

**Proposed 4no. Infill Residential Units for Kildare County Council at:  
Newtown House,  
Captain's Hill,  
Newtown,  
Leixlip,  
Co. Kildare. W23 T8W5**

**General notes:**

**Zoning:** New Residential C  
**Site area No. 1:** 0.185 ha outlined in red  
**Plot Ratios:** 0.2 max 0.25 - 0.35

**Site Coverages (max 50%):**

**Residential Density:** 23 units/Ha  
*Recommended 30 -50 Units / ha*

**Open Space:** 20%  
*min 15%*

**Services:**  
**Water:** Access to public mains  
**Foul:** Access to public sewer  
**Surface water:** Soakaways on site

**Proposal:**  
House type A & A1:  
2 no 1 bed/ 2 person single storey - 55 sq.m.  
House type B:  
2 no 2 bed/ 3 person single storey - 85 sq.m.

**EXTENT OF SITE** 0.185HA

**LANDS IN OWNERSHIP OF KILDARE COUNTY COUNCIL** 0.7635HA

**EXISTING STRUCTURE TO BE REMOVED**

**PART 8 REF NO: P82022.18**

**Notes:**

- This drawing has been prepared for Part 8 only
- All drawings to be read in conjunction with all other consultant drawings. Architect to be informed immediately of any discrepancies
- Figured dimensions only to be taken from this drawing. All dimensions and levels to be checked on site, Architect to be informed immediately of any discrepancies

**REVISION**

REV	NOTES	DATE
1	Part 8	27/09/22

**Kildare County Council,**  
Architectural Services Section,  
Devoy Park,  
Naas,  
Co. Kildare



**Project:**  
**Proposed 4no. Infill Residential Units**

**Client:**  
Annette Aspell, Director of Housing

**Prepared By:** Capital Housing Team,  
Architectural Services Section,  
Housing Department,  
Kildare County Council  
**Senior Architect:** David Creighton, MRIAI  
**A/Senior Exec. Architect:** Paddy Henderson, MRIAI  
**Project Architect:** Gordon Weston  
**Project Architect:** Mary Morrissey  
**Exec, Tech:** Noel Shortt

Dwg :  
PROPOSED SITE PLAN

Project No:  
16154

Scale 1 : 250@A1

Dwg No:  
P8-04

Drawn By: GW/NS  
Checked By: PH  
Date: 27/09/22



**PROPOSED SITE LAYOUT**  
1 : 250

unit no.	Type	Bedroom / Floors/ People	Gross internal floor area		Living area	Bedroom area	Storage area	private open space	
			KCC Min	standard				KCC min	
1	A1	1B-1S-2P	55	55	27	13.9	3.3	83	48
2	B	2B-1S-3P	85	85	40.5	25	6.5	84	55
3	A	1B-1S-2P	55	55	27	13.9	3.3	91	48
4	B	2B-1S-3P	85	85	40.5	25	6.5	116	55