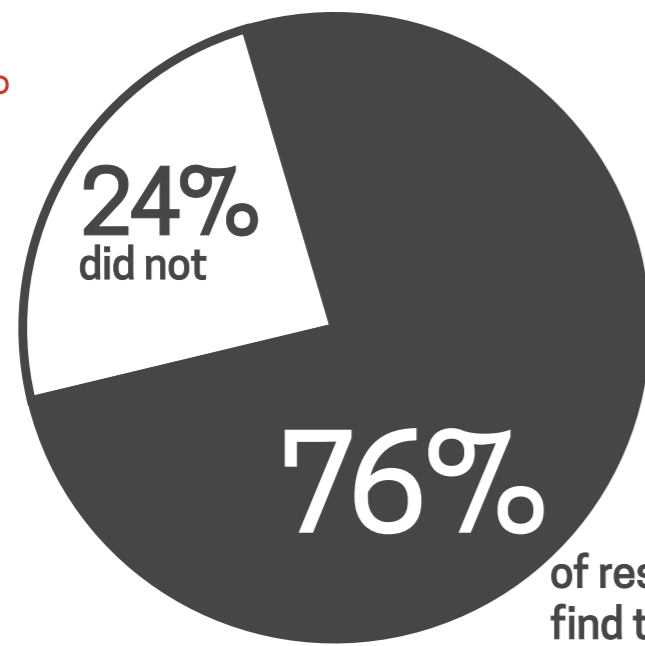
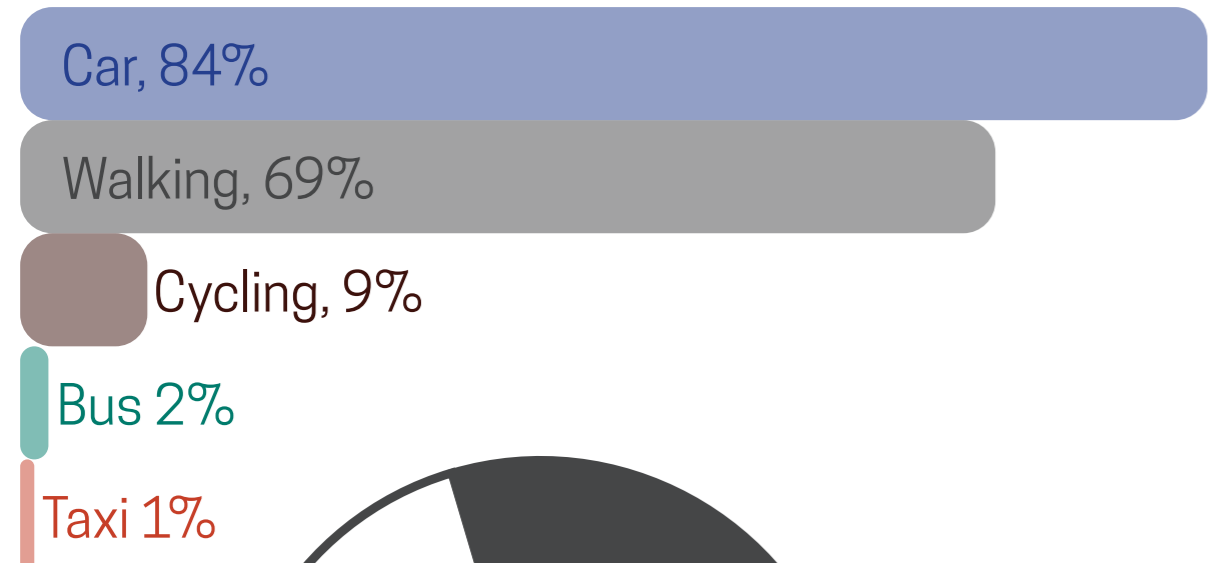
4. Collaboration & Communication

MOVEMENT AND CONNECTIVITY

Our survey found that despite 51% of respondents considering themselves to live in the 'Town Centre', 84% of people usually access the Town Centre by car. A strong uptake in walking to the town centre was found at 69%. This indicates that short distance local trips are unnecessarily being facilitated by private vehicle usage, yet there is a clear scope to shift these local trips to active travel options.

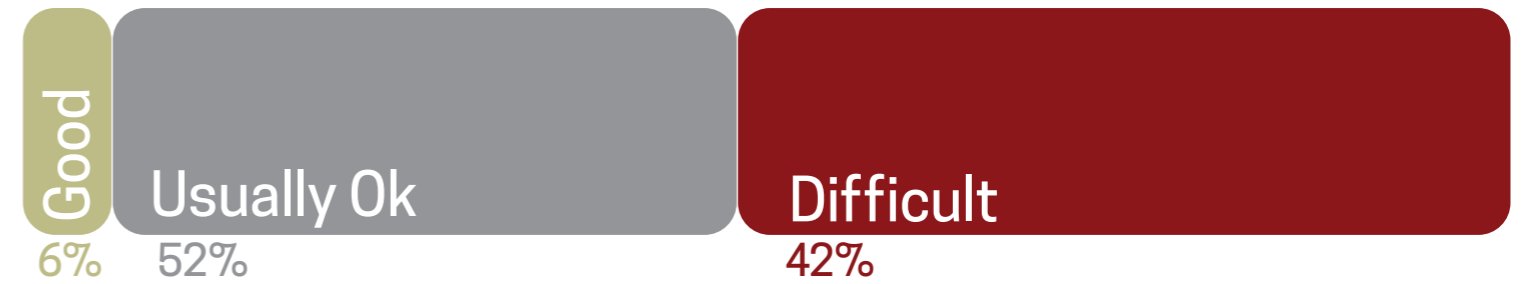
27% of respondents found the quality and safety of the Town Centre to be poor for pedestrians, and 77% found it to be poor for cyclists. These findings present a real barrier to improving active travel uptake and access to the associated benefits.

How do respondents usually access the Town Centre?



of respondents found it easy to find their way in the Town Centre

Finding parking in Clane Town Centre is



How would you rate quality and safety for pedestrians in the Town Centre



How would you rate quality and safety for cyclists in the Town Centre

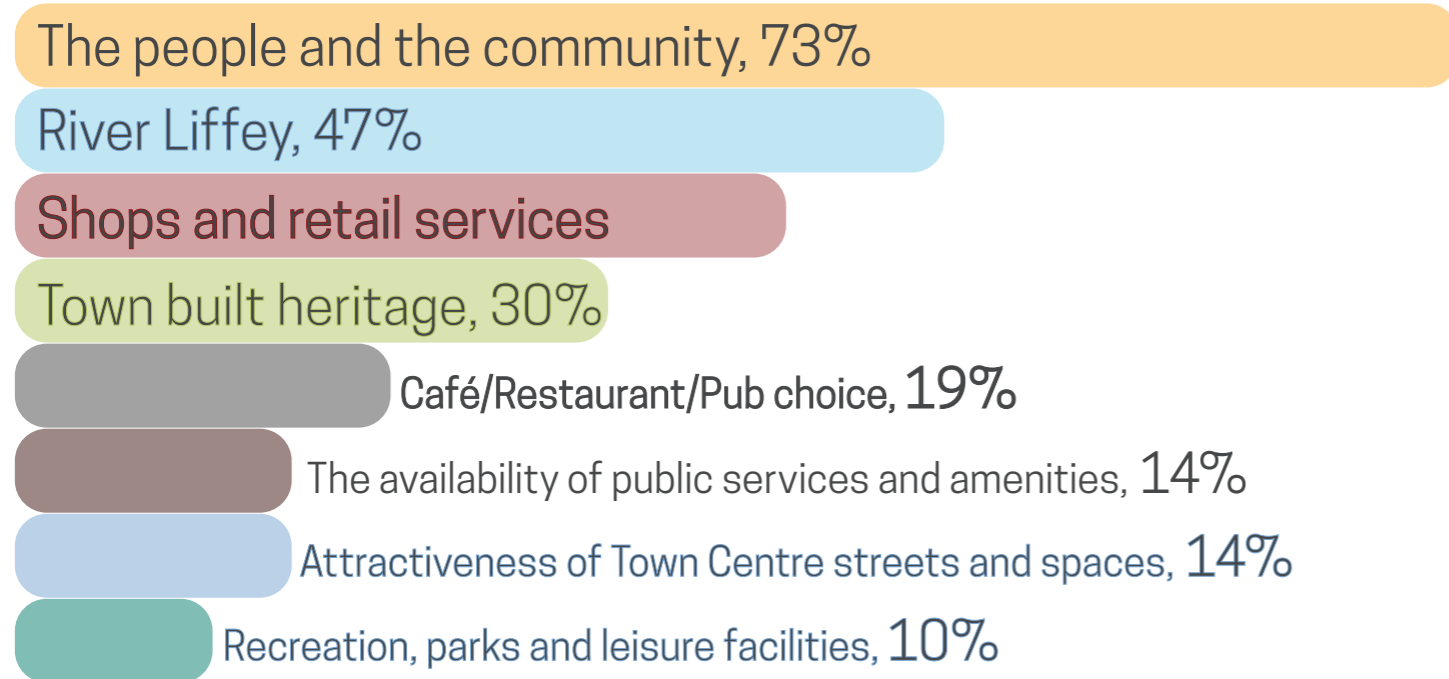


Moving Around Clane

4. Collaboration & Communication

Understanding Clane

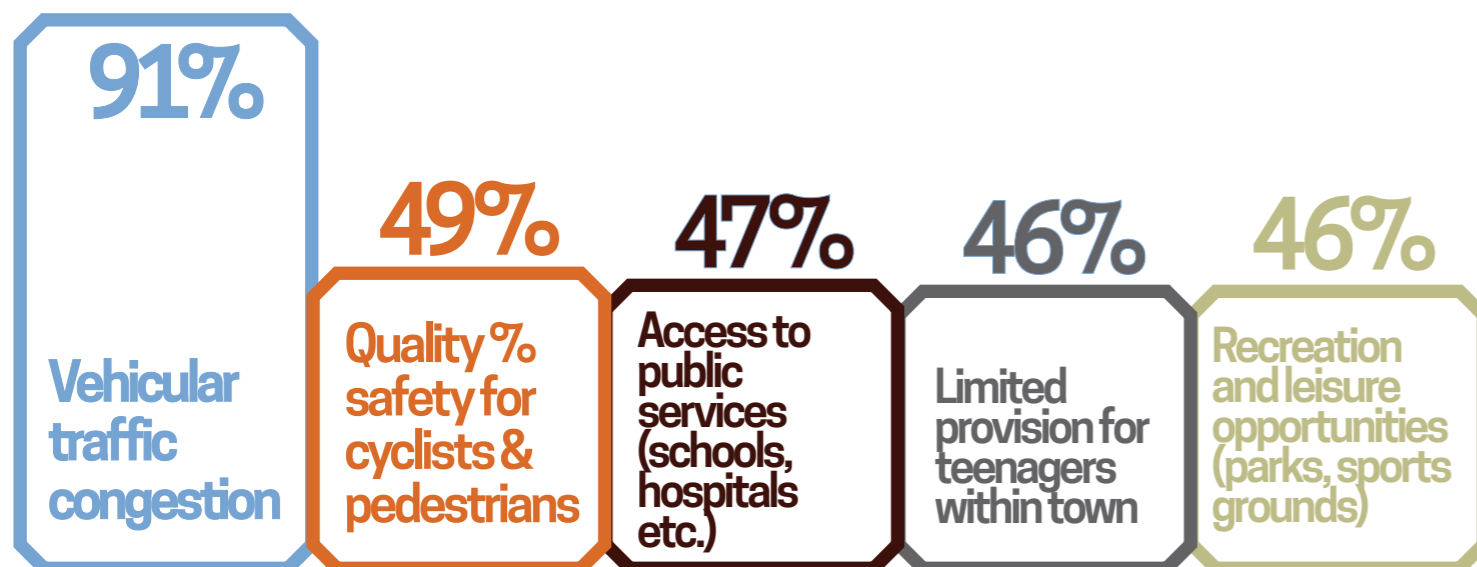
What was seen to be Clane's greatest assets?



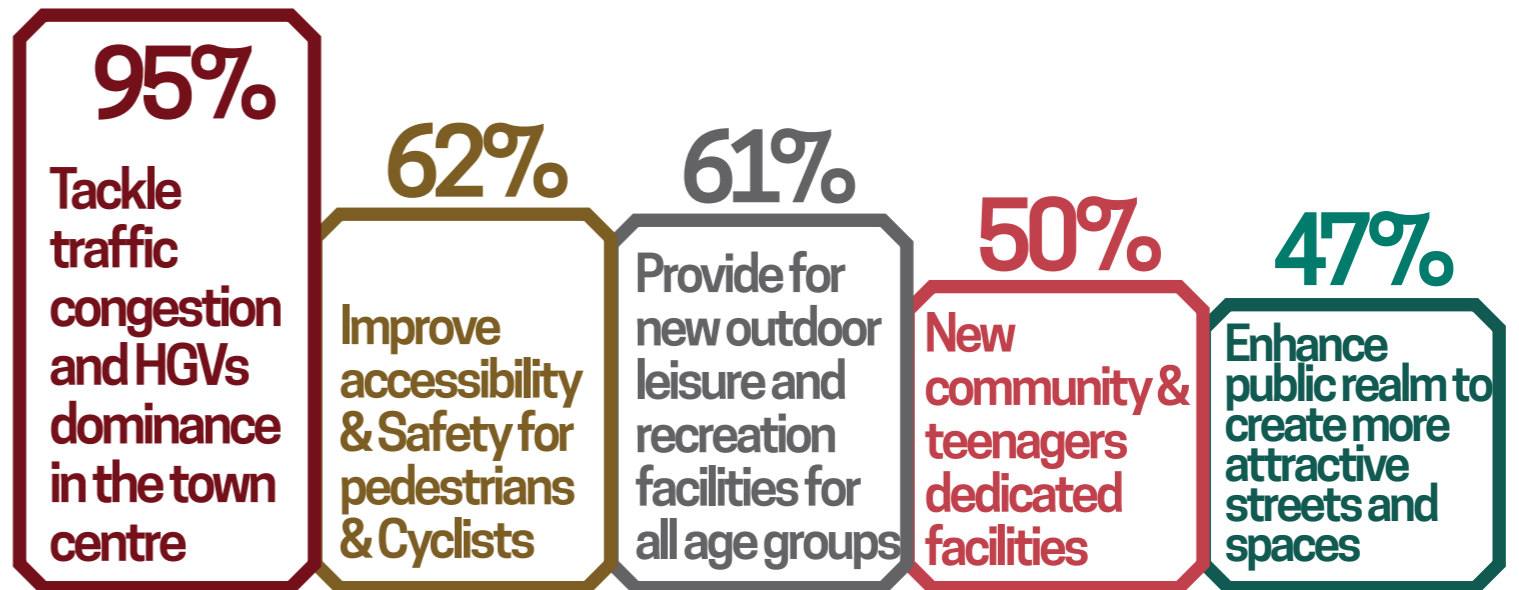
What words describe Clane?



The biggest challenges to Clane's future growth and success*



What would most improve the town



*Example: 91% of respondents agreed vehicular traffic congestion to be one of the 5 biggest challenges to Clane's future growth and success

4. Collaboration & Communication

COMMUNITY WORKSHOP (PHASE 1)

The first public workshop occurred on 07/11/2023 in Clane GAA club with approximately 40 members of the public and local community groups attended.

Attendees were divided into 5 groups and were asked to participate in 4 exercises concerning their town centre.

The format of the event ensured that attendees contributed to all topics individually and as a part of the group. Specific challenges, projects were identified throughout the discussions, which will form the basis for the second public workshop.

Exercise 1: Describing Clane

Exercise explored how attendees described Clane, its assets and its areas for improvement.

Exercise 2 : Place Standard Tool

Exercise 2 assessed the physical and social aspects of a place through number of categories.

Exercise 3: Mapping Clane

Exercise 3 was a group based mapping process for Clane exploring 4 topics around: Movement & Connectivity, Heritage & Identity, Environment & Public Realm and Town Economy & Facilities.

Exercise 4: Projects Prioritisation

This exercise built upon the previous one where attendees identified opportunities for the town and as a group had to prioritise 5 'Key Opportunities' for Clane.

We intended to

Provide an understanding of Town Centre First Policy and what it means for Clane.

Understand Clane's residents' opinions, needs, identity and aspirations.

Desired outcomes were

Clearly identified key issues and opportunities for the town.

Gained a rich picture of life in the Town Centre.

Ideas on projects and solutions.

We did

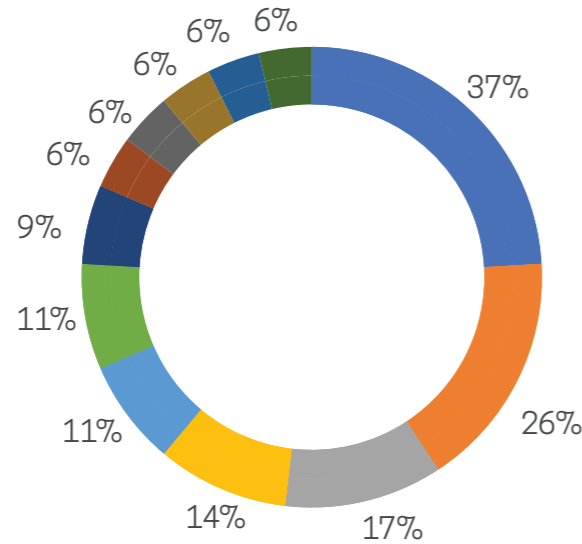
Follow a series of exercises individually and as a group including word ideation, mapping and assessing the town's strengths, opportunities and more.



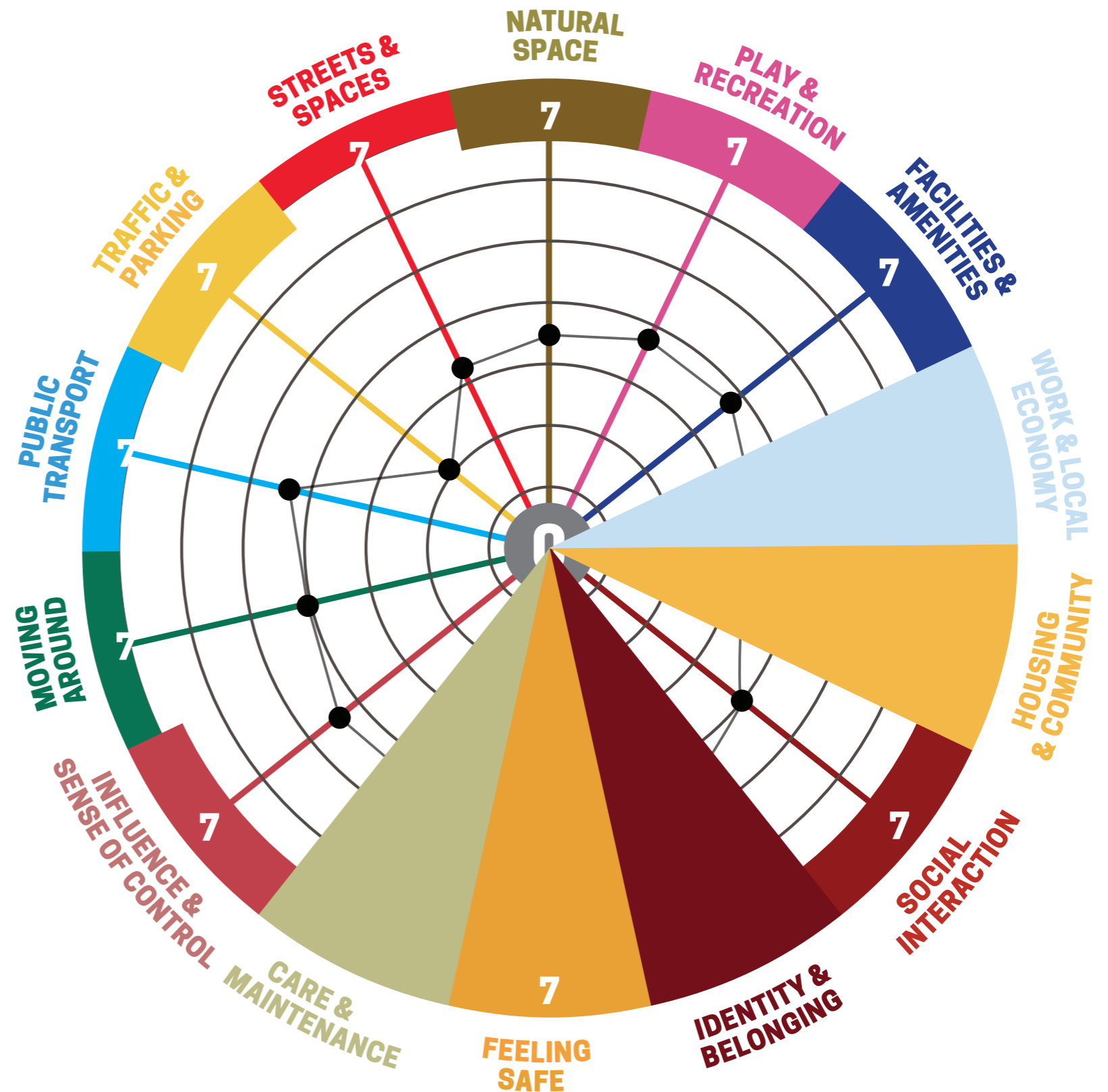
4. Collaboration & Communication

How you described Clane:

- Community 37%
- Friendly 26%
- Busy 17%
- Traffic 14%
- Growing 11%
- Village 11%
- Historic/Heritage 9%
- Diverse 6%
- Location 6%
- Safe 6%
- Sports 6%
- Vibrant 6%



How you ranked your town:



Key Town Assets

- | | | |
|-----------|------------|-------------|
| Community | Schools | Town Centre |
| Location | Facilities | People |
| History | Activities | Liffey |
| Clubs | Abbey | Nature |

4. Collaboration & Communication

SCHOOLS WORKSHOPS (PHASE 1)

In December 2023, a series of school workshops were conducted where local schools teachers engaged in focused sessions with their students. The objective was to gather an informed perspective of the town from the viewpoint of the town's children. Each workshop lasted approximately 45 minutes and involved the following exercises:

Children in primary schools were asked to work on mind mapping exercise where they chart their way to school with a special focus on how they arrive to school, their likes and dislikes about the journey, what is memorable for them, what feels unsafe and where in their journey do they feel they can be free to do as they wish.

