

**PART 8 PLANNING APPLICATION FOR A SINGLE STOREY REAR EXTENSION AND RETRO-FIT WORKS  
AT 1 MADDENSTOWN TERRACE, MADDENSTOWN NORTH, CURRAGH, COUNTY KILDARE. R56 T183  
- PLANNING REF No. P82024.05**



Proposed 1no. Infill Residential Unit for Kildare County Council at:

1 Maddenstown Terrace,  
Maddenstown North, The  
Curragh, Co. Kildare. R56  
T183

General notes:

Zoning: None  
Site area No. : (215m.s)0.0215 ha outlined in red  
Plot Ratios: 0.2 max 0.25 - 0.35

Site Coverages (max 50%):

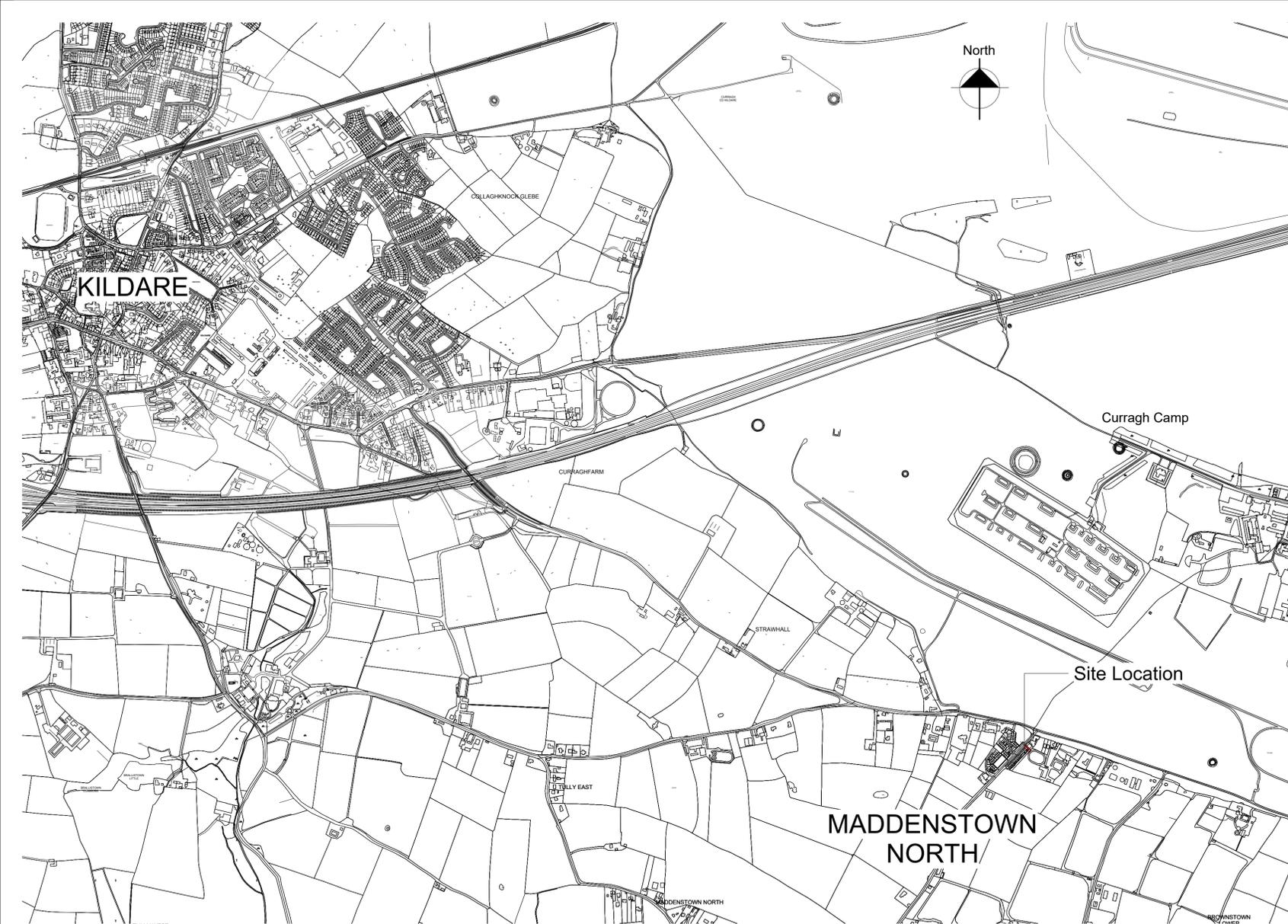
Residential Density: N/A

Open Space: 20%  
min 15%

Services:  
Water: Access to public mains  
Foul: Access to public sewer  
Surface water: Access to public sewer

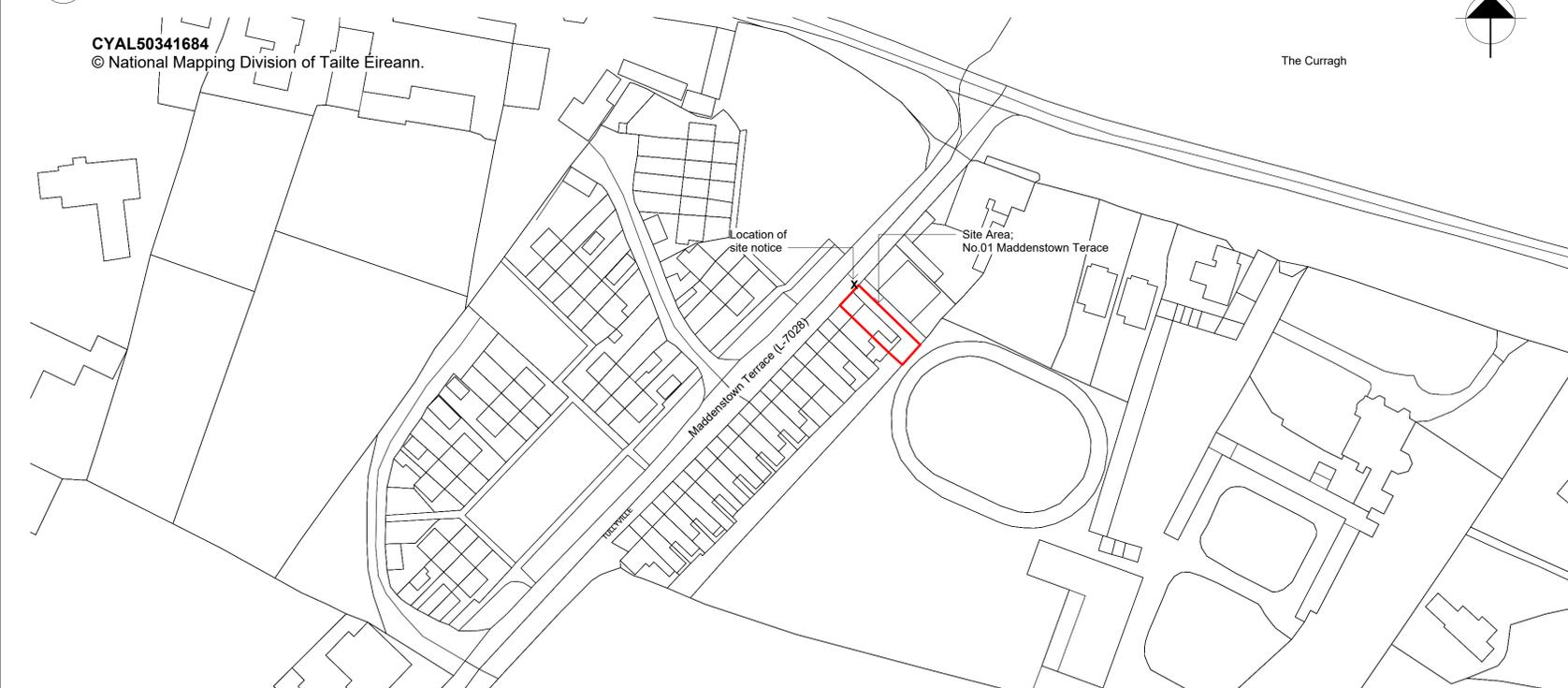
Proposal:  
Existing House refurbished & small extension added:  
1 no - 2 bed/ 3 person two storey - 77 sq.m.

