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Modifications to previously approved Part 8, adopted 28th April 2003 at The Paddocks, Highfield, Kilcock, Co. Kildare.

For Kildare County Council

PLANNING SUMMARY

The proposed modifications will comprise of:

- a) a reduction in unit numbers by one, comprising of the replacement of a semi detached two-storey pair (House no.' 9 and 10 The Paddocks) with a three bed detached two-storey house (House no. 10 The Paddocks),
- b) the revised location of boundary walls to the proposed new detached house,
- c) new gate and boundary wall to facilitate access to an existing ESB pole,
- d) all associated site-works.

The Development

The Paddocks in Kilcock is located west of Kilcock Village, County Kildare. The development was approved under a Part 8 Application in April 2003 and has been completed in phases. The current phase of construction consists of 20 No. 2, 3 & 4 bedroom semi-detached 2 storey dwellings.

This application proposes to reduce the number of dwellings to 19 thus replacing a semi-detached pair of 2 bedroom dwellings (Nos. 9 & 10) with a 3 bedroom Accessible detached dwelling (No.10).

The replacement dwelling will allow for a locked access/ wayleave to be located on the east boundary of the proposed No.10 providing ESB Networks access to an existing Electrical Pole located on the site. Rendered block boundary walls will enclose the access/ wayleave with galvanised steel gates providing security. The gates to the access/ wayleave will only be accessible to ESB Networks.

Proposed Dwelling

The proposed House No.10 has a total floor area of 113.5 sq.m and comprises of a Living Room, Kitchen/ Dining & Accessible bedroom at Ground floor level with 2 bedrooms and bathroom at First floor level.

The house has been designed to accommodate a wheelchair user at Ground floor level with a large accessible bedroom & bathroom with adequate circulation space and storage.

The external finishes will match that of the previously approved House 9 & 10 with brick/ rendered external walls, concrete roof tiles, PVC windows and GRP composite entrance door.