



**LEGEND**

- 2m HIGH 215mm SOLID CONCRETE BLOCK WALL WITH PIERS RENDERED BOTH SIDES WITH PRECAST CONCRETE COPING FOUNDATIONS TO ENG. DETAIL.
- 675mm HIGH 215mm SOLID BRICK WALL WITH RECONSTITUTED STONE COPING WITH 700mm HIGH GALVANIZED STEEL RAILING. FOUNDATIONS TO ENG. DETAIL.
- TYPE A 2m HIGH 215mm SOLID CONCRETE BLOCK WALL WITH PIERS RENDERED BOTH SIDES WITH PRECAST CONCRETE COPING FOUNDATIONS TO ENG. DETAIL.
- TYPE B 2.3m TWIN MESH FENCE FIXED TO EXISTING BLOCK WALL TO ENGINEERS DETAIL & SPEC. FOUNDATIONS TO ENG. DETAIL.
- TYPE C 2.3m HIGH 215mm SOLID CONCRETE BLOCK WALL WITH 2.3m TWIN MESH FENCE FIXED TO EXISTING BLOCK WALL TO ENGINEERS DETAIL & SPEC. FOUNDATIONS TO ENG. DETAIL.
- TYPE D 2.3m HIGH 215mm CONCRETE POST & PANEL WALL RENDERED BOTH SIDES WITH PRECAST CONCRETE COPING WITH 2.3m TWIN MESH FENCE FIXED TO EXISTING BLOCK WALL TO ENGINEERS DETAIL & SPEC. FOUNDATIONS TO ENG. DETAIL.
- INDICATES SITE ACCESS TO REAR GARDENS
- BIN STORE (WHERE REQUIRED FOR UNITS WHICH DO NOT HAVE DIRECT GARDEN ACCESS, TO BE INCORPORATED INTO THE GARDEN WALL)
- TREES TO BE REMOVED AS PER TREELINE SURVEY REPORT
- NEW TREES TO ARCHITECTS SPECIFICATION

O.S. Map Ref.: 3383-B, 3383-D  
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 REFER TO ARCHITECTS DRAWINGS AND SPECIFICATIONS

**SITE LOCATION MAP**  
 PROPOSED DEVELOPMENT OF 12 NO. UNITS AT ST ANNES PROSPEROUS

1no. 3 BED SINGLE STOREY UNIT  
 1no. 4 BED SINGLE STOREY UNIT  
 3no. 3 BED TWO STOREY SEMI DETACHED UNITS  
 1no. 4 BED TWO STOREY SEMI DETACHED UNIT  
 6no. 3 BED TWO STOREY TERRACE UNITS

**SITE AREA INCLUDING ROADS & EXTERNAL OPEN SPACE:**  
 1.84 acres / 0.74 hectares  
 6.5no. UNITS PER ACRE  
 16.2no. UNITS PER HECTARE

**SITE AREA EXCLUDING ROADS & EXTERNAL OPEN SPACE:**  
 1.18 acres / 0.48 hectares  
 10.1no. UNITS PER ACRE  
 25no. UNITS PER HECTARE