 Site Boundary

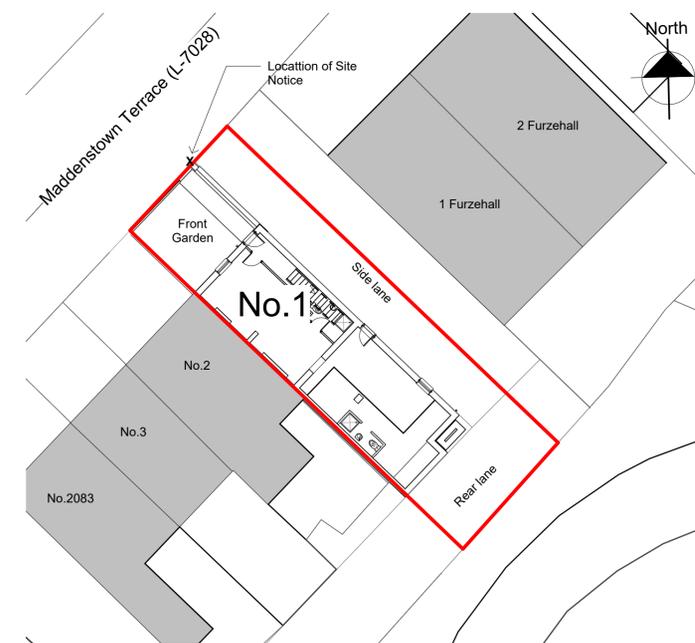


**1 OS Map Site Location**  
1 : 10000

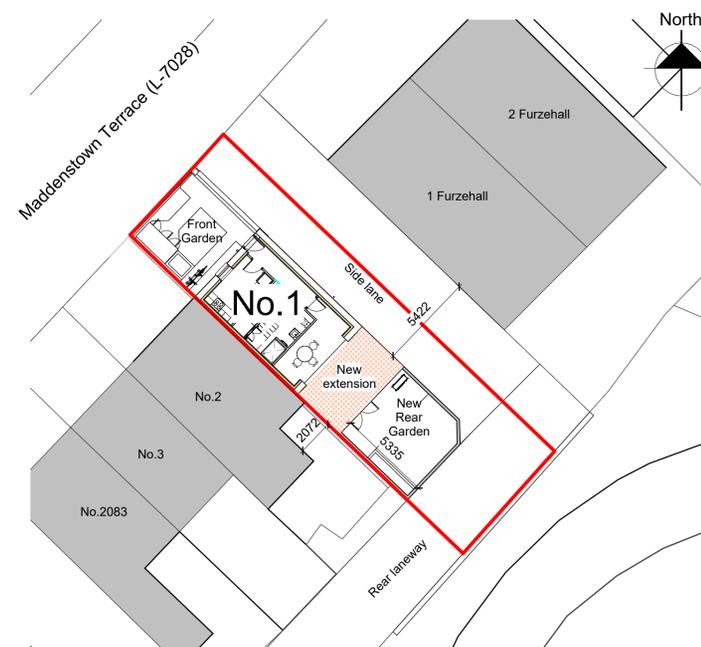
CYAL50341684  
© National Mapping Division of Tailte Eireann.



**2 OS Map Site Layout location**  
1 : 1000



**3 Existing Site Layout**  
1 : 200



**4 Proposed Site Layout**  
1 : 200

**PART 8 REF NO: P82024.05**

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**REVISION**

REV	NOTES	DATE

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



**Project:**  
Single storey terrace, Maddenstown north, Curragh,  
County Kildare. R56 T183

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

**Prepared By:** Capital Housing Team,  
Architectural Services Section,  
Housing Department,  
Kildare County Council

**A/Senior Architect:** Patrick Henderson, MRIAI  
**Senior Exec. Architect:** Colm Cosgrove, MRIAI  
**Senior Exec. Tech:** Noel Shortt  
**Exec. Tech:** David Boyle

Dwg :  
OS Location maps

Project No:  
21-143

Scale As indicated@A1

Dwg No:  
P002

Drawn By NS Checked By FON Date

General notes:

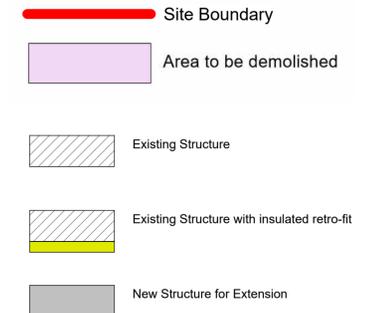
Zoning: None  
 Site area No. : (215m.s)0.0215 ha outlined in red  
 Plot Ratios: 0.2 max 0.25 - 0.35

Site Coverages (max 50%):

Residential Density: N/A  
 Open Space: 20% min 15%

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ALL FOUL AND STORM WATER DRAINAGE TO BE DESIGNED BY CIVIL ENGINEER. REFER TO DRAWING No. DOB-MAD-SI-DR-C-0045-S2-P01

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



Project: Single storey rear extension and retro-fit works at 1 Maddenstown terrace, Maddenstown north, Curragh, County Kildare. R56 T183

Client: Annette Aspell, Director of Housing

Prepared By: Capital Housing Team, Architectural Services Section, Housing Department, Kildare County Council

A/Senior Architect: Patrick Henderson, MRIAI  
 Senior Exec. Architect: Colm Cosgrove, MRIAI  
 Senior Exec. Tech: Noel Shortt  
 Exec. Tech: David Boyle