Children in secondary school were asked firstly watch a short animated film about rural Irish towns.

Then they had to individually reflect on the video watched and think how it relates to Clane. This was then explored through 4 themed questions.

Last exercise was about creative thinking for improvements in the town regarding strengths, opportunities and Ideas

Clane Town Centre First Primary Schools Mental Mapping Exercise

Thank you for Participating!

Thank you for participating in the Public engagement programme for the Clane Town Centre First Programme. Brady Shipman Martin (BSM) has been appointed by Kildare County Council for the creation of a Town Centre First framework plan for the reinvigoration of the settlement of Clane as a vibrant and attractive place to live.

Public consultation is a core focus of the Town Centre First approach and BSM are undertaking public engagement in three phases. This lesson plan is part of Phase 1, Understanding the situation on the ground.

Three Phases of Public Engagement

- Phase 1: Understanding the situation on the ground
- Phase 2: Testing project plans and proposals
- Phase 3: Finalising the plan

What you will need

- 40 minutes standard lesson slot.
- One A3 page per child.
- Markers or drawing materials in the colours black, blue, red and green.

Why Participate?

- Participation allows local children's perspectives to be represented and heard within decision-making processes that will affect them.
- The exercise improves their spatial thinking and awareness of their surroundings.
- The output of this process will be used to inform the design of a safer environment for children that better addresses their needs and desires for where they live.

The children will be partaking in a mind mapping exercise where they chart their way to school with a special focus on how they arrive to school, their likes and dislikes about the journey, what is memorable for them, what feels unsafe and where in their journey do they feel they can be free to do as they wish.

Steps Four (15 Min)

- Have the class draw the route from these landmarks to their home, or to school in green.
- Write in details about that journey, ask if they're in a car or walking, perhaps they like the journey or perhaps it's boring.



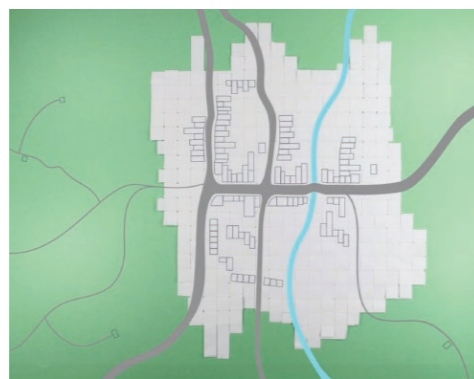
Engagement Material:

Exercise 1 Town

Town, a short animated film about rural Irish towns.

Directed and produced by Orla Murphy and Orla Mc Hardy.

2012



<https://vimeo.com/98429001>

8 Minutes

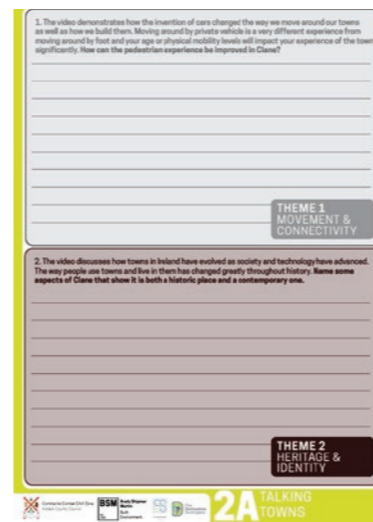
Exercise 2 Talking Towns

Individually reflect on the video you just watched and how it relates to Clane. This will be explored through 4 themed questions.

Fill in the worksheets provided.

THEME 2
HERITAGE &
IDENTITY

THEME 4
TOWN ECONOMY
& FACILITIES



10 Minutes

Exercise 3 Imagine Clane

This exercise is about creative thinking for improvements in the town. Read the instructions on Sheet 3 and follow these three steps in groups.

1. Identify Strengths
2. Identify Opportunities
3. Opportunity Ideation

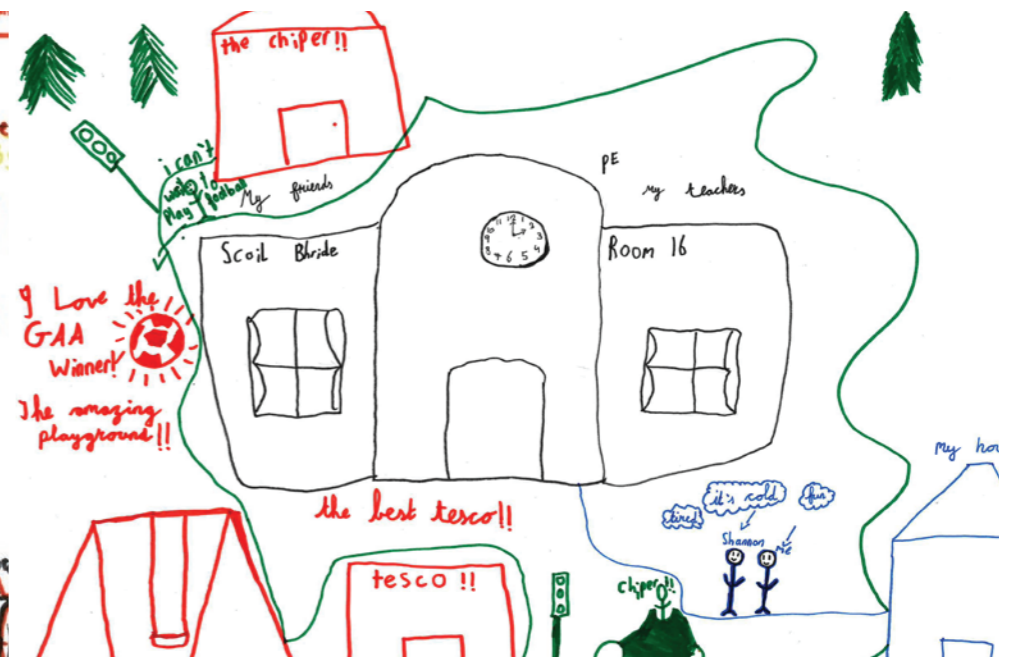
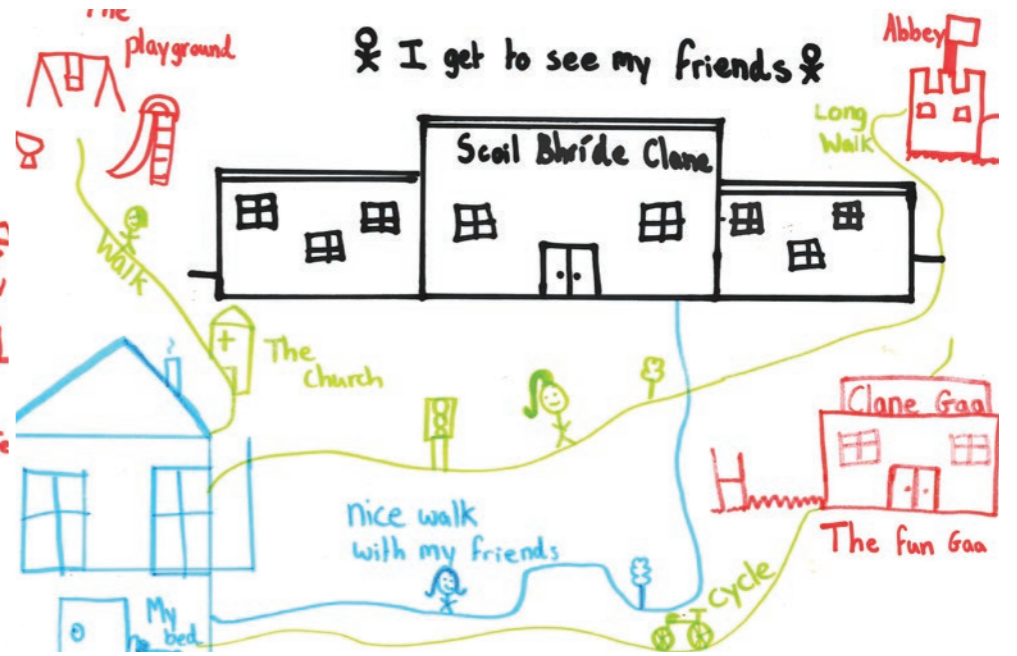
One person from every group talk about your suggestions for the town.



20 Minutes

4. Collaboration & Communication

Way to School:



4. Collaboration & Communication

Students Ideas:

Restore derelict buildings **More facilities for teenagers**

More pedestrian crossings

More speed bumps Fix the old swimming pool

Reduce congestion

Skate park in playground

Picnic benches in the grassed area at Supervalu

Abbeylands area for young people to come together

Another secondary school

More markets / craft fairs

Create greenway along River Liffey

Wider footpaths

Outdoor gym equipment

More flowers and trees

Cycle lanes in town More planting

More markets and events

More public benches

More coffee shops and restaurants

Lights along Liffey Walk

Public transport more accessible

More markets and events Footpaths for wheelchair users More planting

4. Collaboration & Communication

What you told us about Clane:

STRENGTHS:

- 'All amenities are central
- Liffey walk
- Good street lighting on Main Street and Relief Road
- Buildings (the Abbey/ the Franciscan Friary/ Convent/ church)
- Community council
- Clane festivals
- Playground
- Tidy towns
- Sports clubs, scouts
- Nice nature walks
- Walkways around town (sli na slainte)
- Village centre open space
- Range of shops
- Great selection of retail, health gyms, amenities
- Clane hospital'

CHALLENGES:

- 'HGV traffic
- Congestion
- Public transport frequency and capacity
- Insufficient pedestrian facilities
- Insufficient cycle facilities
- Not enough of walking routes
- Not enough access for people with physical mobility issues
- Missing pedestrian crossings
- Empty shops and buildings
- Lack of social spaces for children and teenagers
- Lack of green space in town centre
- Lack of lights in playground
- Poor access to River Liffey
- The convent unused and in need of repair
- Dying rivers, poor water quality
- Remove street parking to allow traffic flow
- Pedestrian crossings
- Only one footpath to schools'

IDEAS:

- 'Better traffic management,
- Frequent public transport to Sallins
- Improved Liffey walks
- Pedestrians and cyclists safety
- Need for public park
- HGV's ban on the Main Street
- Community hall/centre
- Space for teenagers
- More lighting on walking routes
- More walking and cycling routes
- More garda presence
- Tackle vacancy
- Collaborate with local scout groups
- Improve shopfronts
- Invest in upgrading paths on Main Street
- Improved bus stops
- Abbey upgrade
- Community events
- Community collaboration
- Upgrade playground'

4. Collaboration & Communication

COMMUNITY WORKSHOP & ONLINE SURVEY (PHASE 2)

The second public workshop occurred on 27/02/2024 in Clane GAA club with approximately 42 members of the public and local community groups attended.

Our second public engagement survey went live from 29/02/2024 to 10/03/2024 with 102 submissions received.

Both, the online survey and the public workshop presented key themes and potential projects that have emerged from public consultation to date.

During second round of community engagement public were asked to evaluate potential projects for Clane Town Centre based on their respective priority and community support. For clarity, projects were categorized into four themes: movement and connectivity, public realm and built environment, heritage and identity and activities and use.

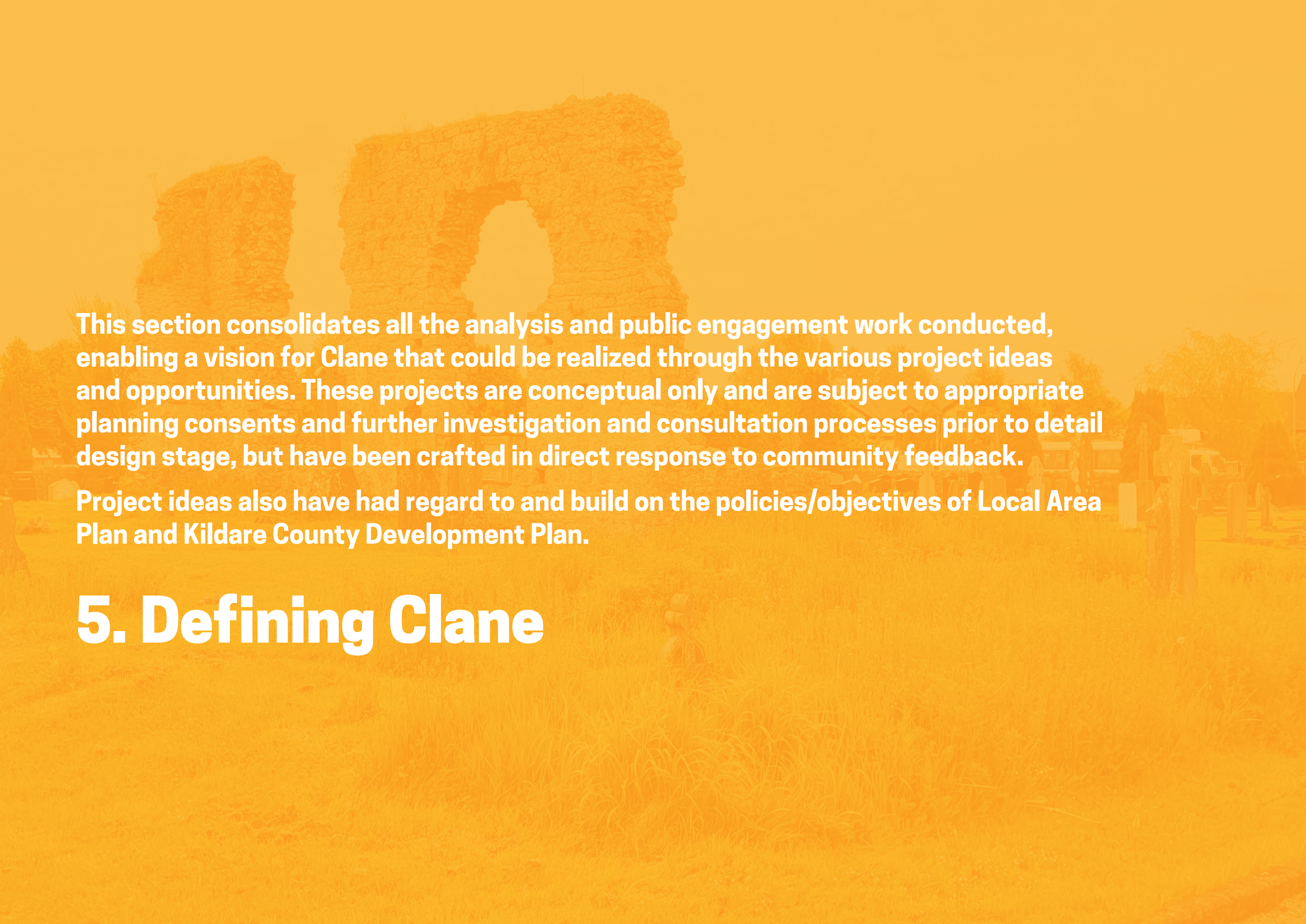
Your Top Priorities:

- Improved Permeability
- Transport Study for Clane
- Pedestrian Priority Improvements
- School Zone Treatment
- Playground Upgrade
- Town Centre Events Programme

Your Favourite Projects:

- Main Street Upgrade
- Transport Study for Clane
- Main Street North Junction Upgrade
- Playground Upgrade
- Liffey Park Opportunities





This section consolidates all the analysis and public engagement work conducted, enabling a vision for Clane that could be realized through the various project ideas and opportunities. These projects are conceptual only and are subject to appropriate planning consents and further investigation and consultation processes prior to detail design stage, but have been crafted in direct response to community feedback.

Project ideas also have had regard to and build on the policies/objectives of Local Area Plan and Kildare County Development Plan.

5. Defining Clane

5. Defining Clane

HIGH LEVEL PLAN THEMES

Aligned with The Town Centre First policy eight high level themes for a Clane Town Centre First were identified. These eight themes of role, image, vibrancy and vitality, regeneration, economic resilience, inclusion, heritage and culture and climate have played a pivotal role in shaping the TCF's development and project selection. A short overview of how each theme has been addressed in the plan is provided below:

Role: What the town's primary function is/will be in relation to its location and the broader hierarchy of settlements within the county/region.

The TCF plan aims to enhance pedestrian footfall and broaden the range of activities within the town centre which is a pivotal hub for essential services. TCF projects are designed to support the sustainability of existing retail and service offerings while introducing new opportunities for businesses, ultimately delivering a safe, more vibrant, and prosperous environment for residents, employees, and visitors alike.

Image: What the town is/will be known for, how it will attract people/investment and the impression it will leave on those who visit it.

Clane aspires to be recognised as a forward-thinking, environmentally conscious town with rich history. The proposed plan seeks to leverage the existing economic foundation in Clane, with a vision to develop a vibrant, attractive town centre that prioritises people. The enduring impression visitors will take away from Clane is of a beautiful & characterful town with strong community, welcoming people, enriched by its distinctive blend of built and natural heritage.

Vibrancy and Vitality: How the town will generate activity, support a diverse range of businesses, provide animated streets and spaces and an attractive living environment.

To enhance vibrancy and vitality in Clane, efforts will be directed towards addressing vacancy and dereliction. Engaging placemaking initiatives will elevate the quality of life, attracting new employers and residents to establish themselves in Clane. The implementation of well-designed public spaces, recreational routes, public spaces, and green initiatives will collectively contribute to creating a more appealing and safe environment.

Regeneration: How declining and derelict spaces should be regenerated.

Transforming vacant and underutilised buildings involves repurposing them for diverse functions such as residential units, remote working hubs, and cultural or community facilities. Optimising the use of these assets in Clane will strengthen the character and offer of the town centre.

Economic resilience: how the Town can maintain or achieve economic resilience together with its ability to withstand potential future economic events.

To strengthen the economic resilience of Clane and enhance its capacity to weather potential future economic challenges, a collaborative approach is essential. Strengthening local businesses, fostering innovation, and diversifying economic activities are key strategies. Additionally, investing in education and workforce development ensures a skilled and adaptable workforce. Building strong community networks and promoting sustainable practices contribute to long-term economic stability.

Inclusion: How the town will support the wellbeing of a diverse community.

The Town Centre First plan is committed to creating an inclusive environment for individuals of diverse backgrounds. Universal design principles and accessibility will be integral components of all new interventions and upgrades in the Clane town centre. Creating spaces that encourage social interaction with collaborative initiatives, such as cultural events and programs, can further strengthen community bonds.

Heritage and culture: How the rich history of the town will become a meaningful part the town centre experience.

Clane boasts an ancient history rooted in religion and strategic location. Its origins date back to pre-Christian times, as evidenced by relics discovered in the area. The Abbey and remains of Franciscan Friary will be the centerpiece of the redeveloped town centre. Adaptive reuse of existing historic structures will be provided whenever possible. Consideration will also be given to public realm upgrades aimed at safeguarding and enhancing the town's established built heritage.

Climate: How the town will adapt to future challenges and build in climate resilience as well as meeting climate targets.

The TCF plan suggests introducing greenery and planting within the town centre to support nature-based solutions for air quality and flood risk mitigation. It advocates for the revitalisation of existing buildings rather than focusing solely on new construction. Furthermore, the plan promotes the growth of sustainable transportation options by enhancing pedestrian pathways, cycling routes, and public transit connections. Additionally, it encourages town centre living and the consolidation of easily accessible services and facilities in the heart of Clane.

