



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:** Soakways 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 KCC 0.7635HA

New Foul water Drainage

New Surface water Drainage

New Soakaway

New Rainwater Planter

ALL FOUL AND STORM WATER DRAINAGE TO BE DESIGNED BY CIVIL ENGINEER PRIOR TO TENDER/CONSTRUCTION.  
 SURFACE WATER ATTENUATION TO COMPLY WITH GREATER DUBLIN STATÉGIC DRAINAGE STRATEGY & KILDARE COUNTY COUNCIL WATER SERVICES DEPARTMENT DRAFT GUIDANCE ON DRAINAGE AND SUDS STRATEGY SMALLER MULTIPLE DEVELOPMENTS V1.0

**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 DRAINAGE  
 Project No: 16154

Scale As indicated@A1  
 Dwg No: P8-05

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

PROPOSED SITE LAYOUT DRAINAGE  
 1 : 250