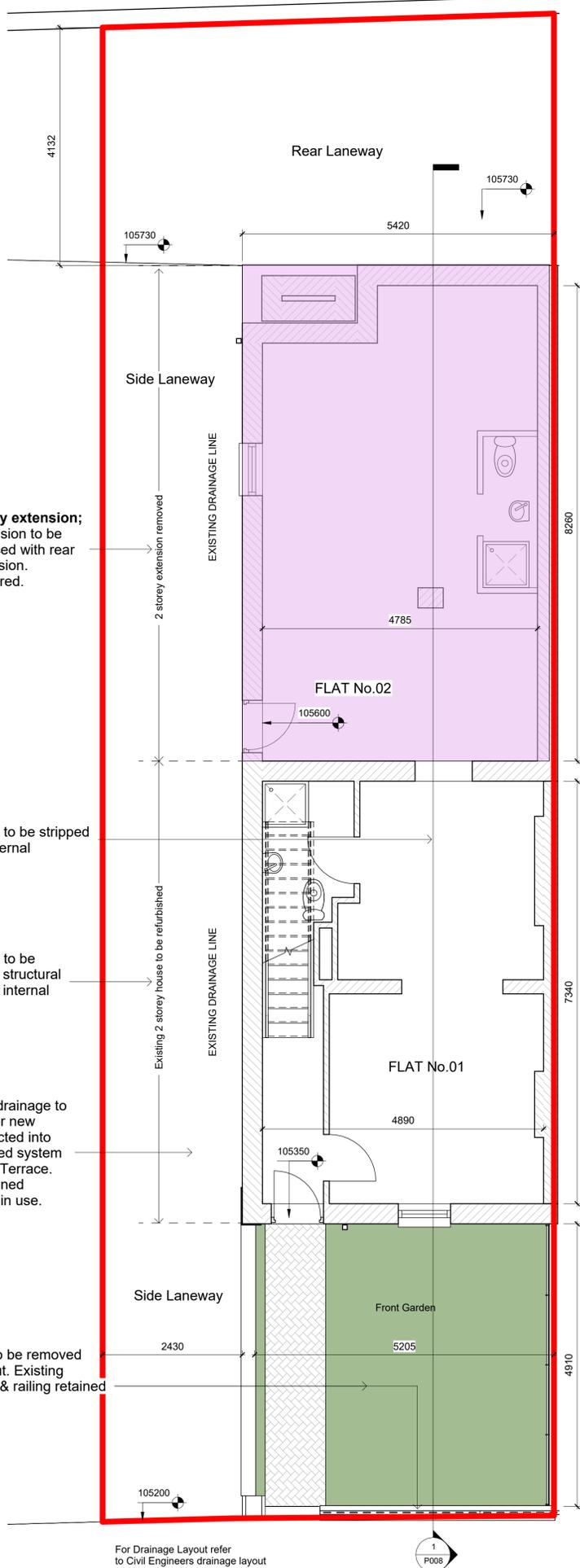
Dwg : Site plan and Existing & Proposed Ground Floors

Project No: 21-143

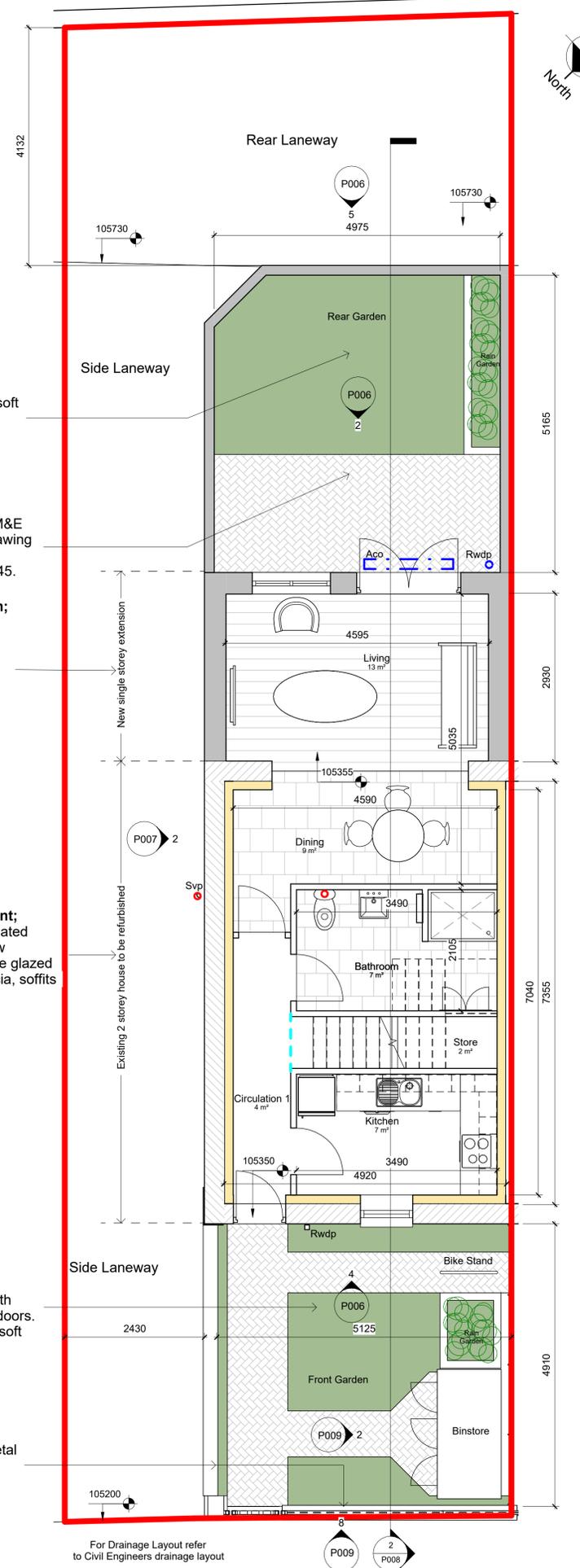
Scale As indicated@A1

Dwg No: P003

Drawn By NS Checked By FON Date



1 Site plan showing Existing Ground Floor 1 : 50



2 Site plan showing Proposed Ground Floor 1 : 50



3D View of New Rear Single Storey Extension



3D View of New rear single storey extension of new living/dining



3D View of New rear single storey extension of new living/dining

SPACIAL REQUIREMENTS				
Proposed Dwelling	2Bed / 3Person		Equivalent Dept. Guidelines	
Relevant Areas	Actual Width (m)	Actual Area (m.sq)	Min Width (m)	Min Floor Area (m.sq)
Bedroom 1	4.5	13	2.8	13
Bedroom 2	3.6	8	2.1	7.1
Living room	4.5	13	3.6	13
Total storage area		6		3
Total Liv/Kitc./Dining		30		28
Gross Internal area		77		70

Kildare County Development Plan 2023-2029			
Gross floor Area	Storage area	Private open space	
85m.sq	6m.sq	55m.sq	
Proposed area	Proposed storage	Proposed open space	
77m.sq	6m.sq	55m.sq	

Unauthorised 2 storey extension; Existing 2 storey extension to be demolished and replaced with rear garden and new extension. Demolition shown colored.