5. Defining Clane

CLANE TOWN CENTRE FIRST APPROACHES

CLEAR ROLE & IDENTITY

- Position the town centre as a pivotal hub for essential services,
- Strengthen Clane’s image and identity as an appealing historic town
- Enhance the town centre to create an inviting environment
- Continue to provide support to community groups

THRIVING TOWN CENTRE

- Promote a diverse range of town centre uses
- Provide new and improve existing public and community spaces
- Utilize infill and backland sites
- Enhance the town’s program of events and activities

A CONNECTED AND ACCESSIBLE TOWN CENTRE

- Enhance connectivity and reduce walking distances
- Implement effective traffic management strategies to reduce impact of traffic
- Achieve a better balance between public space and parking
- Enhance services, facilities, and signage to support sustainable movement
- Create an accessible and inclusive streetscape

BEAUTIFUL & CHARACTERFUL TOWN CENTRE

- Create a timeless and cohesive public realm
- Identify, adapt, restore, and repurpose vacant buildings
- Address dereliction and enhance the appearance of buildings
- Create an enhanced environment for residents, workers, and visitors
- Enhance and diversify public and green spaces

A GREENER & HEALTHIER TOWN CENTRE

- Introduce greening, planting, and sustainable drainage measures
- Create and improve walking and cycling routes
- Capitalize on the River Liffey as a valuable asset
- Incorporate high-quality energy systems

A SMARTER TOWN CENTRE

- Utilize digital technology to enhance the living and working experience
- Enhance online platforms for town and community groups
- Introduce virtual walking tours
- Introduce interactive displays that provide information about town



Clear Role and



Thriving



Connected and Accessible



Beautiful & Characterful



Greener & Healthier



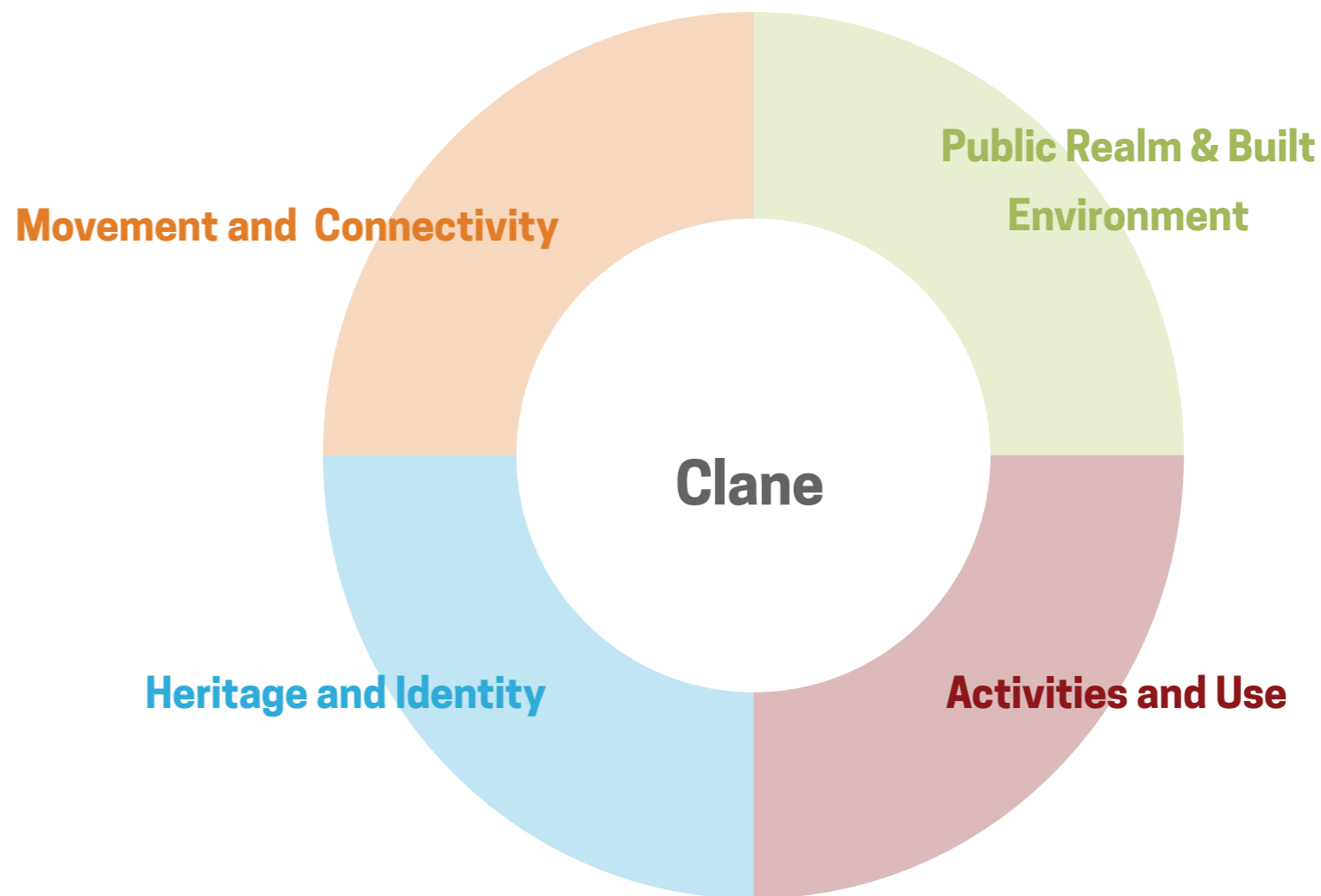
Smarter

5. Defining Clane

PROJECTS THEMES

The Vision outlined in the plan translates into tangible project concepts that can be implemented and nurtured over time. Throughout the plan’s development, supporting themes and illustrative layouts have been employed to shape ideas, organizing them into groups that can serve as the foundation for a delivery.

Potential projects and regeneration opportunities were categorised into 4 themes:



Theme 1

Movement and Connectivity

Movement and connectivity explore moving and getting around Clane. Mobility is the level of ease of getting around by walking, cycling, public transport or private vehicle. Connectivity is the relative distance between a starting point and a destination. Poor connectivity is when a destination is close as the crow flies but far to travel to.

Theme 2

Public Realm & Built Environment



Theme 3

Heritage and Identity

Our heritage and identity are what we have inherited from the past to value and enjoy in the present, and to preserve and pass on to future generations. The living community, local traditions, history, language and festivals all form part of the town’s heritage and identity.

Theme 4

Activities and Use

Activities and Use explores employment, the town economy, the location and availability of services, retail, housing and areas dedicated for active use and recreation. It also explore options for community interaction and involvement in shaping town centre.

5. Defining Clane



PLAN OVERVIEW

This overall plan consolidates possibilities for regeneration, enhancement and improvements in the Clane Town Centre. Specific potential projects are set out, followed by detailed outline of individual project ideas.

Movement and Connectivity

- MC 1: Improved Permeability
- MC 2: Pedestrian Priority Improvements
- MC 3: Transport Study for Clane
- MC 4: Improved Local Parking
- MC 5: School Zone Treatment
- MC 6: Walkability Audit
- MC 7: Wayfinding Strategy

Public Realm and Built Environment

- PE 1: Main Street
- PE 2: The Abbey & Millicent Rd
- PE 3: Prosperous Rd East End
- PE 4: Main Street North Junction

Heritage and Identity

- HI 1: Town Brand And Promotion
- HI 2: Shopfronts Enhancement Strategy
- HI 3: Town Centre Events Programme
- HI 4: Celebrating Clane's Heritage
- HI 5: Town Centre Gateways
- HI 6: Public Art Opportunities

Activities and Use

- AU 1: Playground Upgrade
- AU 2: Liffey Park Opportunities
- AU 3: Recreational Routes
- AU 4: Vacancy & Dereliction

5. Defining Clane

Theme 1

Movement & Connectivity

Potential Projects:

- MC 1: IMPROVED PERMEABILITY
- MC 2: PEDESTRIAN PRIORITY IMPROVEMENTS
- MC 3: TRANSPORT STUDY FOR CLANE
- MC 4: IMPROVED LOCAL PARKING
- MC 5: SCHOOL ZONE TREATMENT
- MC 6: WALKABILITY AUDIT
- MC 7: WAYFINDING STRATEGY

Projects identified in this section are conceptual only and are subject to appropriate planning consents and further investigation and consultation processes prior to detail design stage.

Movement & Connectivity

MC 1 IMPROVED PERMEABILITY

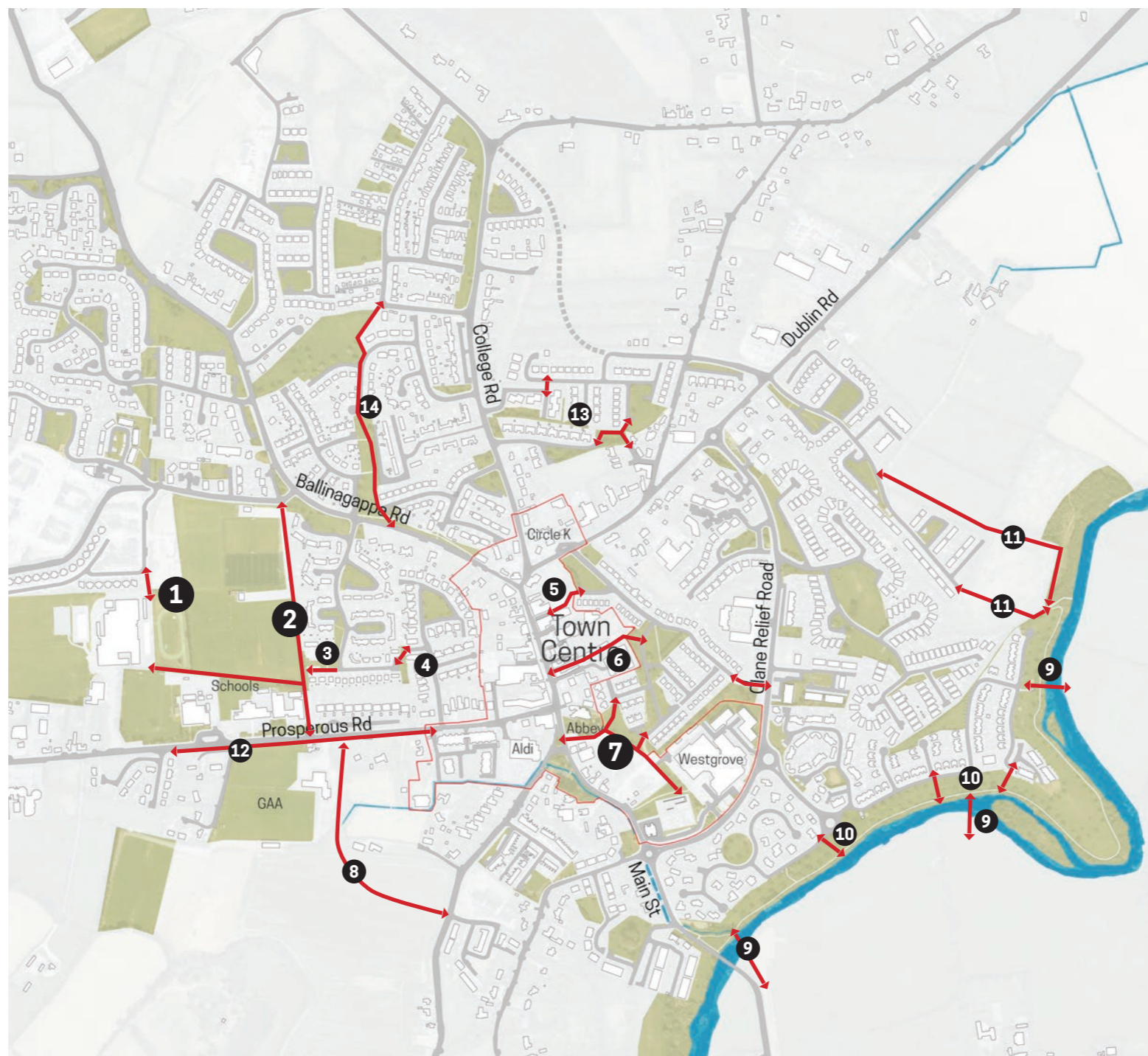
Public consultation and observations from an analysis indicated there is no opportunity for pedestrians or cyclists to travel between Main Street and its parallel streets or between Ballinagappa Road and schools which limit quick and convenient access to the town centre for Clane's residents and visitors. Such barriers tend to increase reliance on the private car.

Key Opportunities:

- The removal of permeability barriers would be a major gain for the Clane community, as the provision of these safe and attractive walking and cycling routes should significantly cut journey times.
- Key priority potential permeability links which should be examined and implemented would be no **1 & 2** connecting north-west part of the town (Ballinagappa Rd) with all schools on Prosperous Road, significantly shortening required travel distance and reducing need to drive to schools.
- And link no **7**, connecting Main Street and Abbeylands and providing alternative walking route between east part of the town and Main Street.

'Links to residential areas possible and vital to reduce the car traffic.'

'Footpath on one side only approaching the schools'



Potential Permeability Links:

- 1 Abbottfield to Scoil Mhuire
- 2 College Wood Manor to Prosperous Road
- 3 Ottomy to College Wood Manor Link
- 4 Ottomy Avenue to Liffey Lawns
- 5 Main Street to Central Park
- 6 Main Street to Churchfield
- 7 Main Street to Abbeylands/ Churchfield
- 8 Millicent Rd to Prosperous Rd (planned road)
- 9 Potential pedestrian bridges over River Liffey
- 10 Liffey Walk to Alexandra Manor/ Walk
- 11 Liffey Walk to Brooklands
- 12 Missing footpath on south side of Prosperous Road
- 13 Potential links within Capdoo Park
- 14 Looughbollard to Ballinagappa Rd

'Pedestrian access to the schools from Ballinagappa road would reduce traffic congestion considerably.'

Potential permeability links

Note: Any provision of potential permeability links are subject to further investigation prior to detailed design, third parties engagement and involvement, technical consideration, planning consent etc.

Movement & Connectivity

MC 2 PEDESTRIAN PRIORITY IMPROVEMENTS

In public opinion Clane town centre is generally dominated by vehicle traffic, to which pedestrian movement is secondary. Most road space is given over to vehicles, and there are few opportunities for pedestrians to safely follow desire lines that cross vehicle traffic. Concerns have been raised during public consultations about the need to improve pedestrian priority in the town.

Key Opportunities:

- Improve/upgrade existing pedestrian crossings.
- Provide new dedicated pedestrian crossings at critical/ desired locations.

'Clane is missing safety infrastructure for kids walking/cycling to and from school, including proper zebra crossing'

'If Pedestrians safety is prioritised, then parents will be happier not bringing cars to drop their children to school'



Potential new and upgraded pedestrian crossings (subject to further investigation)

- Crossing to be upgraded
- Potential new pedestrian crossing

Note: Potential proposals are subject to further investigation prior to detailed design, comprehensive traffic and transport assessment and technical consideration etc.

Potential locations of new pedestrian crossings (subject to further investigation)



(images source: Google Streetview)

Movement & Connectivity

MC 3 TRANSPORT STUDY FOR CLANE

‘Improving public transport would also minimize the traffic problems’

During the public consultation, several concerns were raised regarding traffic congestion, the presence of Heavy Goods Vehicles (HGVs) in the town centre, the necessity for enhanced public transport, and improved traffic management, including cycling facilities.

It is a recommendation of this plan to undertake a Transport Study for Clane, focusing on road infrastructure, public transportation services, cycling and walking facilities, traffic management, and sustainable transport initiatives. The study aims to improve mobility, alleviate congestion, enhance road safety, and promote sustainable transportation options to cater to the needs of both residents and businesses in the Clane.

Potential topics which could be investigated as part of Transport Study for Clane:

TOWN CENTRE HGVS BAN

HGV traffic travelling through the Main Street creates an unpleasant and hazardous environment for residents and visitors in Clane. The removal of HGVs should create a safer and more pleasant environment for users of the town centre.

IMPROVED PUBLIC TRANSPORT

Convenient and efficient public transport services are a core element of reducing dependency on motor vehicles.

Increasing the frequency of existing bus routes to railway stations at Maynooth and Sallins with the improvement of bus stop facilities would reduce the commuter trips made by car from and through Clane. It would additionally create an environment better suited to walking and cycling.

POTENTIAL ONE WAY SYSTEM ON MAIN STREET

In tandem with the potential HGV exclusion zone, consideration could be given to restricting all motor vehicle traffic along the northern section of Main Street (between the Prosperous Road junction and the Dublin Road / Ballinagappa Road junction) to one direction only which would improve pedestrian and cyclists safety and enhance environmental quality of the town’s public realm.

IMPROVED CYCLE NETWORK

Clane is a growing town and opportunities for improvements to the wider pedestrian and cycle network should be considered.

Opportunities exist for the enhancement of and creation of pedestrian and cycle infrastructure throughout Clane town centre to provide better connections and safe routes to surrounding existing and planned residential areas, shops and schools.

‘Walking on Main Street is no fun with all the Heavy Goods Vehicles pressing through the village. Really especially concerned about the kids walking to and from school.’

‘Traffic management solution / possible one way system to reduce volume. System would then allow space for proper cycle paths widths that children can use. That are connected throughout the town.’

‘More dedicated cycle lanes.’

Existing Context



Movement & Connectivity

MC 4 IMPROVED LOCAL PARKING

It is intended that the extent of parking on Main Street should be rationalised in the future. Parking on Main Street should be re-arranged to support adjacent business activities in parallel bays rather than perpendicular bays.

Key Opportunities:

- Perpendicular parking re-arranged to parallel.
- Vehicle movements simplified to increase road safety and to reduce congestion.
- Dedicated parking to the rear of Main Street should counter-act the removal of some spaces on the Main Street.
- Improved signage and real time information directing drivers to off street car parks.
- Age friendly/ Disabled/Accessible spaces/ Loading should be catered for and prioritised on Main Street.
- Freed up space should be dedicated to public realm improvements such as greening, seating, space for relaxing etc. which would improve environmental quality of the town centre.
- Greater use of off street parking in car parks adjacent to Main Street ie. old Supervalu car park.
- Introduction of EV charging spaces.
- Potential seasonal parklets on Main Street to support food and beverage offer in the town.



'Reduce street parking'



The existing parking arrangement where cars reverse into Main Street traffic flow is hazardous and adds to traffic congestion. The existing car parking arrangement also dominates the streetscape, restricts footpath space which could be expanded for the enjoyment of the public realm.



'Remove angled parking spaces in Main Street that create congestion when cars are reversing out of spaces.'

'Parking on Main Street... reversing out into traffic is dangerous'

Available off street car parks in direct vicinity of Main Street

Movement & Connectivity

MC 5 SCHOOL ZONE TREATMENT

School zones represent discrete sections of the street network at which it is particularly beneficial to introduce pedestrian-priority measures, and to reduce on-street parking.

In Clane, such treatment could be implemented along the section of Prosperous Road on which the accesses to Scoil Bhríde, Scoil Mhuire, Scoil Phádraig, and Clane GAA club are located.

Key Opportunities:

- Prioritise immediate provision of continuous footpaths along both sides of the Prosperous Road from the town centre.
- Local speed limit restriction.
- Protected cycle lanes connecting to wider cycle network.
- Control of on-street parking (particularly at drop-off and collection times).
- Road carriageway narrowing.
- Kerb build-outs and footpath widening outside school entrances.
- Surface colour/texture change.
- Distinctive signage.
- Controlled pedestrian and cyclist crossings near school entrances.
- Improved street lighting.



(Google Streetview)

Prosperous Rd Existing Context

‘Safe route to schools funding.’



School Zone treatments examples: Safe Routes to School (SRTS) Programme

Note: School Zone treatments are subject to detailed design, traffic studies, engagement with private landowners, technical consideration and planning consent etc.

Movement & Connectivity

MC 6 WALKABILITY AUDIT

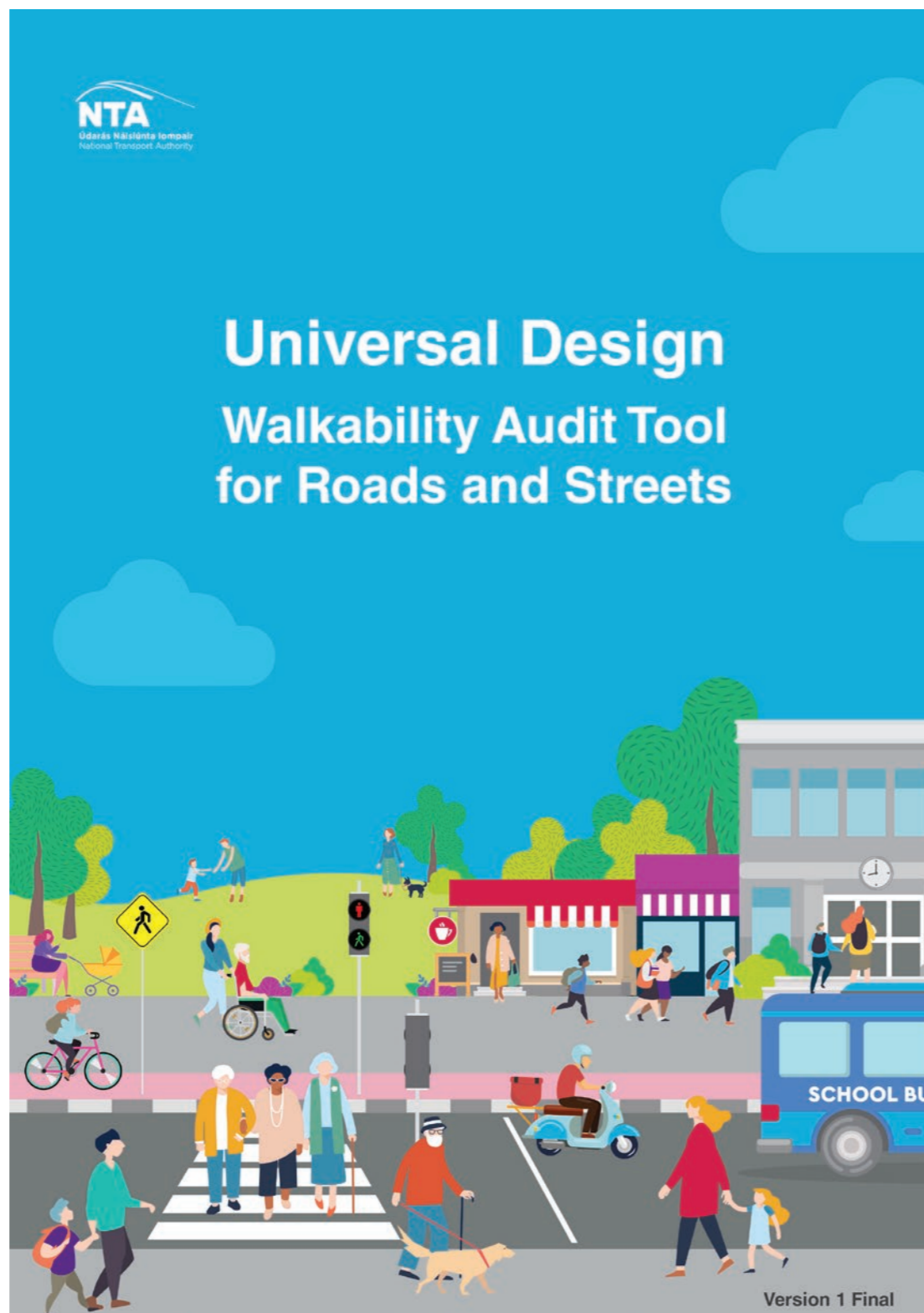
Public consultation and observations from an analysis of pedestrian infrastructure within and around Clane, identified opportunities to improve accessibility for vulnerable road users.

Measures to be explored include:

- Footpaths resurfacing and widening.
- Improvements for vehicular accesses and street-adjacent parking areas.
- Introduction of new pedestrian crossing facilities in critical locations.
- Enhanced intervisibility and pedestrian priority etc.

Key Action:

- A full Walkability Audit should be conducted throughout the town centre area, following National Transport Authority guidelines, to identify all such infrastructure elements that require improvement. These deficiencies should then be remedied, either in isolation or as part of more comprehensive improvement schemes.



- Participant's Details
- Footpaths
- Facilities
- Crossing the Road
- Road-User Behaviour
- Safety
- Look and Feel
- Outside the School Gates
- After the Audit
- Recommendations
- Maps
- Photographs

Movement & Connectivity

MC 7 WAYFINDING STRATEGY

'Walking routes could be identified around the village and displayed.'



A Town Wayfinding Strategy is a system to guide and direct people within a town. It typically includes signage, maps, and other visual cues to help residents and visitors navigate the urban environment efficiently.