| UNIT NO. | TYPE | BEDS  | GF AREA             | 1F AREA            | TOTAL               | KCC Development Standards | DOE Development Standards | Private Open Space Provided | KCC Private Open Space Req. |
|----------|------|-------|---------------------|--------------------|---------------------|---------------------------|---------------------------|-----------------------------|-----------------------------|
| 01       | D1   | 3 BED | 100.5m <sup>2</sup> | -                  | 100.5m <sup>2</sup> | 100m <sup>2</sup>         | 82m <sup>2</sup>          | 168.4m <sup>2</sup>         | 60m <sup>2</sup>            |
| 02       | B    | 3 BED | 51.2m <sup>2</sup>  | 51.7m <sup>2</sup> | 102.9m <sup>2</sup> | 100m <sup>2</sup>         | 92m <sup>2</sup>          | 102.8m <sup>2</sup>         | 60m <sup>2</sup>            |
| 03       | C    | 4 BED | 58.2m <sup>2</sup>  | 58.7m <sup>2</sup> | 116.9m <sup>2</sup> | 110m <sup>2</sup>         | 110m <sup>2</sup>         | 101.3m <sup>2</sup>         | 75m <sup>2</sup>            |
| 04       | A    | 3 BED | 51.2m <sup>2</sup>  | 51.7m <sup>2</sup> | 102.9m <sup>2</sup> | 100m <sup>2</sup>         | 92m <sup>2</sup>          | 77.4m <sup>2</sup>          | 60m <sup>2</sup>            |
| 05       | A    | 3 BED | 51.2m <sup>2</sup>  | 51.7m <sup>2</sup> | 102.9m <sup>2</sup> | 100m <sup>2</sup>         | 92m <sup>2</sup>          | 78.3m <sup>2</sup>          | 60m <sup>2</sup>            |
| 06       | A    | 3 BED | 51.2m <sup>2</sup>  | 51.7m <sup>2</sup> | 102.9m <sup>2</sup> | 100m <sup>2</sup>         | 92m <sup>2</sup>          | 158.9m <sup>2</sup>         | 60m <sup>2</sup>            |
| 07       | A1   | 3 BED | 51.2m <sup>2</sup>  | 51.7m <sup>2</sup> | 102.9m <sup>2</sup> | 100m <sup>2</sup>         | 92m <sup>2</sup>          | 124.7m <sup>2</sup>         | 60m <sup>2</sup>            |
| 08       | A    | 3 BED | 51.2m <sup>2</sup>  | 51.7m <sup>2</sup> | 102.9m <sup>2</sup> | 100m <sup>2</sup>         | 92m <sup>2</sup>          | 147.9m <sup>2</sup>         | 60m <sup>2</sup>            |
| 09       | F    | 2 BED | 48.7m <sup>2</sup>  | 44.0m <sup>2</sup> | 92.7m <sup>2</sup>  | 80-90m <sup>2</sup>       | 80m <sup>2</sup>          | 163.5m <sup>2</sup>         | 55m <sup>2</sup>            |
| 10       | F1   | 2 BED | 48.7m <sup>2</sup>  | 44.0m <sup>2</sup> | 92.7m <sup>2</sup>  | 80-90m <sup>2</sup>       | 80m <sup>2</sup>          | 123.9m <sup>2</sup>         | 55m <sup>2</sup>            |
| 11       | F    | 2 BED | 48.7m <sup>2</sup>  | 44.0m <sup>2</sup> | 92.7m <sup>2</sup>  | 80-90m <sup>2</sup>       | 80m <sup>2</sup>          | 146.3m <sup>2</sup>         | 55m <sup>2</sup>            |
| 12       | D    | 4 BED | 114.8m <sup>2</sup> | -                  | 114.8m <sup>2</sup> | 110m <sup>2</sup>         | 110m <sup>2</sup>         | 370.6m <sup>2</sup>         | 75m <sup>2</sup>            |

**PARKING SCHEDULE**

DEVELOPMENT STANDARDS REQUIRE 2no. SPACES PER HOUSE WITH 2+no. BEDS. 12NO. UNITS WITH 2+no. BEDS; SPACES REQUIRED = 24no.

ON STREET PARKING 24 SPACES  
 INSIDE CURTILAGE PARKING 4 SPACES  
 TOTAL NO. 28 SPACES

EXISTING SPACES A, B & H REPLACED BY SPACES 22, 23 & 24

**OPEN SPACE STANDARDS**

**OVERALL ST. ANNES:**  
 APPLICANTS OVERALL LANDS 32913.8m<sup>2</sup>  
 PUBLIC OPEN SPACE REQ. (15%) 3937.1m<sup>2</sup>

**OPEN SPACE PROVIDED**  
 EXIST. PUBLIC OPEN SPACE 01 874.1m<sup>2</sup>  
 EXIST. PUBLIC OPEN SPACE 02 2976.8m<sup>2</sup>  
 EXIST. PUBLIC OPEN SPACE 03 613.9m<sup>2</sup>  
 POCKET PARK 525.5m<sup>2</sup>  
 TOTAL OPEN SPACE 4990.3m<sup>2</sup>

**SITE SUBJECT OF THE PART 8 APPLICATION**

TOTAL SITE AREA 7443.2m<sup>2</sup>  
 PUBLIC OPEN SPACE REQ. 1116.5m<sup>2</sup>

EX. PUBLIC OPEN SPACE A 244.8m<sup>2</sup>  
 EX. PUBLIC OPEN SPACE B 656.8m<sup>2</sup>  
 POCKET PARK (OPEN SPACE C) 525.5m<sup>2</sup>  
 PUBLIC OPEN SPACE PROVIDED 1427.1m<sup>2</sup>

**NOTES:**  
 DO NOT SCALE FROM DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY. ARCHITECT TO BE NOTIFIED OF ALL DISCREPANCIES.



Kildare County Council  
 Comhairle Contae Chill Dara

**REVISIONS**

| DATE | DESCRIPTION | No. |
|------|-------------|-----|
|      |             |     |
|      |             |     |
|      |             |     |
|      |             |     |
|      |             |     |
|      |             |     |



PROJECT TITLE: 12NO. SOCIAL HOUSING UNITS AT ST ANNES, PROSPEROUS CO. KILDARE FOR K.C.C.

DRAWING TITLE: SITE PLAN - PROPOSED

DATE: FEB '17

SCALE: 1:200

REVISION: -

DRAWING NO: 16010

PL05