Existing house; Existing internal layout to be stripped out to allow for new internal refurbished layout.

Existing house; Existing internal layout to be stripped out and made structural sound to allow for new internal refurbished layout.

Existing drainage; Existing underground drainage to be removed to allow for new drainage layout connected into existing sewer combined system located Maddenstown Terrace. It is noted that a combined existing sewer system in use.

Front Garden; Existing landscaping to be removed top allow for new layout. Existing masonry boundary wall & railing retained

Rear Garden; New permeable paving, new soft landscaping. New 2.1m high rendered masonry boundary walls

Drainage; For site drainage layout see M&E drawing, DOBA Engineers drawing number: 2327-DOB-NEW-SI-DR-C-0045.

New single storey extension; New extension consisting of insulated concrete slab, new insulated rendered masonry external walls with capped parapet wall. New concrete tiled pitched roof, new roof window and new triple glazed windows and doors.

Existing house refurbishment; New internal layout, new insulated drylining to external walls, new heating system, new new triple glazed windows and doors. New fascia, soffits and rainwater gutters.

Front Garden; New permeable paving, new rendered masonry binstore with concrete capping and timber doors. New metal bike stands. New soft landscaping.

Front Boundary; Existing masonry wall with metal railings retained and painted. New replacement metal gate

For Drainage Layout refer to Civil Engineers drainage layout

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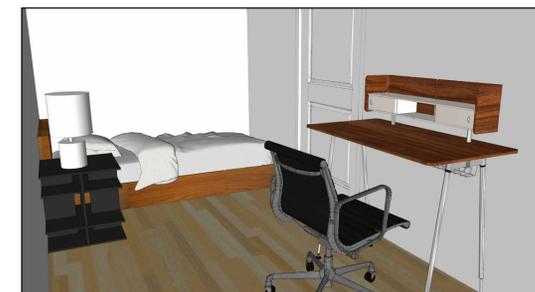
-  Site Boundary
-  Area to be demolished
-  Existing Structure
-  Existing Structure with insulated retro-fit
-  New Structure for Extension



3D View of Bedroom 1 - Double room



3D View of Bedroom 1 - Double room



3D View of Bedroom 2 - Single room

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 Devoy Park,  
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 Co. Kildare



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Client:  
 Annette Aspell, Director of Housing

Prepared By: Capital Housing Team,  
 Architectural Services Section,  
 Housing Department,  
 Kildare County Council

A/Senior Architect: Patrick Henderson, MRIAI  
 Senior Exec. Architect: Colm Cosgrove, MRIAI  
 Senior Exec, Tech: Noel Shortt  
 Exec, Tech: David Boyle

Dwg : Existing & Proposed First Floor Plans  
 Project No: 21-143

Scale As indicated@A1  
 Dwg No: P004

Drawn By NS  
 Checked By FON  
 Date



1 Existing First Floor Plan  
 1 : 50

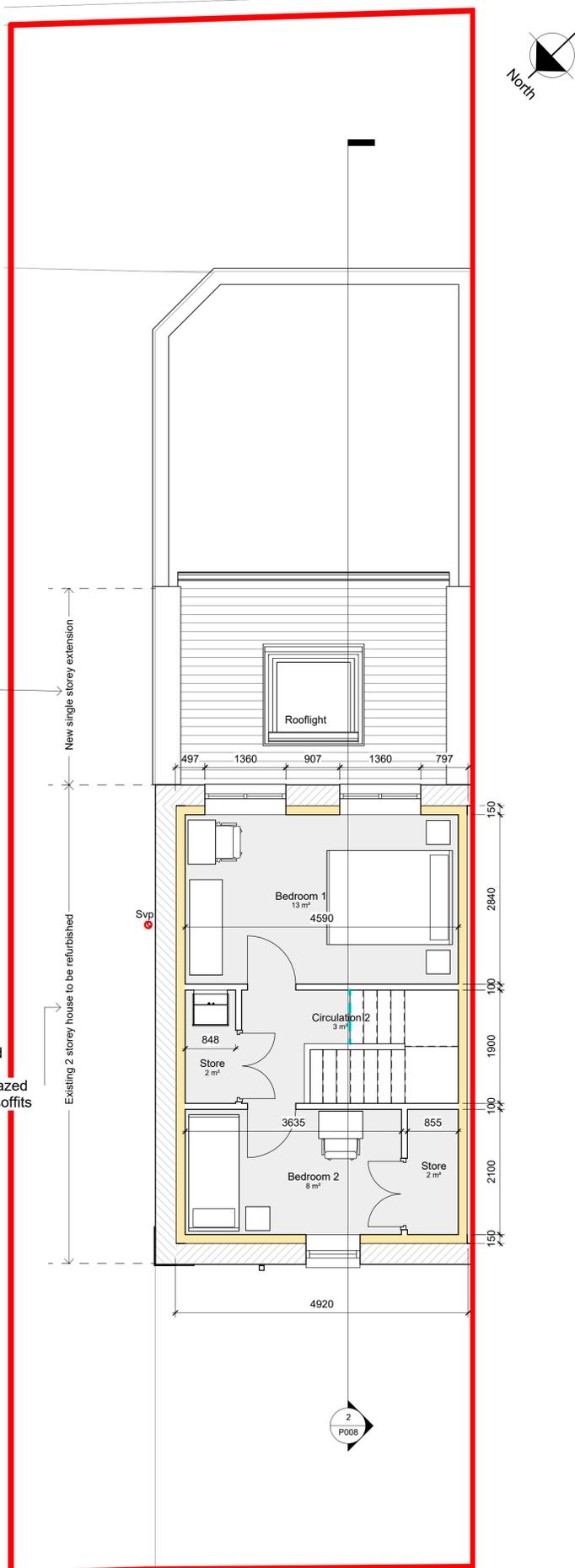
Unauthorised 2 storey extension;  
 Existing 2 storey extension to be demolished and replaced with rear garden and new extension. Demolition shown colored.

Existing house;  
 Existing internal layout to be stripped out to allow for new internal refurbished layout.