Key Actions:

- A comprehensive review of existing directional signage in the town centre.
- Evaluate the town's layout, key landmarks, and popular destinations.
- Implement clear and visible signage at strategic locations, including street signs and directional markers.
- Explore digital options, such as mobile apps or interactive kiosks.
- Integrate technology for real-time updates and personalized navigation.
- Ensure the wayfinding system is accessible to people of all abilities.
- Gather feedback and make adjustments based on user experience.
- Establish a plan for ongoing maintenance and updates.



Potential key locations for wayfinding signage



Wayfinding signage examples

5. Defining Clane

Theme 2

Public Realm & Built Environment

Potential Projects:

- PE 1: MAIN STREET UPGRADE
- PE 2: THE ABBEY & MILLICENT RD
- PE 3: PROSPEROUS RD EAST END
- PE 4: MAIN STREET NORTH JUNCTION

Projects identified in this section are conceptual only and are subject to appropriate planning consents and further investigation and consultation processes prior to detail design stage.

Public Realm & Built Environment

PE 1 MAIN STREET UPGRADE



 Location of potential project

'Reduce parking on Main Street to facilitate better traffic flow and eliminate tailbacks. Or one way system'

'Pedestrians should be given priority on the main street and the surface material/public realm should reflect this.'

Main Street is a key historic street in the town with a number of protected structures and buildings of architectural heritage significance.

It's a busy area with visually appealing building facades, shop fronts, and various businesses.

However, many areas suffer from outdated and deteriorating surfaces. Perpendicular parking is hazardous as vehicles must reverse into traffic, causing additional congestion.

Additionally, parked cars visually dominate the street due to the wide carriageway.

Key Opportunities:

- Improve a historic identity of Main Street as an attractive and active village street with elements of greening.
- Re-balance the provision for pedestrians, cyclists and vehicular traffic and improve safety for all and permeability along and across the street which will support active and sustainable travel choices.
- Improve streetscape by using high quality paving, lighting, planting, public art, bicycle parking and street furniture .

'Develop Main Street and town centre into an accessible place focused on pedestrians, cyclists and public transport'

Existing Context



Public Realm & Built Environment

PE 1 MAIN STREET UPGRADE (OPTION A: SHARED STREET)



Note: Proposals are illustrative only (subject to further investigation prior to detailed design, traffic studies, technical consideration and planning consent etc.)

Key Potential Features:

1. Cyclists/vehicles shared street with central textured strip in the road that prompts drivers to take extra care
2. Widened footpaths with tree planting (subject to underground utilities)
3. Relocated pedestrian crossing (occasional church access retained)
4. Potential dedicated outdoor dining areas
5. Relocated bus stop with proposed bus shelter and bicycle stands
6. Rearranged parking/loading bays (age friendly/ disabled and short stay priority)
7. Series of rain gardens and raised planters along the street with public seating
8. Pedestrian priority access treatment (continuous footpath)
9. Potential to remove church railing and open up pedestrian access to front of church square
10. Unique treatment raised table street in front of Church of St. Patrick & St. Brigid
11. Bicycle parking
12. Potential seasonal outdoor dining area (on street parking)

Public Realm & Built Environment

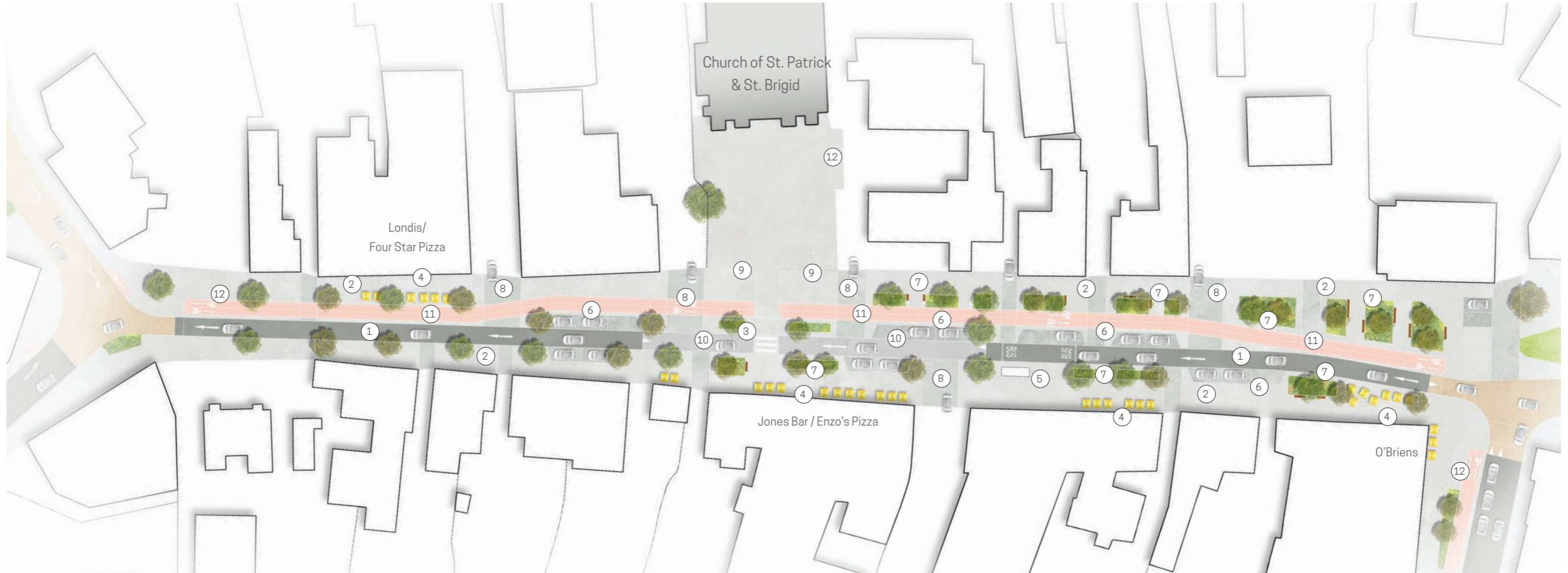
PE 1 MAIN STREET UPGRADE (OPTION A: SHARED STREET)



Note: Proposals are illustrative only (subject to further investigation prior to detailed design, traffic studies, technical consideration and planning consent etc.)

Public Realm & Built Environment

PE 1 MAIN STREET UPGRADE (OPTION B: ONE WAY STREET WITH CYCLEWAY)



Note: Proposals are illustrative only (subject to further investigation prior to detailed design, traffic studies, technical consideration and planning consent etc.)

Key Potential Features:

1. 1-way vehicular traffic arrangement
2. Widened footpaths with tree planting (subject to underground utilities)
3. Relocated pedestrian crossing (occasional church access retained)
4. Potential dedicated outdoor dining areas
5. Relocated bus stop with proposed bus shelter and bicycle stands
6. Rearranged parking/loading bays (age friendly/disabled and short stay only)
7. Series of rain gardens and raised planters along the street with public seating
8. Pedestrian priority access treatment (continuous footpath)
9. Potential to remove church railing and open up pedestrian access to front of church square
10. Special treatment raised table street in front of Church of St. Patrick & St. Brigid
11. 2-way segregated cycle track with buffer to parking

Public Realm & Built Environment

PE 1 MAIN STREET UPGRADE (OPTION B: ONE WAY STREET WITH CYCLEWAY)



Note: Proposals are illustrative only (subject to further investigation prior to detailed design, traffic studies, technical consideration and planning consent etc.)

Public Realm & Built Environment

PE 1 MAIN STREET UPGRADE POTENTIAL (OPTIONS A & B)



OPTION A: SHARED STREET

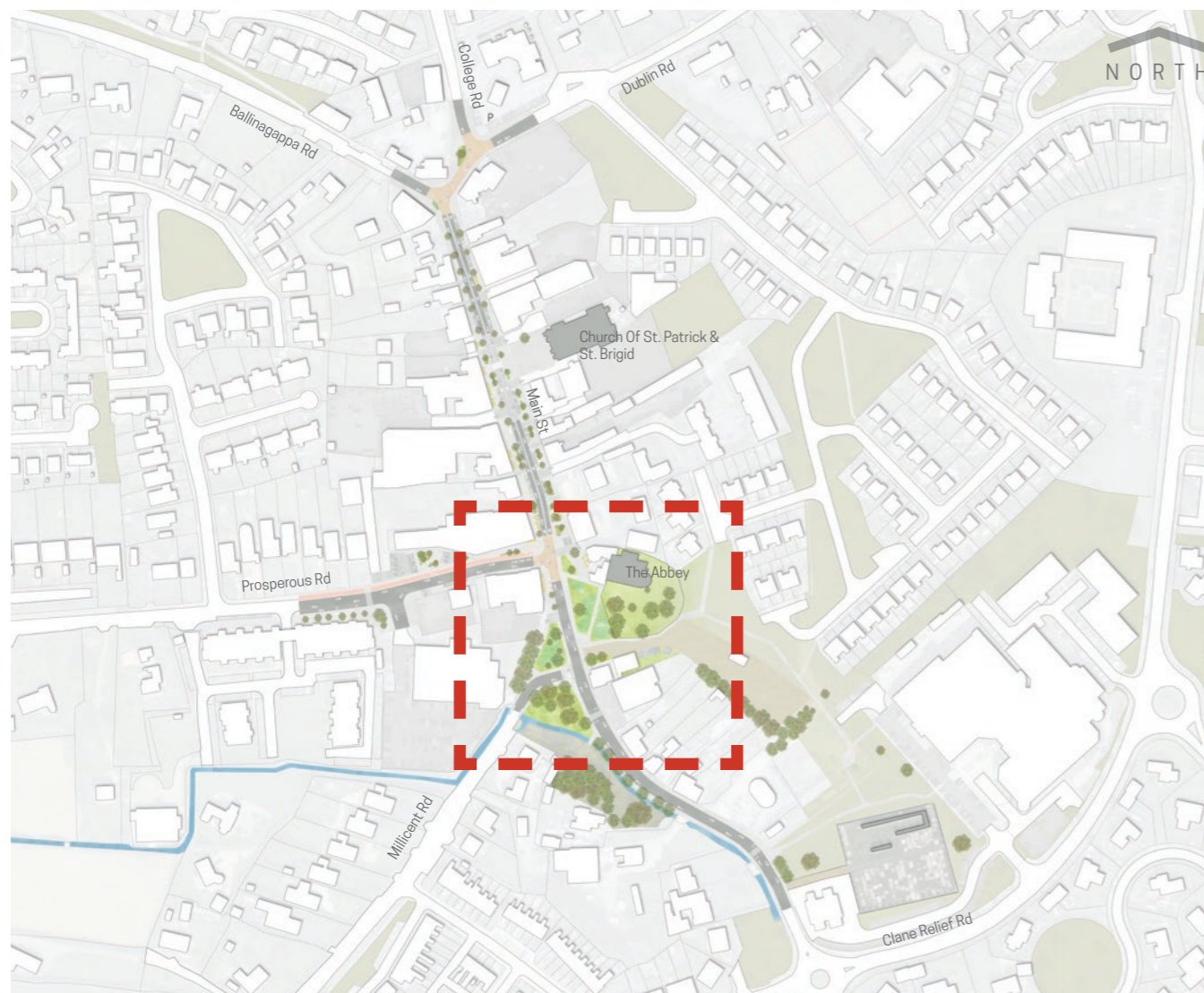


OPTION B: ONE WAY STREET WITH CYCLEWAY

Note: Proposals are illustrative only (subject to further investigation prior to detailed design, traffic studies, technical consideration and planning consent etc.)

Public Realm & Built Environment

PE 2 THE ABBEY & MILLICENT RD UPGRADES



 Location of potential project

Note: The Conservation Management Plan for the Abbey is currently being prepared and could help to guide any potential future works around The Abbey as part of Town Centre First Plan.

The primary approach to the town centre from the south is characterised by the prominent presence of The Abbey, a significant historic structure in the town.

Unfortunately the presence of overhead wires and the poor condition of existing surfaces detract from the overall aesthetic appeal of the area.

Additionally, there are two small green spaces situated at the junction between Main Street and Millicent Road which could be upgraded.

The existing playground in this area is dated and could benefit from renovation.

Key Opportunities:

- Improve historic identity of Clane by upgrading area around The Abbey and Millicent Road to create good first impressions when arriving to Town Centre.
- Re-balance the provision for pedestrians, and vehicular traffic and improve safety for all with potential new links and pedestrian crossings which will support active and sustainable travel choices.
- Improve streetscape by undergrounding overhead cables, using high quality paving, lighting, planting, public art and street furniture.
- Further investigation of the potential interventions at Millcent Road junction is recommended.

Existing Context



Public Realm & Built Environment

PE 2 THE ABBEY & MILLICENT RD UPGRADES



Key Potential Features:

1. Raised table junction in contrasting surface
2. Dedicated outdoor dining area and bicycle parking
3. Existing carriageway width reduced to minimum required
4. Widened footpaths
5. Management of grassland wild meadow
6. New pedestrian path
7. Bus shelter
8. Small public space with interpretive signage and seating
9. New path along Abbey wall connecting to Churchfield and Abbeylands
10. Vehicular access retained (pedestrian priority treatment)
11. Relocated vehicular access to Breeze Bar (pedestrian priority treatment)
12. Existing access road closed
13. Extended green space with additional planting
14. New footpath
15. Junction tightening with pedestrian priority treatment (raised table continuous footpath)
16. Potential to upgrade existing green space with new surfaces and street furniture ie. picnic tables
17. New raised table pedestrian crossing (access to Country Market Store unobstructed)
18. Playground general upgrade (potential for small skate park)

Note: Proposals are illustrative only (subject to further investigation prior to detailed design, traffic studies, engagement with private landowners, technical & archaeological consideration and planning consent etc.)

Public Realm & Built Environment

PE 2 THE ABBEY & MILLICENT RD UPGRADES POTENTIAL



Note: Proposals are illustrative only (subject to further investigation prior to detailed design, traffic studies, engagement with private landowners, technical & archaeological consideration and planning consent etc.)

Public Realm & Built Environment

PE 3 PROSPEROUS RD EAST END UPGRADE



 Location of potential project

‘Creation of a public square at Hughes Pharmacy along the Prosperous Road’

‘A safe corridor for children to travel to school. At present the Prosperous Road is a death trap to children cycling.’

Prosperous Road is a key street which leads to local schools and sports facilities. This section of the road experiences heavy traffic and large pedestrian footfall during morning and afternoon peak hours. On the north side, the footpath is disrupted by multiple accesses and parking causing pedestrian safety concerns.

The eastern end of this road boasts a high level of activity, featuring visually appealing building facades, shop-fronts, and various businesses. However, the public realm is dominated by cars, contributing to its congested appearance.

Key Opportunities:

- Potential to transform the space in front of Hughes Pharmacy to an area where the public can shop and relax. Opportunities to re-arrange parking.
- Opportunity to improve safety and movement between Main Street and schools through provision of segregated cycle track. (subject to detailed Movement and Transportation Studies)
- Improve streetscape by using high quality paving, lighting, planting, public art, bicycle parking and street furniture.
- Widen footpaths along the street.
- Introduce pedestrian priority vehicle accesses (continuous footpath).

Existing Context



Public Realm & Built Environment

PE 3 PROSPEROUS RD EAST END UPGRADE



Key Potential Features:

1. 2-way street, carriageway width reduced to required minimum
2. 2-way segregated cycle track
3. Rearranged and resurfaced carpark
4. Vehicular access and parking retained and resurfaced
5. New small public plaza with seating, public art and greening
6. Widened pedestrian space in front of retail/commercial frontage
7. Rain gardens/ raised planters with tree planting
8. Bicycle parking
9. Raised table junction in contrasting surface
10. Widened footpath
11. Pedestrian priority access treatment (continuous footpath)
12. New pedestrian crossing
13. Relocated bus bay to allow for pedestrian crossing with proposed bus shelter
14. Additional parking
15. Potential dedicated outdoor dining areas

Note: Proposals are illustrative only (subject to further investigation prior to detailed design, traffic studies, engagement with private landowners, technical consideration and planning consent etc.)

Public Realm & Built Environment

PE 3 PROSPEROUS RD EAST END UPGRADE POTENTIAL



68 Note: Proposals are illustrative only (subject to further investigation prior to detailed design, traffic studies, engagement with private landowners, technical consideration and planning consent etc.)

Public Realm & Built Environment

PE 4 MAIN STREET NORTH JUNCTION



 Location of potential project

‘The junction at Manzors for the Kilcock road is dangerous for pedestrians, the layout could be updated with potentially the addition of a pedestrian crossings.’

Key junction in the town centre which is heavily congested, with wide carriageways and generous turning radiuses accommodating HGV movements.

Pedestrian crossings are insufficient, despite very high foot traffic.

Additionally, footpaths are narrow in some areas, causing major pedestrian safety concerns.

Key Opportunities:

- Improve pedestrian safety with additional pedestrian crossings.
- Reduce carriageway width and tighten turning radiuses to minimum required in conjunction with potential HGVs ban on Main Street (subject to detailed autotracking).
- Widen footpaths.
- Improve streetscape by using high quality materials.
- Alternative potential to redevelop corner opportunity site between College Rd and Ballinagappa Rd which could accommodate new pedestrian plaza with planting and, with new buildings set back, providing wider footpaths on both sides of the road.
- Option to provide raised table treatment in contrasting color surface.
- Further investigation of the potential interventions that could be implemented in long-term is recommended.

Existing Context



Public Realm & Built Environment

PE 4 MAIN STREET NORTH JUNCTION



Note: Proposals are illustrative only (subject to further investigation prior to detailed design, traffic studies, engagement with private landowners, technical consideration and planning consent etc.)

Option A: Using Existing Available Space

1. Reduced carriageway width to minimum required in contrasting surface
2. New pedestrian crossings
3. Tightened turning radiuses to minimum required (subject to detailed autotracking)
4. Widened footpaths at critical locations
5. Greening opportunities

Option B: Potential Opportunity Site Re-Development

1. Remodeled raised table junction in contrasting surface
2. Generous width footpaths
3. Pedestrian crossings
4. High quality pedestrian plaza with planting and public seating
5. Dedicated areas for outdoor dining
6. Additional greening opportunities
7. Potential new 3/4 storey multi-use building with active use frontage
8. Potential to refurbish derelict protected structure
9. Car park serving new building

Public Realm & Built Environment

PE 4 MAIN STREET NORTH JUNCTION POTENTIAL (OPTION B)



Note: Proposals are illustrative only (subject to further investigation prior to detailed design, traffic studies, engagement with private landowners, technical consideration and planning consent etc.)

5. Defining Clane

Theme 3

Heritage & Identity

Potential Projects:

- HI 1: TOWN BRAND AND PROMOTION**
- HI 2: SHOPFRONTS ENHANCEMENT STRATEGY**
- HI 3: TOWN CENTRE EVENTS PROGRAMME**
- HI 4: CELEBRATING CLANE'S HERITAGE**
- HI 5: TOWN CENTRE GATEWAYS**
- HI 6: PUBLIC ART OPPORTUNITIES**

Projects identified in this section are conceptual only and are subject to appropriate planning consents and further investigation and consultation processes prior to detail design stage.

Heritage & Identity

HI 1 TOWN BRAND AND PROMOTION

Clane possesses a wealth of offerings for residents, visitors, and organizations. There is ample potential to elevate the town's profile and showcase its assets and attractions by implementing a cohesive 'place-brand' strategy.

Key Actions:

- Prepare Clane Town Brand Strategy which must align with broader Kildare County Council aims with regard for desire for county wide branding.
- Pursue the promotion and marketing of Clane on local, national, and international levels.
- Creating, designing, and consistently managing a specialised website and social media channels.
- Conducting periodic branding and event campaigns across social media, the web, and print, encompassing events like music festivals, markets and heritage weeks.
- Organization of regular events, exhibitions, and festivals.



Heritage & Identity

HI 2 SHOPFRONTS ENHANCEMENT STRATEGY

Shopfronts play a crucial role in shaping the character, quality, and perception of streets in towns and villages across the country. The objective is to advocate for high-quality shopfronts and encourage the incorporation of key design principles in the redevelopment or upgrading of such properties.

Clane is home to several traditional shopfronts that have preserved many essential features. The plan aims to address the enhancement of shopfronts and facades, with a specific focus on the Main Street.

Key Actions:

- Undertake a high level building survey for Clane to identify shop fronts that are in need of sensitive refurbishment.
- Identify traditional shop fronts and seek to conserve using best conservation principles.
- Ensure shopfront improvement works align with heritage and conservation considerations and have regard to Kildare County Council Shopfront Guidelines.
- Collaborate with local businesses and property owners to assist them in exploring options for improvements and provide support in securing grant funding for shopfront improvements.



(Google Streetview)

Clane's quality shopfronts



(Google Streetview)



(Google Streetview)



Examples of shopfronts for improvement



'The Main Street of Clane used to be beautiful, the emergence of tacky fronted business has taken a lot of this away, having a strict store front policy (no plastic signs etc) would really help'

'Protect the traditional shop fronts and buildings such as Jones pub.'

Heritage & Identity

HI 3 TOWN CENTRE EVENTS PROGRAMME



The events programme is a powerful tool for community engagement, acting as a catalyst for social cohesion and inclusivity. It brings people from different walks of life together, providing a shared space for enjoyment, learning and building connections. Through these events, the unique identity and vibrancy of the community are not only celebrated but also strengthened.

Preparation of the plan has demonstrated that Clane benefits from an active and engaged local community who cares passionately about their town and its future.

Key Actions:

- In conjunction with improvements to key public spaces, the Town Team and other local groups could develop events programme for the town.
- This programme could encompass a variety of activities, including recurring farmer's markets and diverse musical and cultural events.
- The events programme should undergo continuous assessment and be promoted through local channels to ensure its ongoing success.
- Programme should also support local traders to enhance the offering available at the market and seek to attract further artisan producers to trade at the markets.