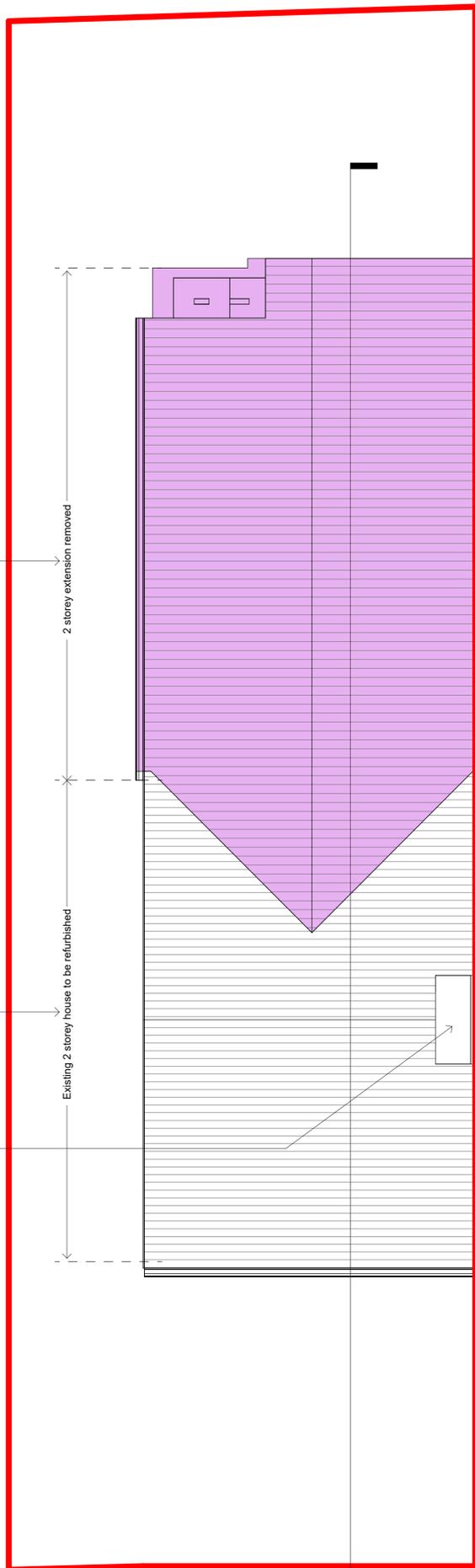
Existing house;  
 Existing internal layout to be stripped out and made structural sound to allow for new internal refurbished layout.

New single storey extension;  
 New extension consisting of insulated concrete slab, new insulated rendered masonry external walls with capped parapet wall. New concrete tiled pitched roof, new roof window and new triple glazed windows and doors.

Existing house refurbishment;  
 New internal layout, new insulated drylining to external walls, new heating system, new new triple glazed windows and doors. New fascia, soffits and rainwater gutters.



2 Proposed First Floor Plan  
 1 : 50



**Unauthorised 2 storey extension;**  
Existing 2 storey extension to be demolished and replaced with rear garden and new extension. Demolition shown colored.

**Existing house;**  
Existing roof to be stripped to allow for structural repair, new felt membrane and battens with new slate roof finish. New Pvc gutters, fascia, soffit and downpipes

**Existing Chimneys;**  
Existing Chimneys to be thermally filled and have new vented cowls

**1 Existing Roof Plan**  
1 : 50



Photograph of rear Ground Floor Flat No.01



Photograph of rear Ground Floor Flat No.02



Photograph of rear First Floor Flat No.03



Photograph of rear First Floor Flat No.04



**New single storey extension;**  
New extension consisting of insulated concrete slab, new insulated rendered masonry external walls with capped parapet wall. New concrete tiled pitched roof, new roof window and new triple glazed windows and doors.

**Existing Chimney's;**  
Existing Chimney's to be thermally filled and have new vented cowls

**Existing house roof;**  
New felt membrane and battens with new slate roof finish. New Pvc gutters, fascia, soffit and downpipes

**2 Proposed Roof Plan**  
1 : 50

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1 Maddenstown Terrace,  
Maddenstown North, The  
Curragh. Co. Kildare. R56  
T183

General notes:

Zoning: None  
Site area No. : (215m.s)0.0215 ha outlined in red  
Plot Ratios: 0.2 max 0.25 - 0.35

Site Coverages (max 50%):

Residential Density: N/A  
Open Space: 20%  
min 15%

Services:  
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Foul: Access to public sewer  
Surface water: Access to public sewer

Proposal:  
Existing House refurbished & small extension added:  
1 no - 2 bed/ 3 person two storey - 77 sq.m.

— Site Boundary

Area to be demolished

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Naas,  
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Single storey rear extension and retro-fit works at 1 Maddenstown terrace, Maddenstown north, Curragh, County Kildare. R56 T183

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

**Prepared By:** Capital Housing Team,  
Architectural Services Section,  
Housing Department,  
Kildare County Council

**A/Senior Architect:** Patrick Henderson, MRIAI  
**Senior Exec. Architect:** Colm Cosgrove, MRIAI  
**Senior Exec, Tech:** Noel Shortt  
**Exec, Tech:** David Boyle

Dwg :  
Existing & Proposed Roof Plans

Project No:  
21-143

Scale 1 : 50@A1

Dwg No:  
P005

Drawn By NS Checked By FON Date



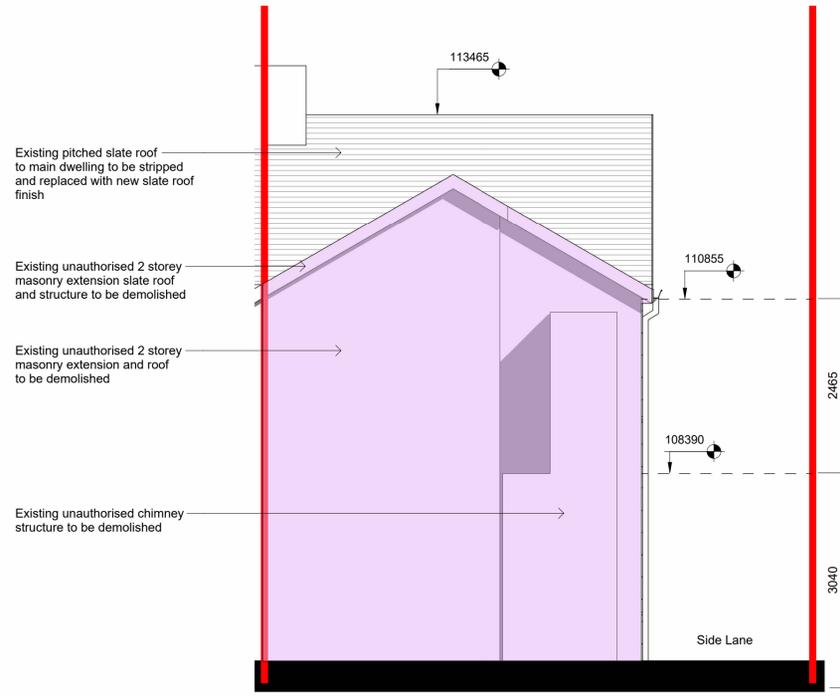
Photograph of rear unauthorised 2 storey extension to be demolished



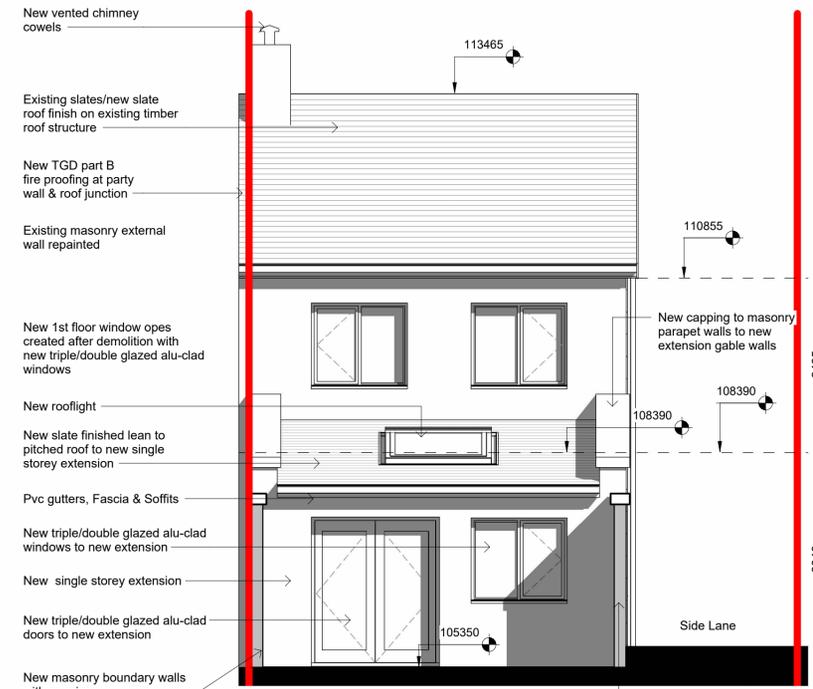
Photograph of rear unauthorised 2 storey extension to be demolished



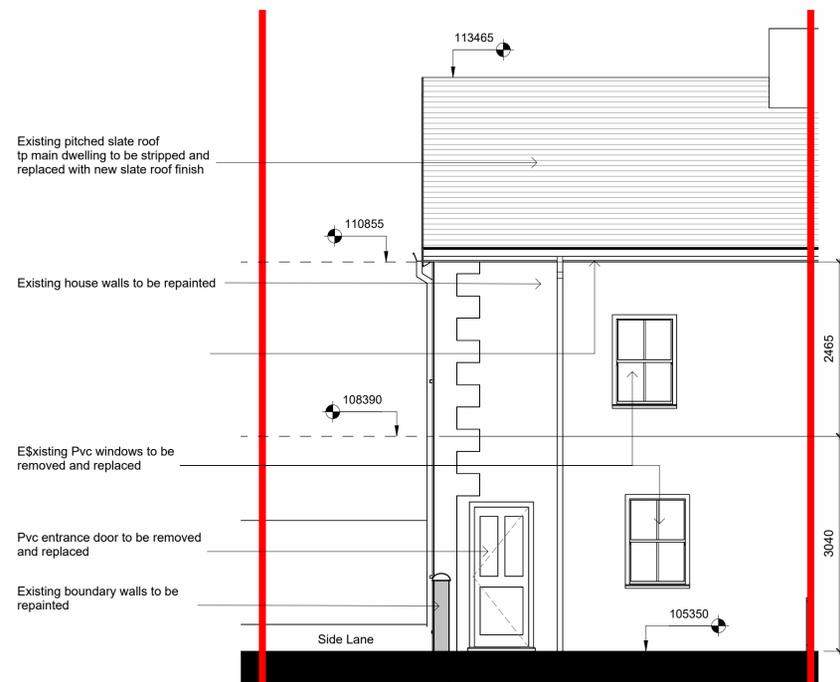
Photograph of rear unauthorised 2 storey extension to be demolished



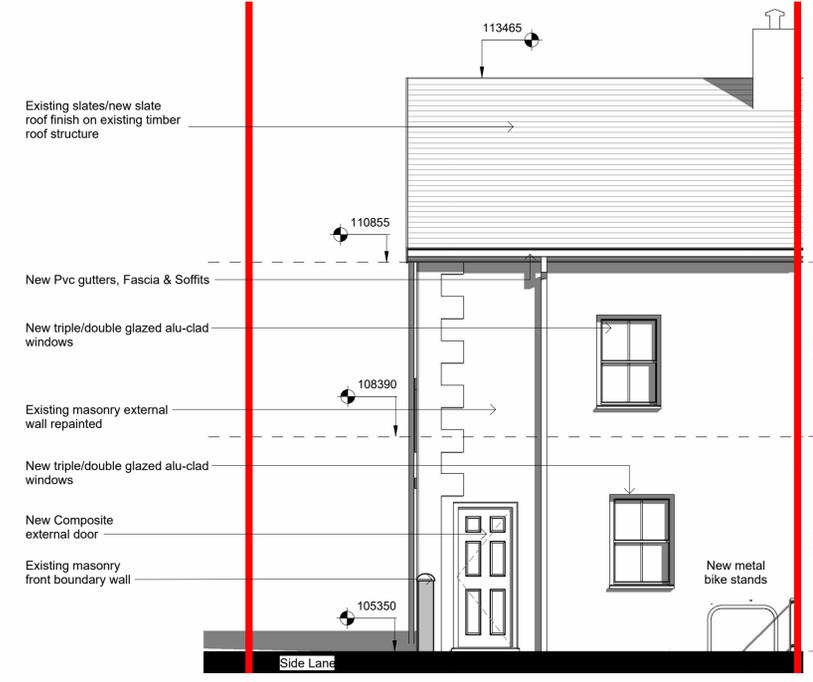
1 Existing South Elevation  
1 : 50



2 Proposed South Elevation  
1 : 50



3 Existing North Elevation  
1 : 50



4 Proposed North Elevation  
1 : 50



5 Proposed Continuous Elevation from Rear Laneway  
1 : 100

Proposed 1no. Infill Residential Unit for Kildare County Council at:

1 Maddenstown Terrace, Maddenstown North, The Curragh, Co. Kildare, R56 T183

General notes:

Zoning: None  
Site area No. : (215m.s)0.0215 ha outlined in red  
Plot Ratios: 0.2 max 0.25 - 0.35

Site Coverages (max 50%):

Residential Density: N/A  
Open Space: 20% min 15%

Services:  
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Foul: Access to public sewer  
Surface water: Access to public sewer

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1 no - 2 bed/ 3 person two storey - 77 sq.m.