Potential locations for Town Centre events

- 1 Main Street (option to close for traffic during events)
- 2 Church Of St. Patrick & St. Brigid front plaza
- 3 Old Convent backland parking and green lawn

'I would love to see more spaces for community events'

Precedent examples:



Country Market, Schull



St. Nicholas Market Church Lane, Galway



Fair Green Carpark Market, Navan

Heritage & Identity

Town Centre Events Potential Locations



Church Of St. Patrick & St. Brigid front plaza (before and with potential community market)

Old Convent backland parking and green lawn (before and with potential community market/event)

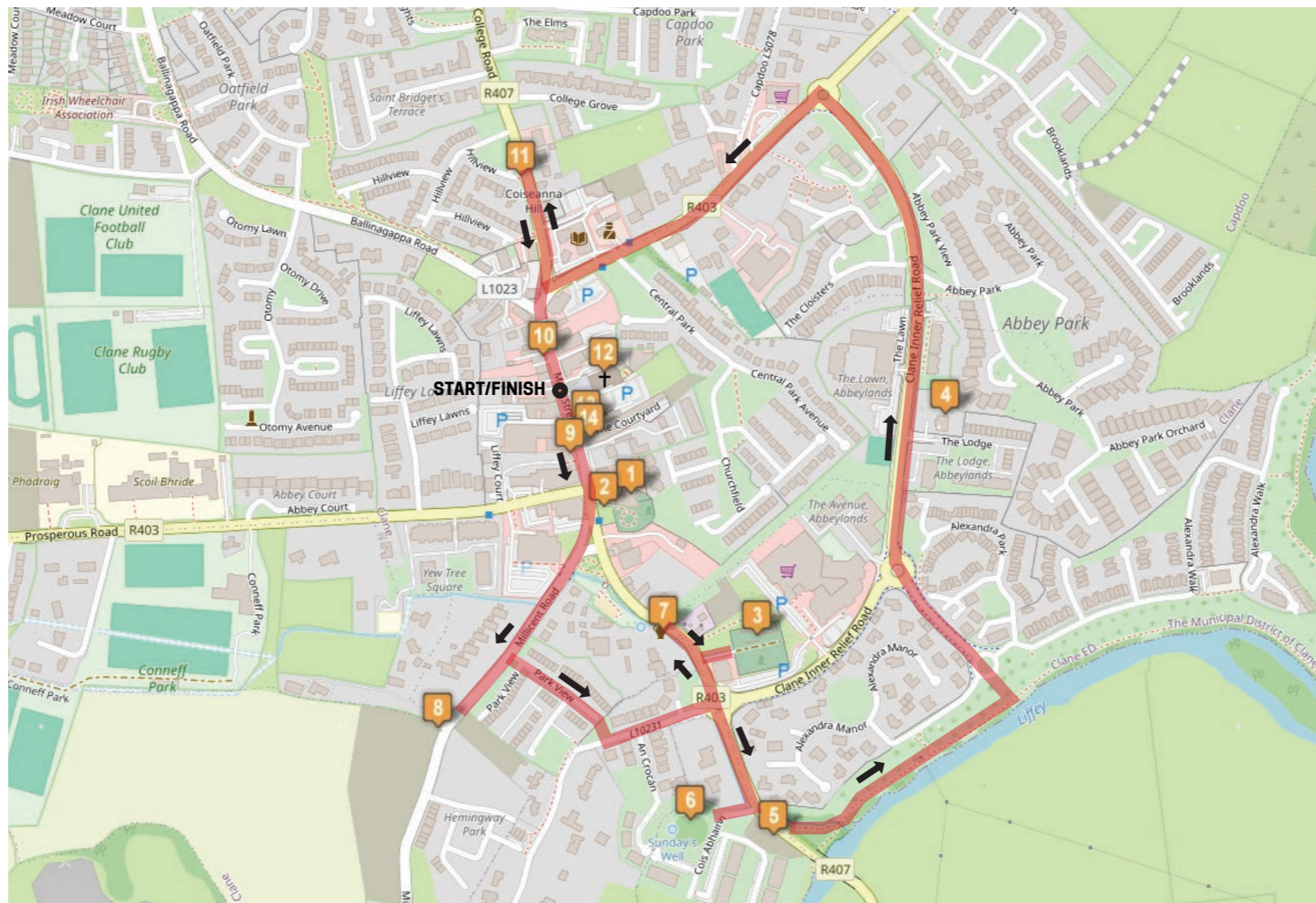
Heritage & Identity

HI 4 CELEBRATING CLANE HERITAGE

Research and public engagement undertaken as part of the Clane Town Centre First Plan has identified a wealth of archaeological and architectural heritage assets in Clane including The Abbey, Friary, Church of St. Patrick and Brigid etc.

Key Actions:

- Audit existing heritage signage around the town.
- Develop signage in line with Kildare County Council signage and branding approach.
- Identify locations around Clane where interpretive panels and plaques could be mounted with consent of all relevant property owners.
- With the help of the Town Team and Clane community, a heritage trail route could be explored along existing and new walking routes around Clane town centre.
- Work with the Town Team to help to promote the Heritage trail. Introduce consistency between online mapping/apps, leaflets etc.



Potential heritage trail in Clane



- 1 The Abbey Community Centre
- 2 Fr. John Sullivan Memorial
- 3 Friary and Abbey Cemetery
- 4 Abbeylands House
- 5 McCracken's Woollen Mills
- 6 Norman Motte
- 7 Bullaun Stone
- 8 Millennium Cross
- 9 Dr. Flanagan's House
- 10 Old Garda Barracks
- 11 1798 Memorial
- 12 Church of St. Patrick and Brigid
- 13 The Old Court House
- 14 RIC Barracks



Examples of interpretation signage

Heritage & Identity

HI 5 TOWN CENTRE GATEWAYS

An integral aspect of place making involves the creation of enhanced signage that effectively communicates a sense of arrival. This plan advocates for the development of designed signage, specifically aimed at establishing a distinct sense of arrival within Clane Town Centre.

Concerns have been raised during public consultation about the low quality of entry points, lacking a distinct sense of arrival to the town centre, and there is a recognised need for improvement in these areas.

Key Opportunities:

- Traffic calming/ narrowing of the road at gateway locations.
- Town identity signs.
- Road platform with contrasting road surface.
- Associated landscaping.
- Sculpture or art, referencing Clane's brand, culture and history.
- All works must align with broader Kildare County Council aims with regard for desire for county wide branding.

Note: Kildare County Council recently delivered gateway signage projects in Kilcock and Prosperous with a plan to expand this template across other towns and villages including Clane.



Town Centre gateway signage potential locations (subject to further investigation)



Town gateways art ideas



Precedent: Prosperous gateway (under construction, 2023)

Heritage & Identity

HI 6 PUBLIC ART OPPORTUNITIES

Public art refers to any art object, installation, or activity, whether permanent or temporary, found in public spaces and created by artists or craftspeople.

Public art in Clane town centre, as throughout the town, can play an integral part in the overall public realm. It can take many forms from bespoke lighting, to street furniture and paving elements, as well as specific interventions.

Key Actions:

- In collaboration with Kildare County Council Arts Service implement appropriate public art which would make a meaningful contribution to Clane's identity and foster a sense of pride within the community.
- Explore scope for provision of public art that captivates the public's imagination.
- Establish opportunities for art programming and explore opportunities to facilitate artists in exhibiting or performing in public spaces.
- Integration of works by artists and craftspeople into building structures or landscaping, which can include two-dimensional elements.
- Limit the installation of large-scale sculptures or art pieces in areas of the town where reducing visual clutter is the primary goal.
- Incorporate public art into the planning and design of key development areas and sites, including its integration within high-quality public spaces.



Public art examples and ideas

5. Defining Clane

Theme 4

Activities & Use

Potential Projects:

- AU 1: PLAYGROUND UPGRADE**
- AU 2: LIFFEY PARK OPPORTUNITIES**
- AU 3: RECREATIONAL ROUTES**
- AU 4: VACANCY & POTENTIAL OPPORTUNITY SITES**

Projects identified in this section are conceptual only and are subject to appropriate planning consents and further investigation and consultation processes prior to detail design stage.

Activities & Use

AU 1 PLAYGROUND UPGRADE

According to the school workshops and public consultation, the existing town centre playground is very popular amongst the children, but over a number of years play equipment and ground surfaces have become worn and in need of refurbishment.

It is an intention of the Plan to promote upgrades and refurbishment of the existing playground which would meet the needs of the community and creates a safe, enjoyable, and inclusive play environment.

Key Actions:

- Evaluate the current playground for safety and functionality.
- Gather community feedback to understand specific concerns, needs and preferences.
- Collaborate with a playground designer to create an inclusive and engaging design.
- Consider age-appropriate play features, accessibility, and thematic elements.
- Ensure the playground is accessible to individuals with disabilities.
- Enhance the playground's visual appeal with landscaping.
- Develop a comprehensive plan for regular inspections and repairs.
- Plan community events or a grand opening to celebrate the upgraded playground.



Existing playground



'The playground is a focal point of Clane and has not been looked after in years it needs to be fixed and improved'

Activities & Use

AU 2 LIFFEY PARK OPPORTUNITIES

Community engagement has identified a public aspiration to unlock and improve the linear parkland along River Liffey for enhanced recreational facilities.

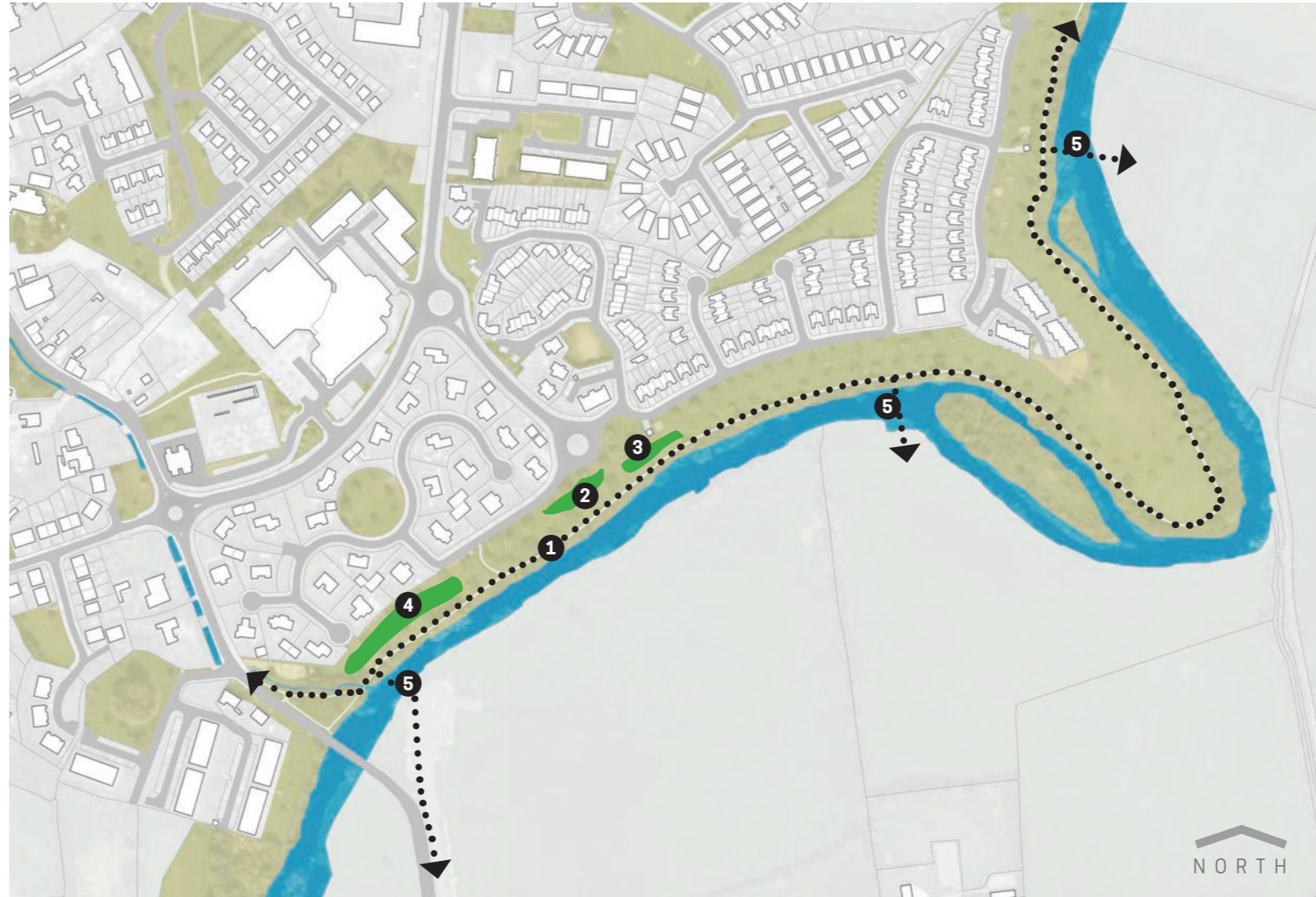
Potential improvements should promote a strong connection between the community and the natural assets.

Key Opportunities:

- Explore options for upgrading existing walking route with dedicated cycling facility.
- Option to provide picnic and bbq area with elements of covered seating.
- Potential for dog park and outdoor gym.
- Opportunity to introduce way marker posts used as direction route marking.
- Introduce appropriate reduced lighting along walking/cycling route.
- Due to ecological sensitivity of the area, any proposals would need to be consulted with ecologist and comply with IFI guidelines.

'A generous and nicely appointed park for all preferably utilising the Liffey, a completely underutilised amenity'

'Build a dog play park, training ground.'



- 1 Upgraded pedestrian/ cyclists
- 2 Dedicated picnic/ bbq area with sheltered seating (alternative location for community allotments)
- 3 Potential location for outdoor gym
- 4 Dedicated dog-friendly park
- 5 Pedestrian bridges over River Liffey (indicative locations)

Note: Proposals are illustrative only (subject to further investigation prior to detailed design, technical & ecological consideration and planning consent etc.)



Cycleway



Outdoor gym



Dog friendly park



Sheltered seating

Activities & Use

AU 2 LIFFEY PARK OPPORTUNITIES



Liffey Walk: As Existing



Liffey Walk: Potential

Note: Proposals are illustrative only (subject to further investigation prior to detailed design, technical & ecological consideration and planning consent etc.)

Activities & Use

AU 3 RECREATIONAL ROUTES

'Clane is crying out for new safe walking trails.'



Community engagement and public survey have identified the aspiration to develop a wider network of recreational routes around the town connected to the existing routes in the Town Centre.

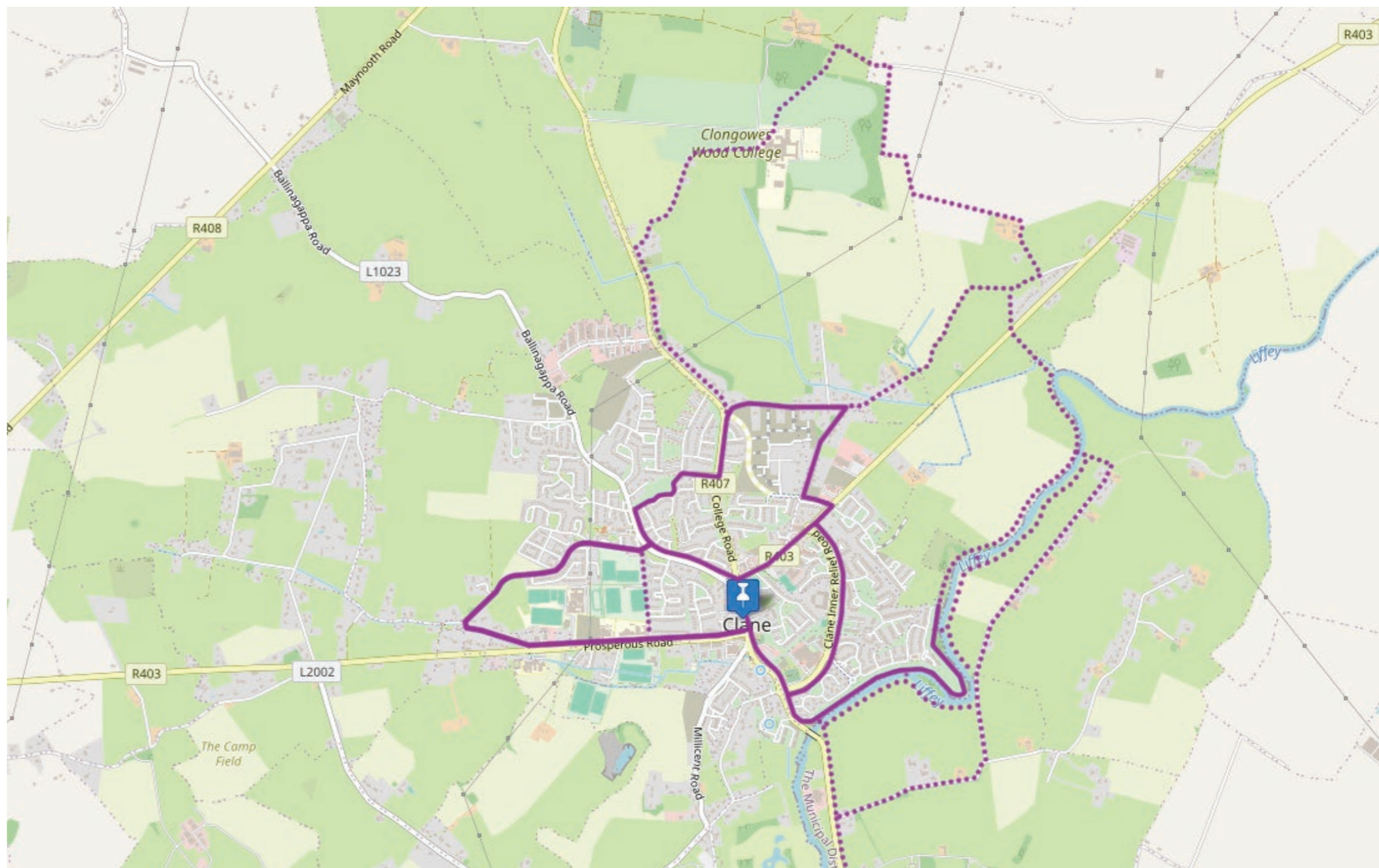
Proposed routes would be used for active recreation, potentially including hiking, cycling and mountain biking.

Number of potential connected routes were identified on the map to the right.

Potential routes are indicative only and would include extensive consultations with a number of stakeholders.

Key Opportunities:

- 3 indicative looped routes were identified to the north and east side of the town running through Clongowes Wood and along River Liffey.
- Potential long term walking/cycling route along R407 connecting Clane with Sallins.
- Engagement required with Kildare County Council, Clongowes Wood and other relevant private landowners to explore the feasibility of cycling and walking activities and trails using the identified routes.
- Opportunity to introduce way marker posts used as direction route marking for potential walking/cycling routes.



Network of recreational walking 'loops'

- Existing walking 'loops' and routes
- Potential new routes connecting with existing network (indicative only)

Note: Proposed routes are illustrative only (subject to further investigation prior to detailed design)

Activities & Use

AU 4 VACANCY AND POTENTIAL OPPORTUNITY SITES

Targeting programme to address vacancy and dereliction is a key priority under the national Town Centre First policy framework.

The primary approach to dealing with vacant and derelict sites should be for property owners to proactively undertake significant measures, such as refurbishment or selling the properties. In cases where this proactive step is not taken, and initial engagement by the Council does not yield progress, the acquisition of properties through mutual agreement or, if necessary, compulsory purchase, should be considered.

Key Opportunities:

- The reestablishment of former Clane Youth Club accommodating a range of uses for teenagers including a café, sports hall, gaming room, gymnasium, and general recreational spaces.
- Vacant buildings and sites in the town centre could provide additional, more central remote working space to complement existing Clane Project Centre ie. Old Convent, former AIB
- New cafés or restaurants in the town centre could significantly enhance its offerings in the town.
- Vacant properties within the town centre would be also suitable for high-end, craft, niche, and boutique shops.
- Option of converting a vacant buildings into an assisted living centre could also be explored ie. Old Convent

Key Actions:

- Collate a vacancy and dereliction survey and identify land and property owners.
- Begin dialogue with property owners, make them aware of available funding streams and discuss options for bringing the land/property back into active use.
- Where possible seek short term interventions such as façade painting and ‘pop-up’ or ‘meanwhile uses’.
- Identify potential funding opportunities with the Heritage Council and other relevant funding agencies to explore how public sector financial support might be secured.
- Any refurbishment of vacant or derelict buildings should have regard to Chapter 11 ‘Built & Cultural Heritage’, Appendix 5 and Appendix 6 contained within the Kildare County Development Plan 2023 – 2029 and to all relevant local and national Guidelines.

‘Can the old youth hall and library on the College Road be converted into a new youth hall for the 13 to 18 age bracket?’

‘Sort out the vacant properties on the Main Street - use for community use or convert for housing or tourism opportunities’

‘A digital hub where people could rent desk space to work remotely..’

Existing Context



Activities & Use

AU 4 VACANCY AND POTENTIAL OPPORTUNITY SITES

Research undertaken as part of the Clane Town Centre First Plan has also identified a range of potential sites which could be suitable for re-development.

The plan promotes efficient utilization of these infill and backland sites to introduce a variety of suitable town centre functions. These additions, encompassing retail/commercial opportunities, and innovative, compact housing types, are intended to infuse vitality into the town centre.

Key Opportunities:

- Encourage a diverse mix of residential, commercial and retail functions within the town centre.
- Embrace innovative and compact housing designs that cater to diverse demographics, promoting inclusivity and efficient use of space.
- Preserve and integrate historical and cultural assets into the town centre.
- Encourage a lively and active street front with a mix of retail establishments, cafes, and restaurants to create a bustling and attractive commercial core.




Potential opportunity infill sites within Town Centre

Note: Potential uses are subject to further investigation, engagement with private landowners and planning consent etc.)

Potential Uses:

- 1 Residential Infill
- 2 Mixed Use with active frontage
- 3 Residential Infill
- 4 Multi Use Events Space (optional carpark extension)
- 5 Residential/ Mixed Use Infill
- 6 Residential Infill
- 7 Residential Infill
- 8 Mixed Use with active frontage / Residential Infill

The background of the slide features a photograph of ancient stone ruins, including a prominent archway, set in a grassy field. The entire image is overlaid with a semi-transparent yellow filter. The text is positioned in the upper left quadrant of the slide.

This section is centred on prioritising investment and enhancement opportunities. Action Plan matrix provided below assists in coordinating programme and managing resources effectively. Most projects will necessitate funding for their execution. Therefore, the action plan assesses various potential funding sources and identifies key stakeholders for each potential project.

6. Enabling Clane

6. Enabling Clane

Delivery Action Plan

The following pages include a high-level delivery plan which aims to take forward the proposals contained within this Plan. The priority, support and timeframes of each of the identified projects in the table below have been evaluated by the community through public consultation workshops and surveys.

The majority of projects will require an element of funding to support delivery. The Town Team are committed to working with Kildare County Council and the local community to secure funding sources to assist in the delivery of the proposals outlined in this Plan. The Town Team will use the Delivery Action Plan to assist them in coordinating their work programme and organise their resources. Clane has a strong base to deliver a successful Town Centre First Plan. The focus should initially be on the proposals and practical initiatives creating momentum to encourage involvement from all stakeholders. This should enable an environment where further Town Centre First initiatives come forward. A number of the proposed projects have the flexibility to be developed independently or in phases (subject to available funding).

It is imperative that the Town Team and Town Regeneration Officer regularly assesses the progress of the Plan. This will include measuring outcomes based on the objectives set out in the Plan and ensuring the alignment of the Plan with changing circumstances and wider factors.

6. Enabling Clane

Movement and Connectivity

ID	Project/ Action	Timeframe	Priority	Community Support	Lead	Stakeholders / Partners
MC 1	Improved Permeability	S / M / L	★★☆	★★★★☆☆	KCC, Town Team	KCC, Private Landowner(s)
MC 2	Pedestrian Priority Improvements	S / M / L	★★★	★★★★★★	KCC, Town Team	KCC, Department of Transport
MC 3	Transport Study for Clane	S / M / L	★★★	★★★★★★	KCC	KCC, Department of Transport
MC 4	Improved Local Parking	S / M / L	★★☆	★★★★☆☆	KCC	KCC, Private Landowner(s), Department of Transport, Town Team
MC 5	School Zone Treatment	S / M / L	★★★	★★★★★★	KCC	KCC, Department of Transport
MC 6	Walkability Audit	S / M / L	★★★	★★★★★★	KCC, Town Team	KCC, Department of Transport
MC 7	Wayfinding Strategy	S / M / L	★☆☆	★★★★★★	KCC, Town Team	KCC, Fáilte Ireland, Department of Transport

S Short term: 0 - 2 years
M Medium term: 2 - 5 years
L Long term: 5+ years

★ Lower priority desirable but not critical
★★ Medium priority - an important local project for Clane
★★★ High priority - a project of strategic importance to the town

★ over 40% Community Support
★★ over 50% Community Support
★★★ over 60% Community Support
★★★★ over 70% Community Support
★★★★★ over 80% Community Support

6. Enabling Clane

Public Realm and Built Environment

ID	Project/ Action	Timeframe	Priority	Community Support	Lead	Stakeholders / Partners
PE 1	Main Street Upgrade Option A	S / M / L	★ ★ ☆	★ ★ ★ ☆ ☆	KCC	KCC, Department of Transport, Town Team, Department of Rural and Community Development
PE 1	Main Street Upgrade Option B	S / M / L	★ ★ ☆	★ ★ ★ ☆ ☆	KCC	KCC, Department of Transport, Town Team, Department of Rural and Community Development
PE 2	The Abbey & Millicent Rd Upgrades	S / M / L	★ ★ ☆	★ ★ ★ ★ ★	KCC,	KCC, Department of Transport, Town Team, Heritage Council, Clane Community Council, Department of Rural and Community Development
PE 3	Prosperous Rd East End Upgrade	S / M / L	★ ★ ☆	★ ★ ★ ★ ★	KCC	KCC, Department of Transport, Town Team, Town Team, Private Landowner(s), Department of Rural and Community Development)
PE 4	Main Street North Junction Option A	S / M / L	★ ☆ ☆	★ ★ ☆ ☆ ☆	KCC	KCC, Department of Transport, Town Team, Town Team, Private Landowner(s), Department of Rural and Community Development
PE 4	Main Street North Junction Option B	S / M / L	★ ★ ☆	★ ★ ★ ★ ☆	KCC	KCC, Department of Transport, Town Team, Town Team, Private Landowner(s), Department of Rural and Community Development

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★ ★ ★ ★ ★ over 80% Community Support

6. Enabling Clane

Heritage and Identity

ID	Project/ Action	Timeframe	Priority	Community Support	Lead	Stakeholders/ Partners
HI 1	Town Brand And Promotion	S / M / L	★★☆	★★★★★	KCC, Town Team,	KCC, Clane Community Council, Heritage Council, Fáilte Ireland, Private Sector
HI 2	Shopfronts Enhancement Strategy	S / M / L	★★☆	★★★★★	KCC, Town Team	Private Landowner(s), Heritage Council, KCC
HI 3	Town Centre Events Programme	S / M / L	★★☆	★★★★★	Town Team	Clane Community Council, Private Landowner(s), Arts Council, Fáilte Ireland, KCC
HI 4	Celebrating Clane’s Heritage	S / M / L	★★☆	★★★★★	Town Team	Clane Community Council, Heritage Council, Fáilte Ireland, KCC
HI 5	Town Centre Gateways	S / M / L	★☆☆	★★★★★	KCC, Town Team	Department of Transport, KCC
HI 6	Public Art Opportunities	S / M / L	★☆☆	★★★★★	KCC, Town Team	Clane Community Council, Arts Council, KCC

S Short term: 0 - 2 years
 M Medium term: 2 - 5 years
 L Long term: 5+ years

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 ★★★★★ over 80% Community Support

6. Enabling Clane

Activities & Use

ID	Project/ Action	Timeframe	Priority	Community Support	Lead	Stakeholders / Partners
AU 1:	Playground Upgrade	S / M / L	★★★	★★★★★	KCC, Town Team	KCC, Clane Community Council
AU 2:	Liffey Park Opportunities	S / M / L	★★★	★★★★★	KCC, Town Team	KCC, Clane Community Council, Fáilte Ireland,
AU 3:	Recreational Routes	S / M / L	★★☆	★★★★★	KCC, Town Team	Private Landowner(s), KCC, Fáilte Ireland, Department of Transport, Community Council
AU 4:	Vacancy & Dereliction	S / M / L	★★☆	★★★★★	KCC	Private Landowner(s), KCC, Department of Housing, Local Government & Heritage

S Short term: 0 - 2 years
 M Medium term: 2 - 5 years
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6. Enabling Clane

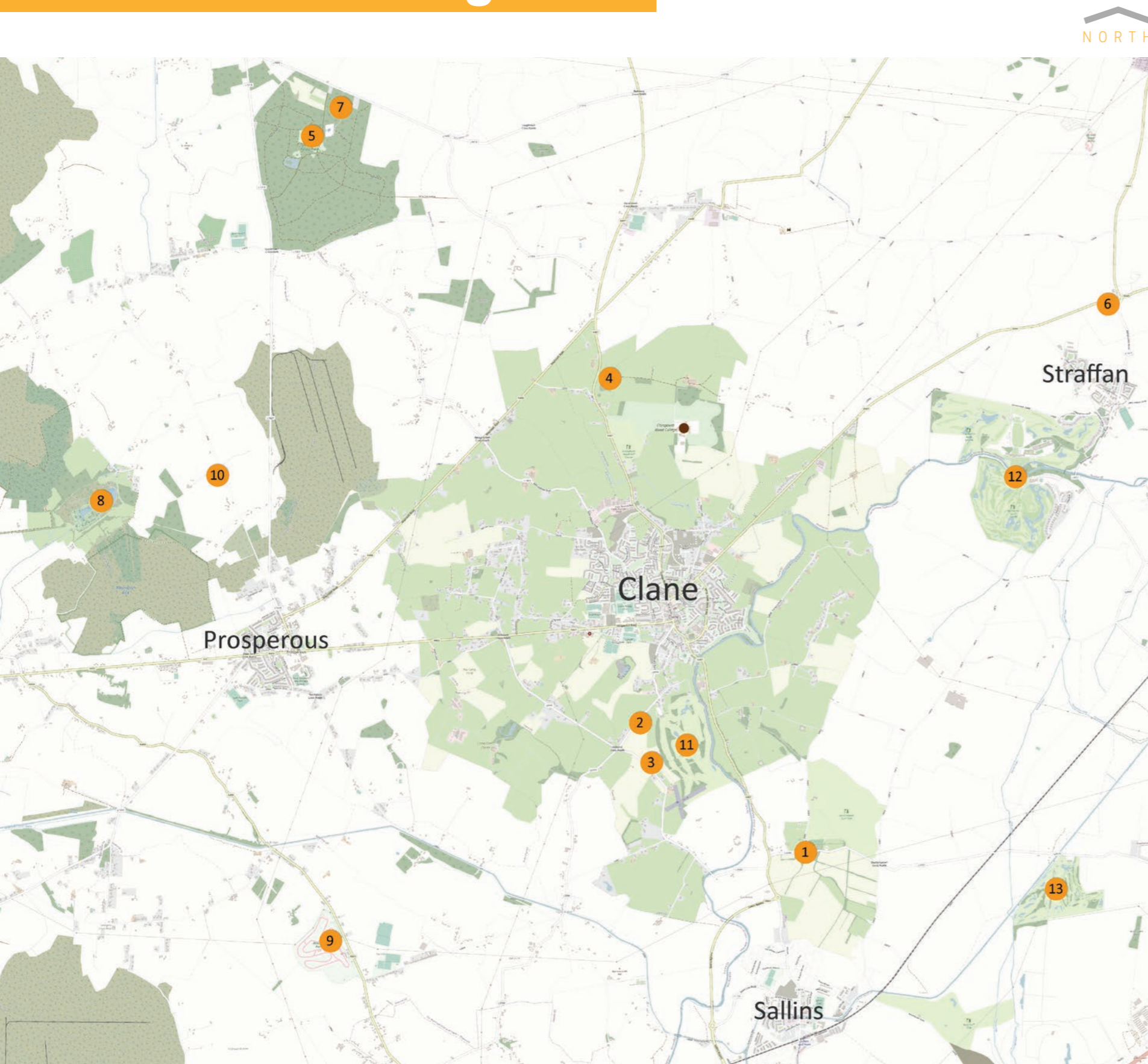
Funding Options

Department	Name of Fund	Description of Fund
Department of Rural and Community Development	Rural Regeneration and Development Fund	The Rural Regeneration and Development Fund (RRDF) provides investment to develop and deliver large scale capital projects in towns and villages with a population of less than 10,000.
Department of Rural and Community Development	Town and Village Renewal Scheme	This scheme aims to rejuvenate rural towns and villages throughout Ireland. The Scheme supports small to medium scale capital projects aimed at regeneration of our rural towns and villages. The scheme also has a number of dedicated measures under it, such as the project development measure and the building acquisition measure.
Department of Rural and Community Development	Building Acquisition Measure (BAM) under the Town and Village Renewal Scheme	This scheme aims to support local authorities to immediately acquire derelict or vacant buildings, with the intention of using these projects for town regeneration purposes in line with the aims of TVRS.
Department of Rural and Community Development	Outdoor Recreation Infrastructure Scheme	ORIS (Outdoor Recreation Infrastructure scheme) provides funding for the development and enhancement of outdoor recreational infrastructure such as trails, walkways, cycleways, blueways and bridleways in rural areas.
Department of Rural and Community Development	Community Recognition Fund (CRF)	The Community Recognition Fund ('the Fund') aims to support the development of community infrastructure and facilities in recognition of the contribution being made by communities across the country in welcoming and hosting significant numbers of arrivals from Ukraine and other countries.
Department of Rural and Community Development	LEADER Programme	LEADER is a community-led local development (CLLD) funding approach to support development projects in rural communities in Ireland.
Resional Assemblies	European Regional Development Fund (ERDF)	The European Regional Development Fund (ERDF) aims to strengthen economic, social and territorial cohesion in the European Union by correcting imbalances between its regions.
Arts Council	Arts Grant Funding	The purpose of Arts Grants Funding is to ensure that there is a breadth of high-quality arts activity and programmes throughout the country. It offers flexible support for a fixed period of time, and in so doing responds to the needs of those who are making, presenting and supporting work.
Arts Council	Arts Centre Funding	The Arts Centre Funding Programme is open only to building-based, professionally managed, multidisciplinary arts organisations that are open to the public all year round.
Arts Council	Festival Investment Scheme	Arts Council offers financial support to small-to-mid-scale festivals to deliver high-quality arts experiences for audiences, and prioritises programmes engaged with, and relevant to, local communities or communities of interest.
Fáilte Ireland	Destination Support for International Business Events	Destination Supports for International Association Conferences, Corporate Meetings, Incentive Programmes and Sporting events.
Dept of Transport	Safe Routes to School Programme	Improving front of school environments and providing the necessary infrastructure, including cycle/scooter parking, for students to walk, wheel or cycle safely to and from school



Appendices

A1: Understanding Clane



ATTRACTIONS NEAR CLANE

- 1 Bodenstown Graveyard
- 2 Hewetson National School
- 3 St Michael and All Angels Church
- 4 Mainham Cemetery
- 5 Donadea Castle
- 6 Barberstown Castle
- 7 Donadea Forest Park
- 8 Ballynafagh Lake
- 9 Mondello Park
- 10 The Kildare Maze
- 11 Millicent Golf Club
- 12 The K Club
- 13 Killeen Golf Club

A1: Understanding Clane

ATTRACTIONS NEAR CLANE



Mainham Cemetery



Barberstown Castle



Donadea Castle



Donadea Forest Park



Mondello Park



St Michael and All Angels Church



Ballynafagh Lake



K-Club

A1: Understanding Clane

FAMOUS PEOPLE OF CLANE



Mick Sammon

Lifespan: 1892- 1947

Notable for: Prominent Gaelic footballer, relocated to Clane in 1950. Born in Loughbollard Commons and became involved with the movement for independence. He is buried in the Franciscan Friary today.



Thomas Conneff

Lifespan: 1866

Notable for: Career as an athlete, born in Kilmurry Clane and was included by James Joyce in his list of heroes of Ireland in Ulysses. Namesake for the local GAA grounds and is today buried in the San Francisco National Cemetery near the golden gate bridge



Richard Griffith

Lifespan: 1866

Lifespan: 1784-1878
Notable for: father to Richard John Griffith, born Millicent in Clane. Richard J. Griffith was appointed by the Boundary Commissioner in 1824 to carry out 'Griffith's Evaluation'

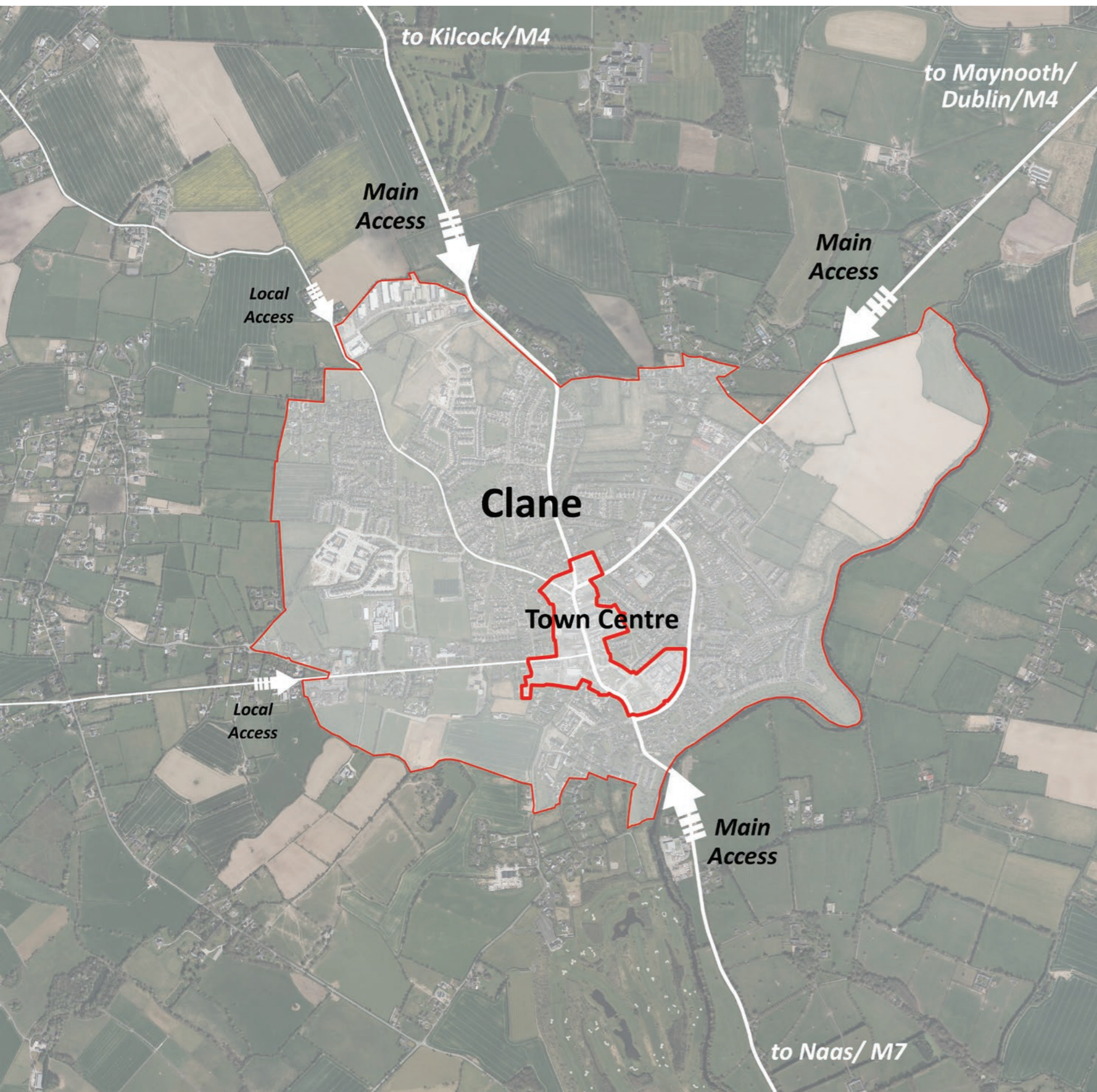


Archibald Hamilton Rowan Patriot

Lifespan: 1751-1834

Notable for: Founding member of the Dublin Society of United Irishmen and celebrated champion of democratic reform. Purchased his home in Kildare at Rathcoffey, beside Clane for its proximity to Dublin while still offering a countryside lifestyle.

A1: Understanding Clane



TOWN ACCESS

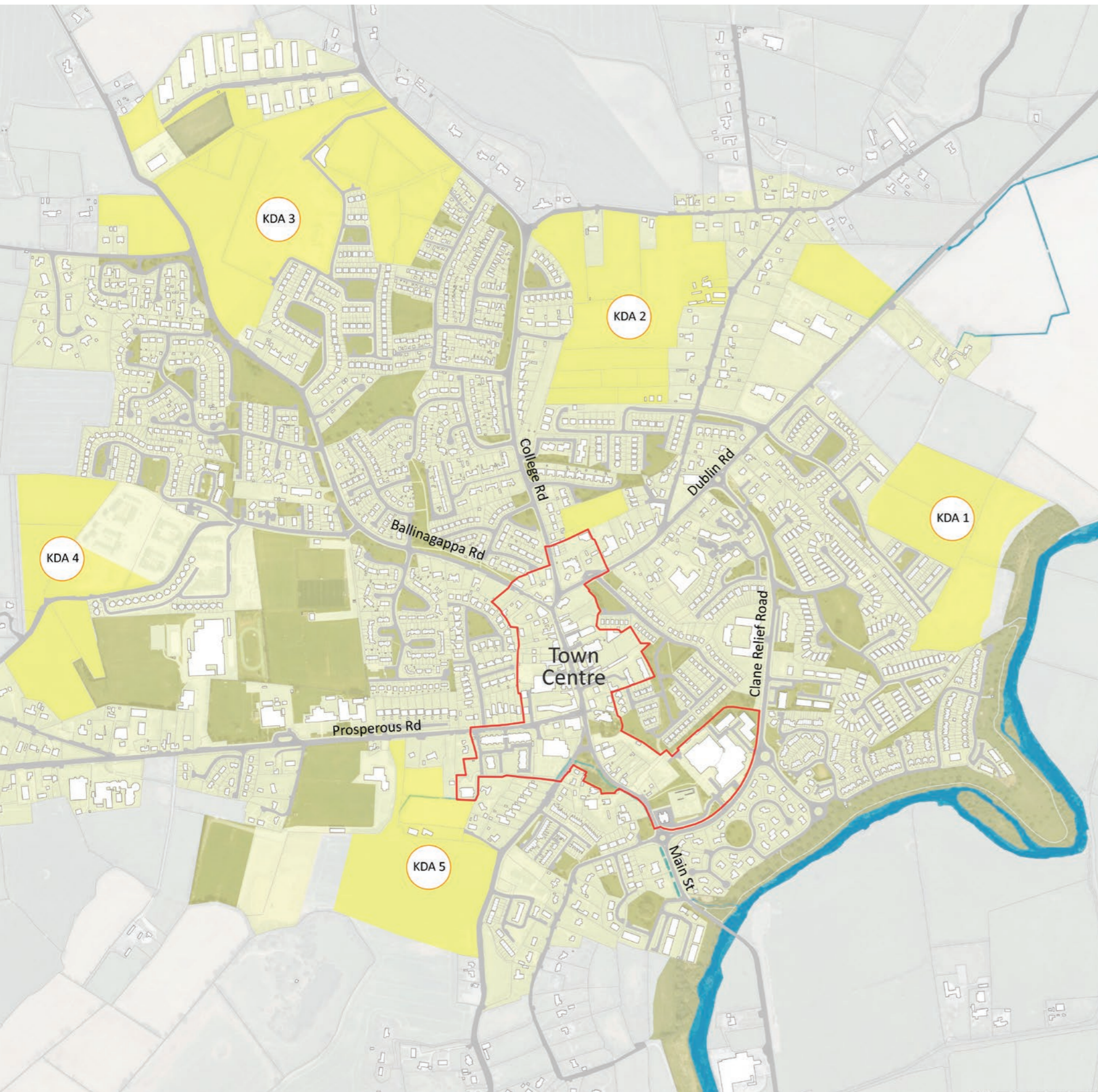
- 3 key access points
- North from Kilcock/M4
- North-East from Maynooth/M4/Dublin
- South from Naas/M7

A1: Understanding Clane



DEVELOPMENT AREAS

- Compact town with very limited development lands in the town core and its close proximity
- Key development areas on the outskirts of town adjoining other developed areas as per Clane Local Area Plan 2017 - 2023
- Dispersed development not apparent



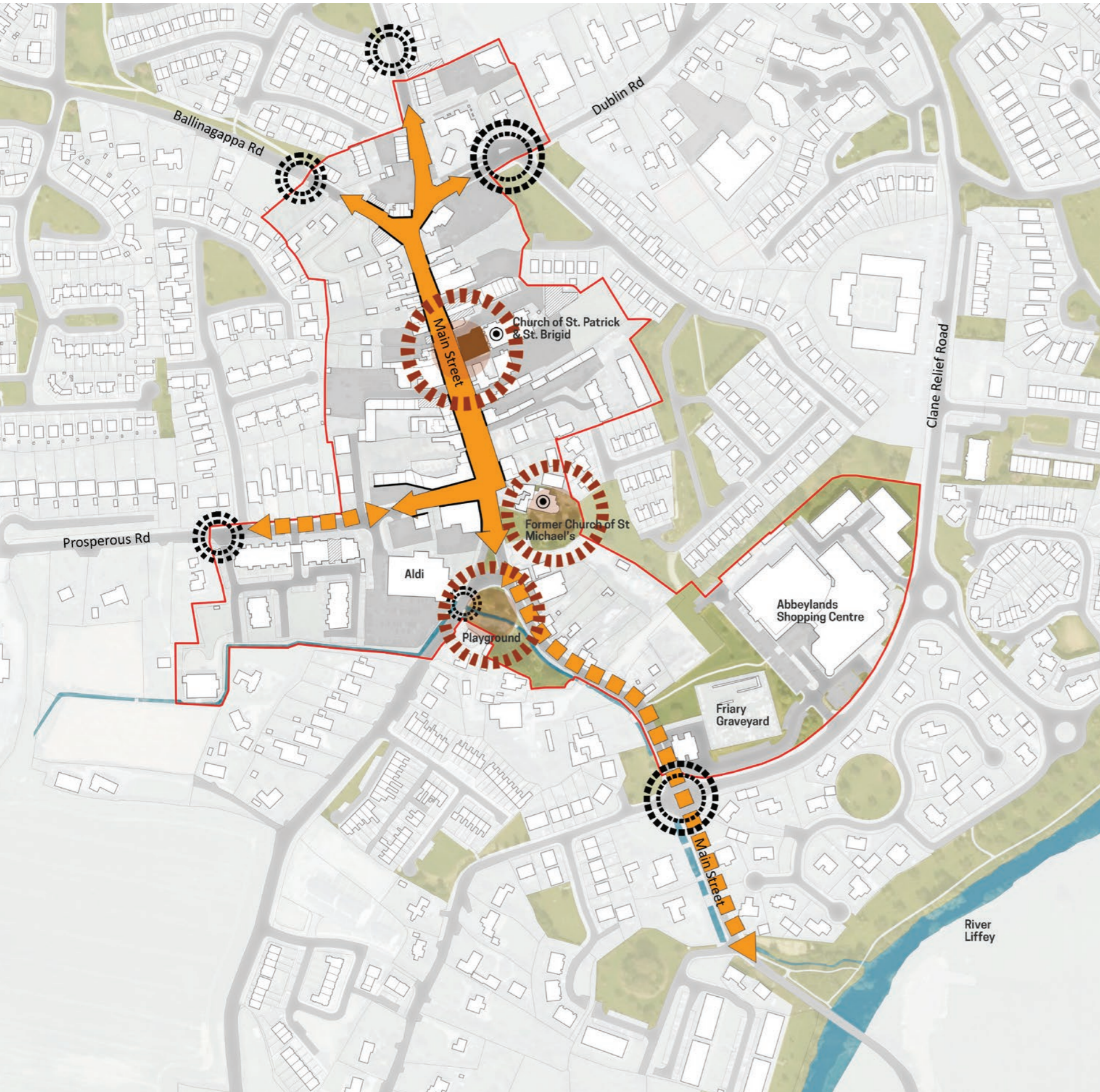
- Extent of Town Centre
- Development Lands (Clane Local Area Plan 2017 - 2023)
- Developed Lands

A1: Understanding Clane



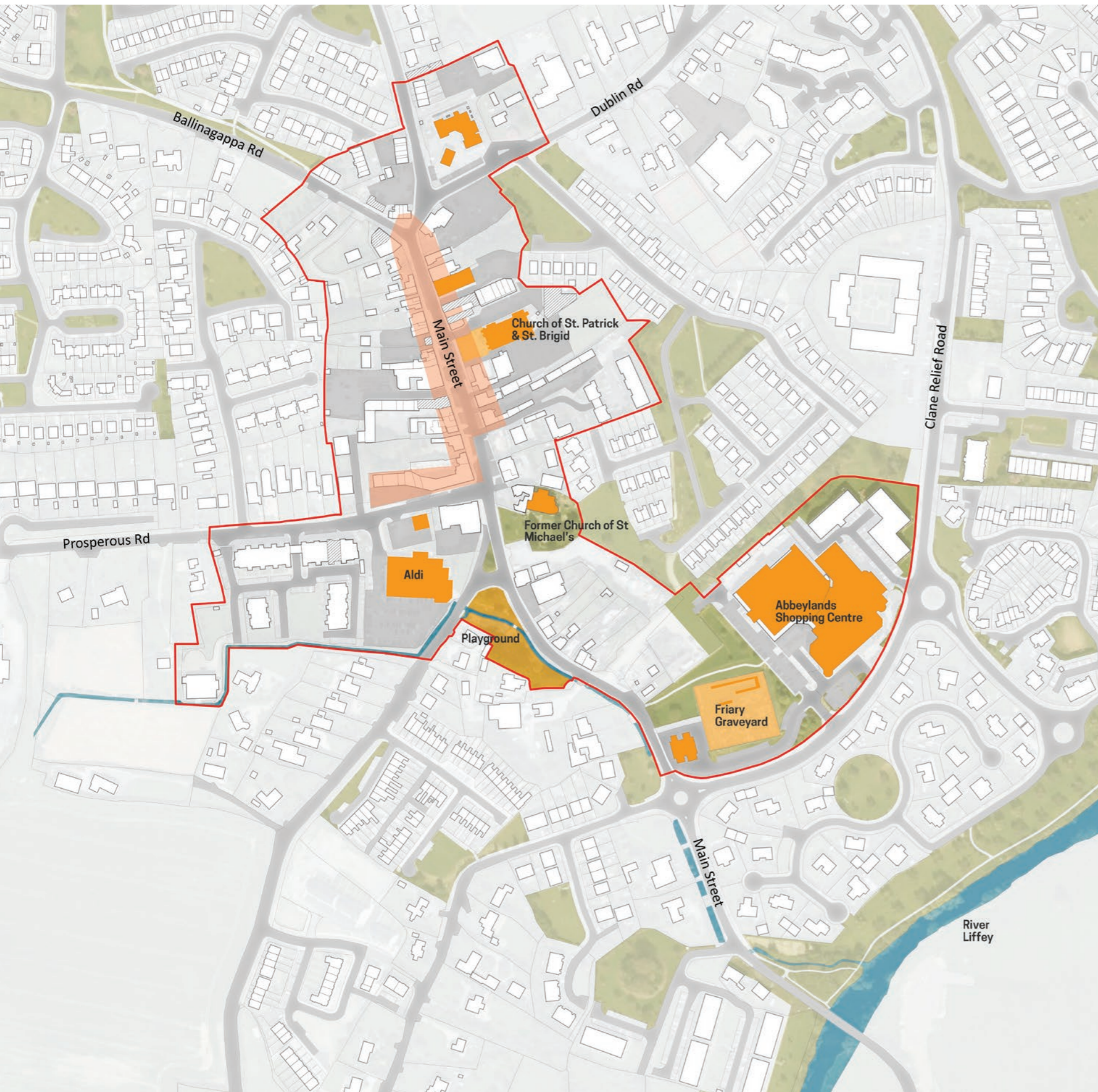
URBAN STRUCTURE

- Urban structure based on historic town layout
- Strong frontages on Main Street
- 2 landmark buildings
- 2 focal nodes



- Town Centre First Boundary
- Central Town Centre Spine
- - - Town Centre Spine Extension
- Public Spaces
- Green Spaces
- Blue Network
- Primary Frontages
- Local Landmarks
- Town Centre Core Gateways
- Key Focal Areas

A1: Understanding Clane



KEY TOWN CENTRE ATTRACTORS

- Retail core along Main Street
- Abbeylands Shopping Centre to the south-east of town core (disjointed)
- Small park with playground
- The Abbey Community Centre

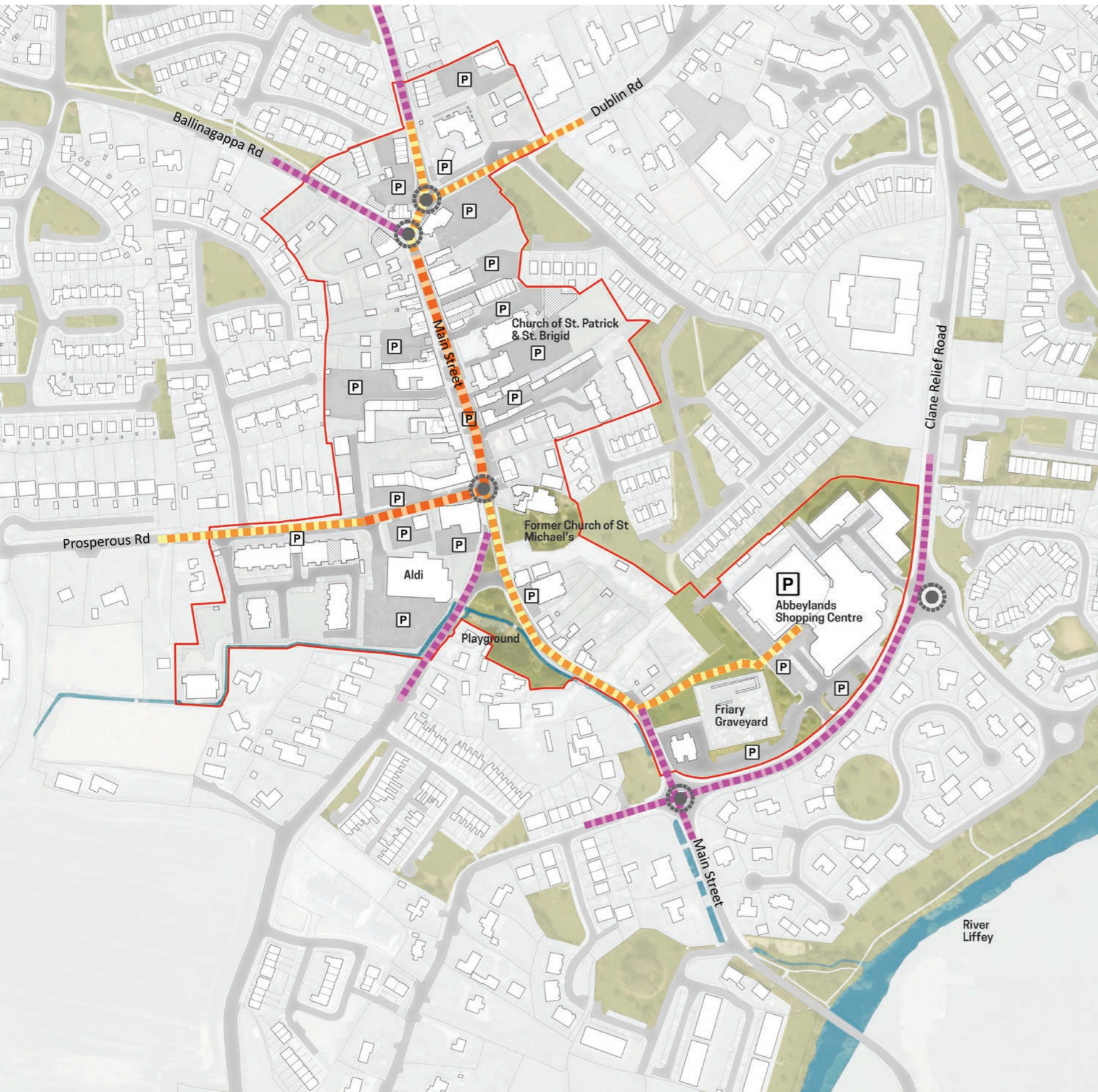
- Extent of Town Centre
- Key Attractors
- Core Retail Area

A1: Understanding Clane



PEDESTRIAN ACTIVITY

- Highest pedestrian activity on Main Street between Prosperous Rd junction and Dublin Road junction
- High pedestrian activity at school hours on Prosperous Rd
- Number of junctions without pedestrian facilities
- Limited permeability with surrounding residential estates



- Study Boundary
- High Level Pedestrian Activity/Offer
- Medium Level Pedestrian Activity/Offer
- Low Level Pedestrian Activity/Offer
- ☼ Key Junctions Improvement Potential
- Ⓟ Key Carparks

A1: Understanding Clane



VEHICULAR MOVEMENT



- Main Street, Kilcock Rd, Dublin Rd, Clane Relief Road and Prosperous Rd as key streets in the town
- HGV traffic using mainly Main Street
- Limited number of dedicated pedestrian crossings

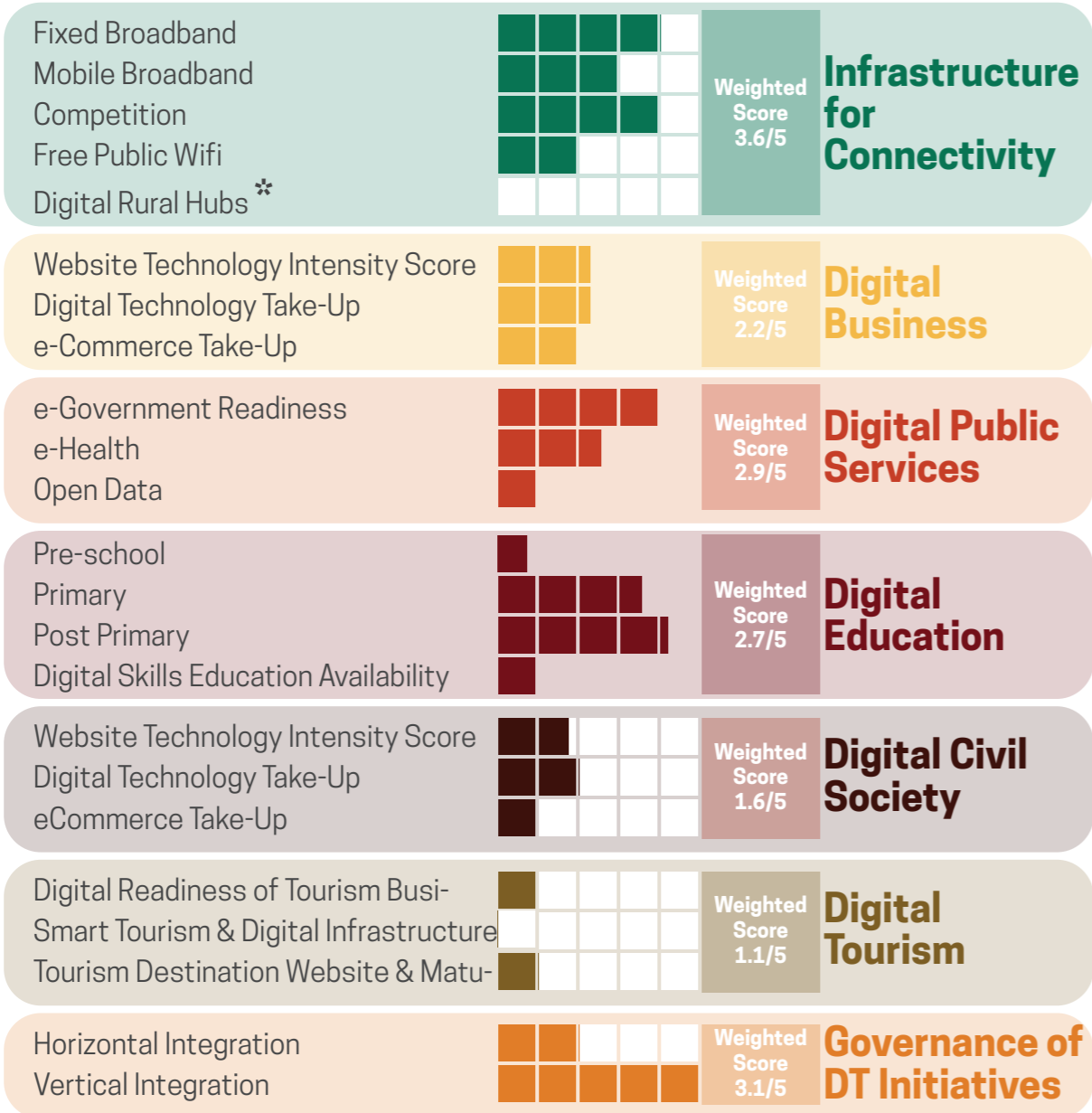
- Study Boundary
- Arterial Street
- Link Street
- Local Street / Local Access
- Marked/Signalised Pedestrian Crossings

A1: Understanding Clane

What is the Digital Town Blueprint (DTB)

The Digital Town Blueprint (DTB) is an assessment of the current digital readiness of a town across seven dimensions. The successful utilisation of digital technology has been recognised as an important asset to towns and their ability to facilitate flexible lifestyles within the Town Centre First (TCF) Policy.

Seven Dimensions of the Digital Town Blueprint

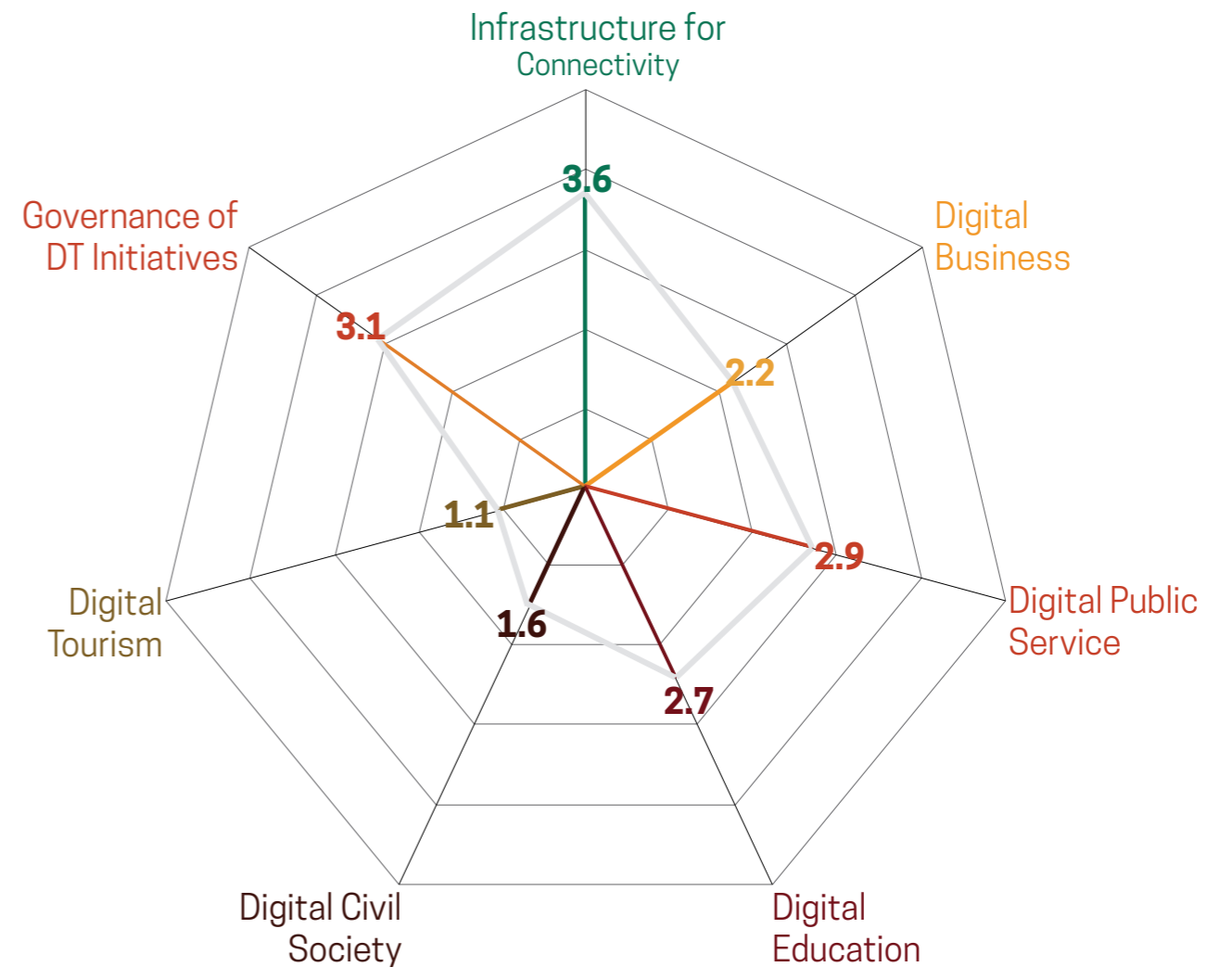


DTB Clane

Clane’s overall DTB score was 51.6/100, finding that the town’s ‘Digital readiness is defined and documented’.

Clane’s greatest strength was the vertical integration within the Governance of DT Initiatives scoring dimension. Clane’s town related reports and plans show excellent integration across spatial scales.

Digital Town Blueprint Clane



* Note: The Digital Town Blueprint prepared by Department of Rural and Community Development in 2023 did not include the ‘Clane Project Centre,’ which is recognised as a hub in the Kildare Hub Strategy 2022 to 2025 and is currently accessible on the Connected Hubs app and website.

A1: Understanding Clane

BEST PRACTICE PRECEDENTS

CLONAKILTY 400

Location: Clonakilty, West Cork

Date Range: 2013-2016

Key figures:

Heritage-led urban design plan formulated that focused on providing new “living rooms” for civic and social events. Centred on Astna Square and the creation of an attractive shared space that allows for a diverse community interactions and events. Creation of pocket squares for traffic calming and additional public spaces.

Key Project Features:

- Downgraded movement function of streets through the centre of Clonakilty to give more local feel and support shopping and leisure function on the streets. Added pedestrian crossing facilities
- Improved pedestrian access: narrowing of carriageways, increased footpath widths, rationalisation of on-street car parking, creation of shared spaces
- Pedestrianised environments: public squares created, public seating and street furniture introduced

Precedent for:

- Successful urban design interventions for the improvement of traffic and movement in a historic town through a pedestrian focused lens that leverages opportunities to create social spaces that encourage dwelling in the town centre.

Opportunities for KCC:

- Reinstatement works are an opportunity to entirely rethink the use of a space and provide enhanced accessibility. Rather than simply surface level material improvements, reinstatement works can be an opportunity to make quality of life improvements and increase social connection.
- Shows successful use of national level guidance within a project, namely the DMURS for effective regeneration.
- Addressed traffic within the town in tandem with pedestrians while also using the attractive physical town centre as a basis for tourism offering improvements and investment within the town.

Accolades:

Best town in Ireland and the UK by the Academy of Urbanism in 2016



A1: Understanding Clane

BEST PRACTICE PRECEDENTS

ENNIS

Location: Ennis, County Clare

Date Range: Completed 2022

Key figures:

Upgrading and remodeling of streets and laneways including drainage system improvements, pedestrian improvements such as road re-construction, footpath and paved areas, traffic calming, streetscape improvements to lighting and furniture and landscaping. The project was carried out within a difficult legacy of narrow winding pedestrian thoroughfares with laneways and commercial uses facing the street. This project complemented the town's purple flag status as a day and night public realm.

Key Project Features:

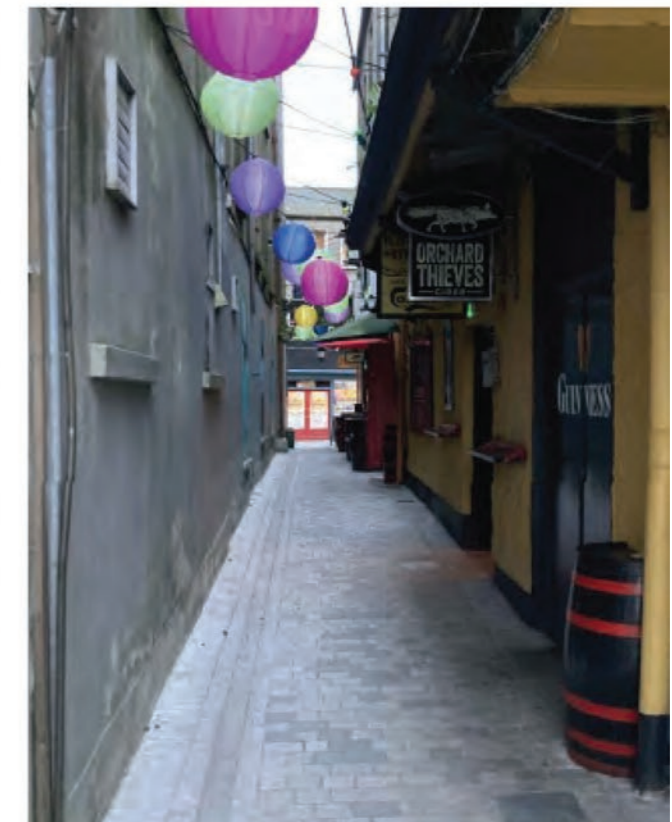
- O'Connell Square, Bank Place, O'Connell Street, High Street, Old Barrack Street and Barrack Square. Part VIII planning permission was granted for the O'Connell Square, Bank Place, High Street, Old Barrack Street and Barrack Square element
- Sought to improve accessibility: universal design approach, introduction of shared surfaces, cycle infrastructure improvements and reduced street clutter
- Increase dwelling time: created civic spaces, added seating, interactive features and greening

Precedent for:

- The successful phasing of urban design improvements for a town while avoiding great disturbances to traffic and movement in construction

Opportunities for KCC:

- Illustrates how narrow laneways and back access routes can be reinstated with added visual interest, safety and accessibility.



A1: Understanding Clane

BEST PRACTICE PRECEDENTS

VIKING TRIANGLE, WATERFORD

Location: Fumbally Exchange, Greyfriars, Viking Triangle, Waterford

Date Range: 2013-14

Key figures:

Redesign of the exterior to Waterford's Viking Triangle, one of the oldest urban quarters in Ireland, as the poor public realm was undermining the historic building's offering to the public. Re-instated triangle as a civic space in the city with unified underutilised public spaces.

Key Project Features:

- Creation of an open and sustainable public realm using high-quality materials in a simple and straightforward way.
- Repaved streets in Portuguese granite and the surrounds of the Cathedral in Irish blue limestone, with large inset areas of compacted gravel.
- Creation of a vibrant urban quarter and destination.
- A variety of engaging public artworks including murals, a number of Viking themed exhibits and a memorial piece to John Condon – the youngest soldier killed in the First World War. This is complemented by imaginative banners, wayfinding and interpretive signage.

Precedent for:

- Exemplar for both the quality of the regeneration and the way it has been achieved. The approach was clearly comprehensive, yet sensitive and unique to the place, turning a historically rich but rather forlorn place into a great one.

Opportunities for KCC:

- Successful addressing the high levels of dereliction, through conservation and rehabilitation.



A2: Clane Town Centre First Approaches

TOWN CENTRE ROLE & IDENTITY

- **Position the town centre as a pivotal hub for essential services**, including shopping, local amenities, education, and healthcare, catering not only to the town itself but also to the surrounding rural catchment area. This regeneration aims to consolidate the town's role as a vital centre, ensuring easy access to crucial resources for both the local community and the broader rural population.
- **Strengthen Clane's image and identity as an appealing historic town** that celebrates its character, appreciates its historic assets, and meets the needs of today's community. This regeneration effort aims to establish Clane as a place where the continuity of its character is embraced, preserving and showcasing its historical significance while adapting to modern demands. By striking a balance between heritage preservation and contemporary relevance, Clane can cultivate a strong sense of identity that attracts residents, visitors, and businesses, contributing to its overall vibrancy and sustainability.
- **Enhance the town centre to create an inviting environment** that attracts and engages residents and visitors, offering an enjoyable and memorable experience for those who spend their time exploring the area.
- **Continue to provide support to community organizations** in their future endeavors to improve Clane and make it an even better place to live. This regeneration effort aims to collaborate with and empower community organizations, assisting them in realizing their plans and initiatives that contribute to the overall enhancement of the town. By fostering partnerships and offering resources, Clane can thrive as a community-driven and vibrant place to live.



A2: Clane Town Centre First Approaches

THRIVING TOWN CENTRE

- **Promote a diverse range of town centre uses** that cater to the needs of the community, foster job opportunities, and provide living options. This includes housing, working hubs, experience-led retail such as food and local product markets, creating a vibrant and dynamic economic environment.
- **Improve existing public and community spaces** while introducing a diverse range of new ones, catering to various scales. These enhancements aim to strengthen community bonds, provide space for activities and events, and enhance the health and wellbeing of both the community and visitors.
- **Repurpose vacant and underutilized buildings** by reusing them for various purposes, including homes, remote working hubs, and cultural or community uses. This approach aims to maximize the potential of these assets, contributing to the development of a vibrant and thriving community.
- **Utilize infill and backland sites** effectively to introduce a mix of suitable town centre uses that contribute to the vitality of the area. This includes incorporating innovative and compact housing types, alongside other appropriate uses. By maximizing the potential of these sites, the regeneration effort aims to bring new life and vibrancy to the town centre, ensuring a diverse range of activities and promoting a sustainable and dynamic community.
- **Enhance the town's program of events and activities** by celebrating different aspects of the town's identity and appealing to a wide range of individuals in the community as well as visitors. This regeneration effort focuses on creating a diverse and engaging lineup of events that foster community spirit, showcase local culture, heritage and ensure inclusivity, attracting and delighting people of all backgrounds.



A2: Clane Town Centre First Approaches

A CONNECTED AND ACCESSIBLE TOWN CENTRE

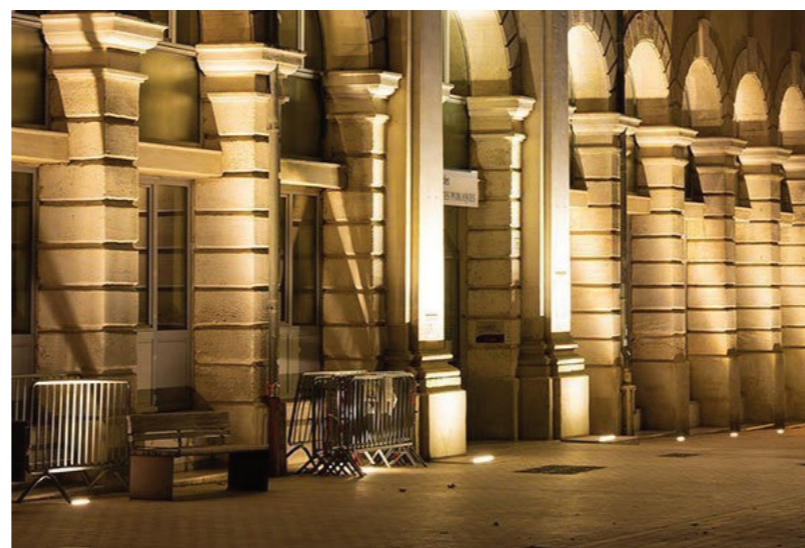
- Enhance connectivity and reduce walking distances** by providing safe, and accessible walking and cycling connections. These new and upgraded links will prioritize direct routes to key town centre services and amenities, making active travel a more attractive option for residents. By improving the infrastructure for walking and cycling, the regeneration effort aims to promote healthier and more sustainable modes of transport, while also ensuring convenient access to essential destinations within the town centre.
- Implement effective traffic management strategies to reduce the impact of traffic** on the town centre, particularly during peak times. By implementing traffic-calming measures, introducing HGV ban on the Main Street and improving road infrastructure, the regeneration effort aims to enhance the overall experience of the town centre, prioritizing the safety and convenience of all road users.
- Achieve a better balance between public space and parking** by placing a greater emphasis on pedestrian needs, resulting in a safer and more accessible experience. This will involve a reassessment of parking arrangements and potential reallocation of space for public use. By enhancing the quantity and quality of public spaces, the regeneration initiative aims to enhance the town's appeal and perception, fostering a more vibrant and pedestrian-friendly environment.
- Enhance services, facilities, and signage to support sustainable movement**, prioritizing options like cycle parking and public transport. This includes implementing infrastructure improvements to facilitate enhanced connections to public transport networks. Additionally, the regeneration effort explores the integration of technology to improve overall ease and experience, ensuring that residents and visitors have convenient and efficient transport options while promoting sustainable and eco-friendly modes of travel.
- Create an accessible and inclusive streetscape** that promotes ease of movement for various demographics, including children traveling to school, older individuals, and people with reduced mobility. This entails minimizing uneven surfaces and reducing street clutter to ensure a safe and convenient environment for all pedestrians. By prioritizing accessibility, the regeneration effort aims to foster inclusivity and enhance the overall experience of navigating the streets, benefiting residents of all ages and abilities.



A2: Clane Town Centre First Approaches

BEAUTIFUL & CHARACTERFUL TOWN CENTRE

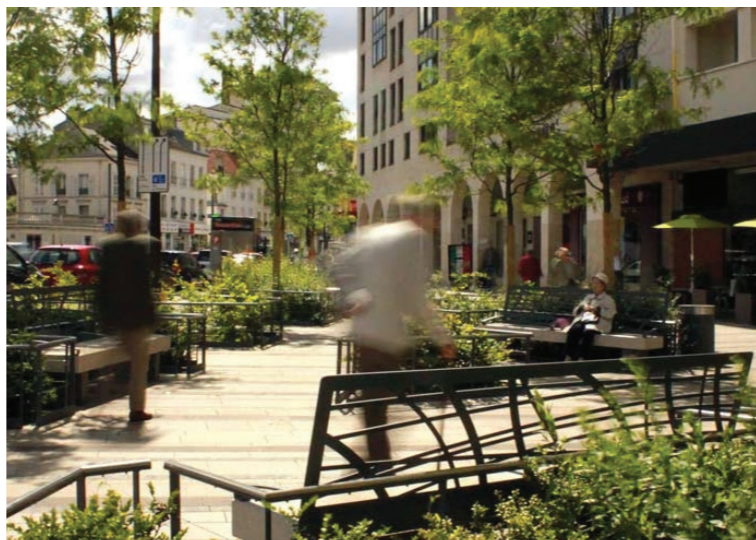
- **Create a timeless and cohesive public realm** by utilizing high-quality materials and street furniture throughout the town. This regeneration effort aims to establish a consistent and visually appealing environment that withstands the test of time. By incorporating durable and attractive materials in the design of public spaces, streetscapes, and street furniture, the town can create an enduring and harmonious atmosphere. This cohesive approach to the public realm will enhance the overall aesthetic appeal, contributing to a sense of unity and pride among residents and visitors alike.
- **Identify, adapt, restore, and repurpose vacant buildings** for the benefit of the local community, while simultaneously creating a more appealing town centre experience and restoring pride in the town's historic character. This regeneration effort aims to preserve the architectural heritage by breathing new life into these buildings, providing spaces that serve the needs of the community. By combining historical preservation with community development, the town centre can become a captivating destination that celebrates its past while embracing its future.
- **Address dereliction and enhance the appearance of buildings**, with a particular focus on façade improvements in the town centre. This effort aims to improve the overall perception and attractiveness of the area. By revitalizing the exterior of buildings, the town centre will undergo a visual transformation, creating a more appealing environment that attracts visitors and instills a sense of pride in the community.
- **Create an enhanced environment for residents, workers, and visitors** by implementing public realm interventions aimed at promoting and sustaining economic growth. These interventions will focus on improving the public spaces and amenities within the town, creating a welcoming and attractive atmosphere. By investing in the town's public realm, the regeneration effort aims to stimulate economic activity, attract businesses, and provide a thriving environment that benefits the entire community.
- **Enhance and diversify public and green spaces**, ensuring they are meticulously designed to cater to the entire community. These spaces will serve multiple purposes, providing areas for relaxation, socialization, recreation, exercise, dog walking, and hosting community events. By carefully considering the needs of the community, the regeneration effort aims to create inclusive and versatile spaces that promote well-being, foster social connections, and offer opportunities for various activities for people of all ages.



A2: Clane Town Centre First Approaches

A GREENER & HEALTHIER TOWN CENTRE

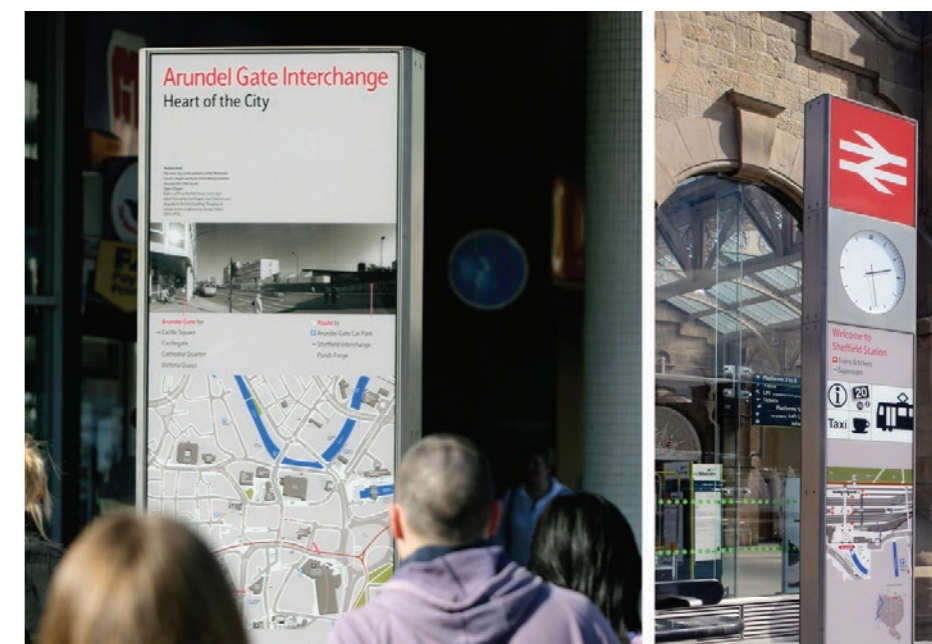
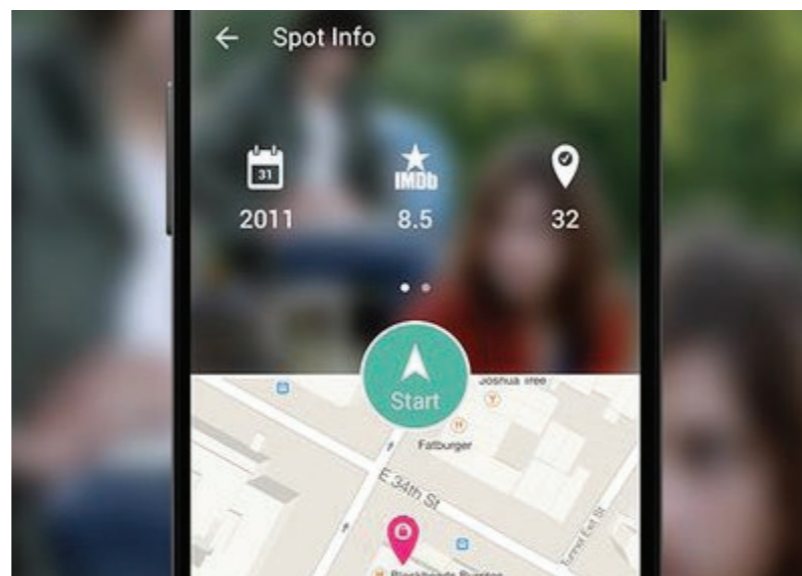
- Introduce greening, planting, and sustainable drainage measures** to enhance the streetscape, improve biodiversity, create shaded areas, and mitigate the effects of climate change, such as flooding. This regeneration effort aims to incorporate green infrastructure throughout the town, including street trees, green spaces, and sustainable drainage systems. By embracing these measures, the streetscape will become more visually appealing, support local ecosystems and contribute to the overall resilience of the community in the face of climate change challenges. Such interventions also support a reduction in a town's carbon footprint and increase the population of wildlife and biodiversity, making the town an even more attractive place in which to live or visit.
- Create and improve walking and cycling routes** for exercise and leisure, offering attractive and safe routes that showcase Clane's key natural and historic assets. These routes will vary in length, providing options for people of different fitness levels and interests. By enhancing the infrastructure and accessibility of these routes, the regeneration effort aims to encourage active transport, promote outdoor recreation, and allow residents and visitors to explore and appreciate Clane's unique natural and historical features.
- Capitalize on the River Liffey as a valuable asset** by enhancing and promoting it as a leisure and tourism attraction for both residents and visitors. This regeneration effort aims to improve the river's presence, making it an appealing destination for recreational activities. Additionally, it seeks to promote the river's scenic beauty, offering opportunities for water-based activities and highlighting its cultural and historical significance. By focusing on the river as an asset, Clane can create an amazing experience that adds to the overall appeal of the town and boosts tourism potential.
- Incorporate high-quality energy systems** into future developments within Clane to promote environmentally friendly properties. These innovations can be implemented in both new and existing buildings, utilizing renewable technologies such as solar panels on rooftops. Additionally, providing larger heat-retaining windows to allow for passive solar gain can further enhance energy efficiency. By integrating these sustainable practices, future developments in Clane can contribute to reducing carbon emissions, promoting energy conservation, and creating a more environmentally conscious community.



A2: Clane Town Centre First Approaches

A SMARTER TOWN CENTRE

- Utilize digital technology to enhance the living and working experience** in Clane, offering greater choices in terms of location and lifestyle. By leveraging digital solutions, such as remote working tools, online platforms and remote working hubs, individuals can have more flexibility in where they live and work. This regeneration effort aims to embrace the benefits of digital technology to create a connected and dynamic community, enabling residents to access a wide range of services, collaborate remotely, and enjoy the advantages of a digitally enabled lifestyle.
- Enhance online platforms for town and community groups**, facilitating networking between local communities and fostering connections with other towns nationwide. These improved platforms will enable the sharing of experiences and mutual learning opportunities among different communities. By leveraging digital tools, towns can benefit from the collective knowledge and experiences of others, promoting collaboration, innovation, and community development. This regeneration effort aims to create a stronger sense of connectivity and support among towns, fostering a culture of shared learning and growth.
- Introduce virtual walking tours** of the historic town attractions and surrounding areas, creating an enticing attraction for both tourists and potential residents. These virtual tours will offer immersive and interactive experiences, allowing people to explore the town's rich history and cultural heritage from anywhere in the world. By leveraging technology, the regeneration effort aims to showcase the town's unique features, promote tourism, and spark interest among individuals considering relocation. Virtual walking tours serve as a magnet, drawing visitors and potential residents by offering them a glimpse into the town's captivating charm and enticing them to explore in person.
- Introduce interactive displays that provide information** for visitors who wish to explore the town, offering details about local attractions, landmarks, and points of interest. Additionally, implement live public transport information systems to keep individuals informed about transport options and schedules. These enhancements aim to improve the overall visitor experience, promote exploration, and ensure easy access to information and connectivity throughout the town.





Riailtas na hÉireann
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Tionscadal Éireann
Project Ireland
2040



Comhairle Contae Chill Dara
Kildare County Council



**Brady Shipman
Martin**
Built.
Environment.



**The
Destination
Developers**



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