Birds Eye View of New Rear Single Storey Extension

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



Project: Single storey rear extension and retro-fit works at 1 Maddenstown terrace, Maddenstown north, Curragh, County Kildare. R56 T183

Client: Annette Aspell, Director of Housing

Prepared By: Capital Housing Team, Architectural Services Section, Housing Department, Kildare County Council

A/Senior Architect: Patrick Henderson, MRIAI  
Senior Exec. Architect: Colm Cosgrove, MRIAI  
Senior Exec. Tech: Noel Shortt  
Exec. Tech: David Boyle

Dwg : Existing & Proposed Elevations	Project No: 21-143
Scale As indicated@A1	Dwg No: P006

Drawn By NS Checked By FON Date

1 Maddenstown Terrace,  
Maddenstown North, The  
Curragh, Co. Kildare. R56  
T183

General notes:

Zoning: None  
Site area No. : (215m.s)0.0215 ha outlined in red  
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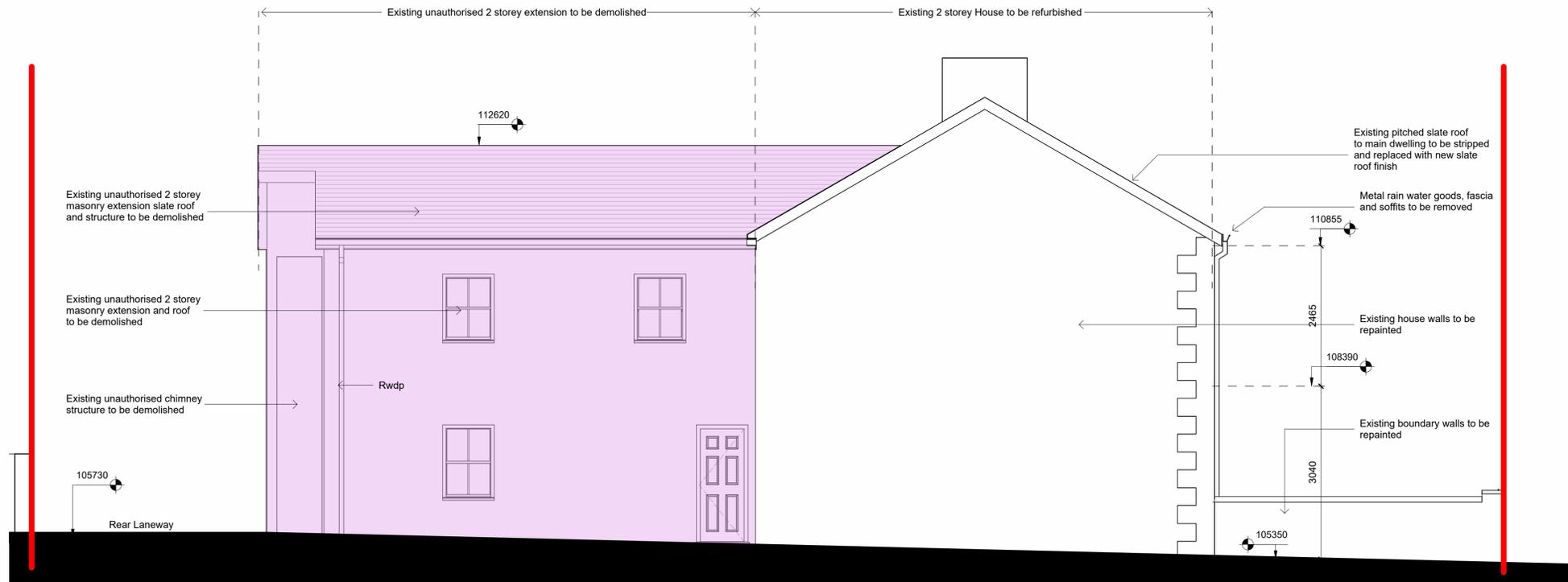
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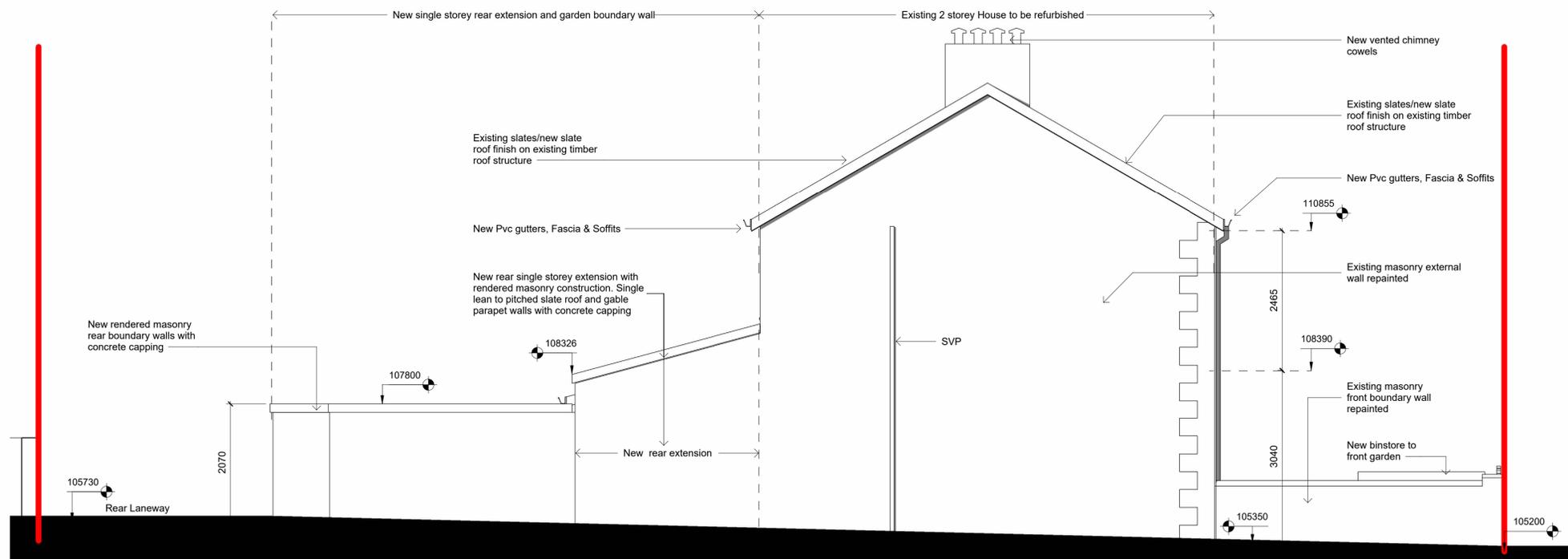
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Site Boundary

Area to be demolished



1 Existing East Gable Elevation  
1:50



2 Proposed East Gable Elevation  
1:50

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Client:  
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Architectural Services Section,  
Housing Department,  
Kildare County Council

A/Senior Architect: Patrick Henderson, MRIAI  
Senior Exec. Architect: Colm Cosgrove, MRIAI  
Senior Exec, Tech: Noel Shortt  
Exec, Tech: David Boyle

Dwg :  
Existing & Proposed Gable  
elevations

Project No:  
21-143

Scale 1:50@A1

Dwg No:  
P007

Drawn By NS Checked By FON Date

General notes:

Zoning: None  
Site area No. : (215m.s)0.0215 ha outlined in red  
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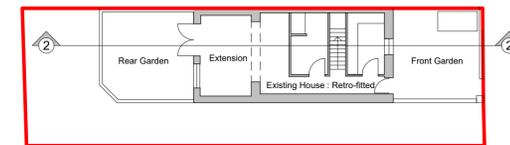
Site Boundary

Area to be demolished

Existing Structure

Existing Structure with insulated retro-fit

New Structure for Extension



KEY PLAN

PART 8 REF NO: P82024.05

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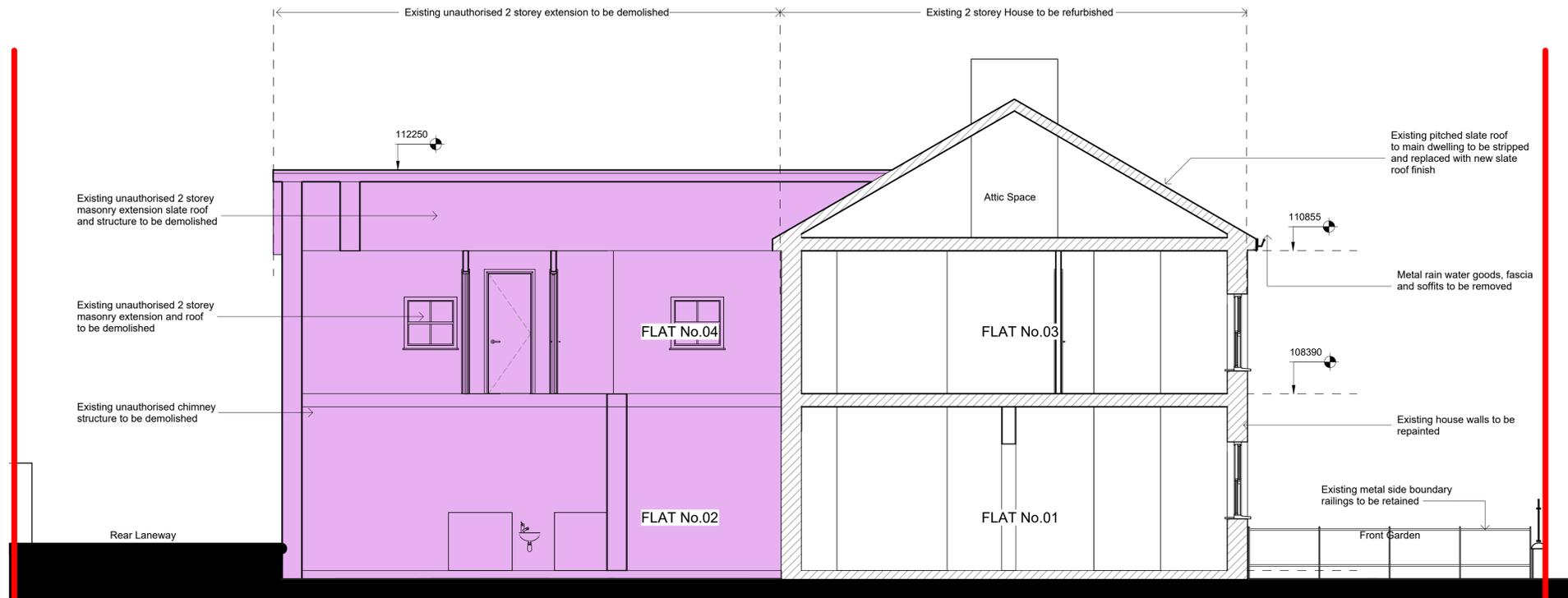
Dwg :  
Existion & Proposed Section AA

Project No:  
21-143

Scale As indicated@A1

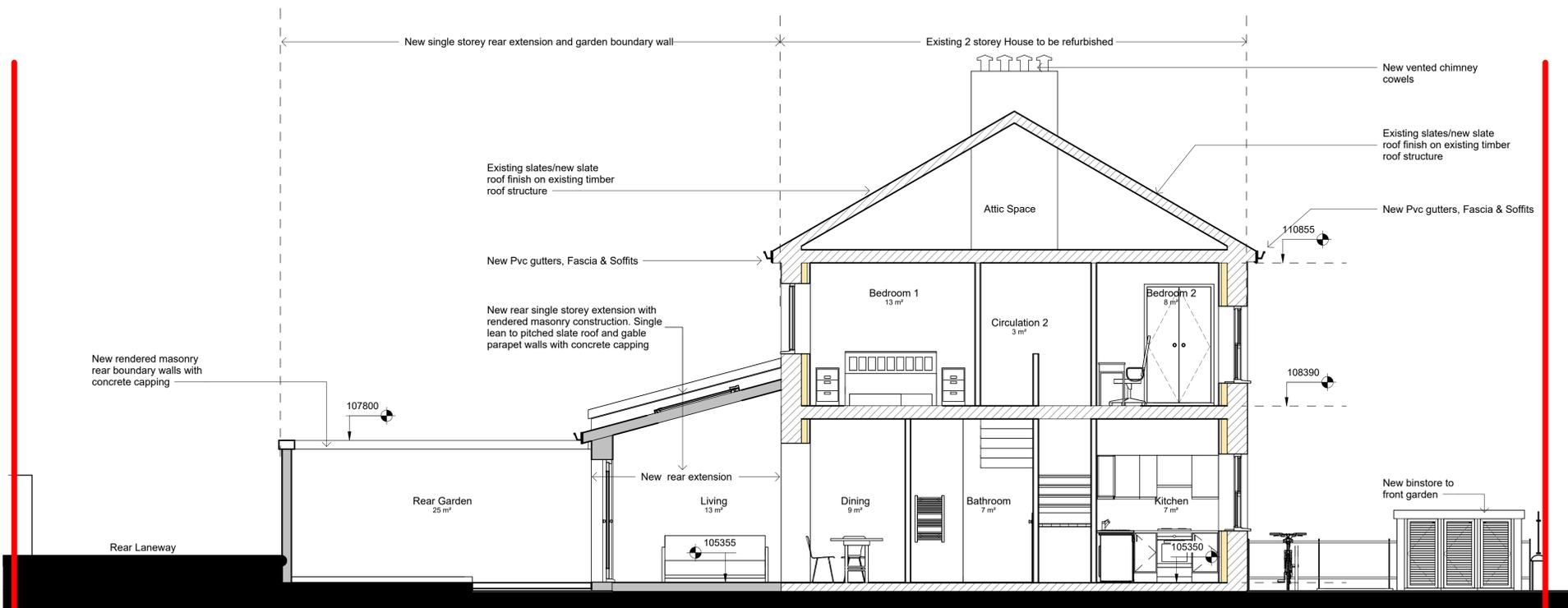
Dwg No:  
P008

Drawn By NS Checked By FON Date



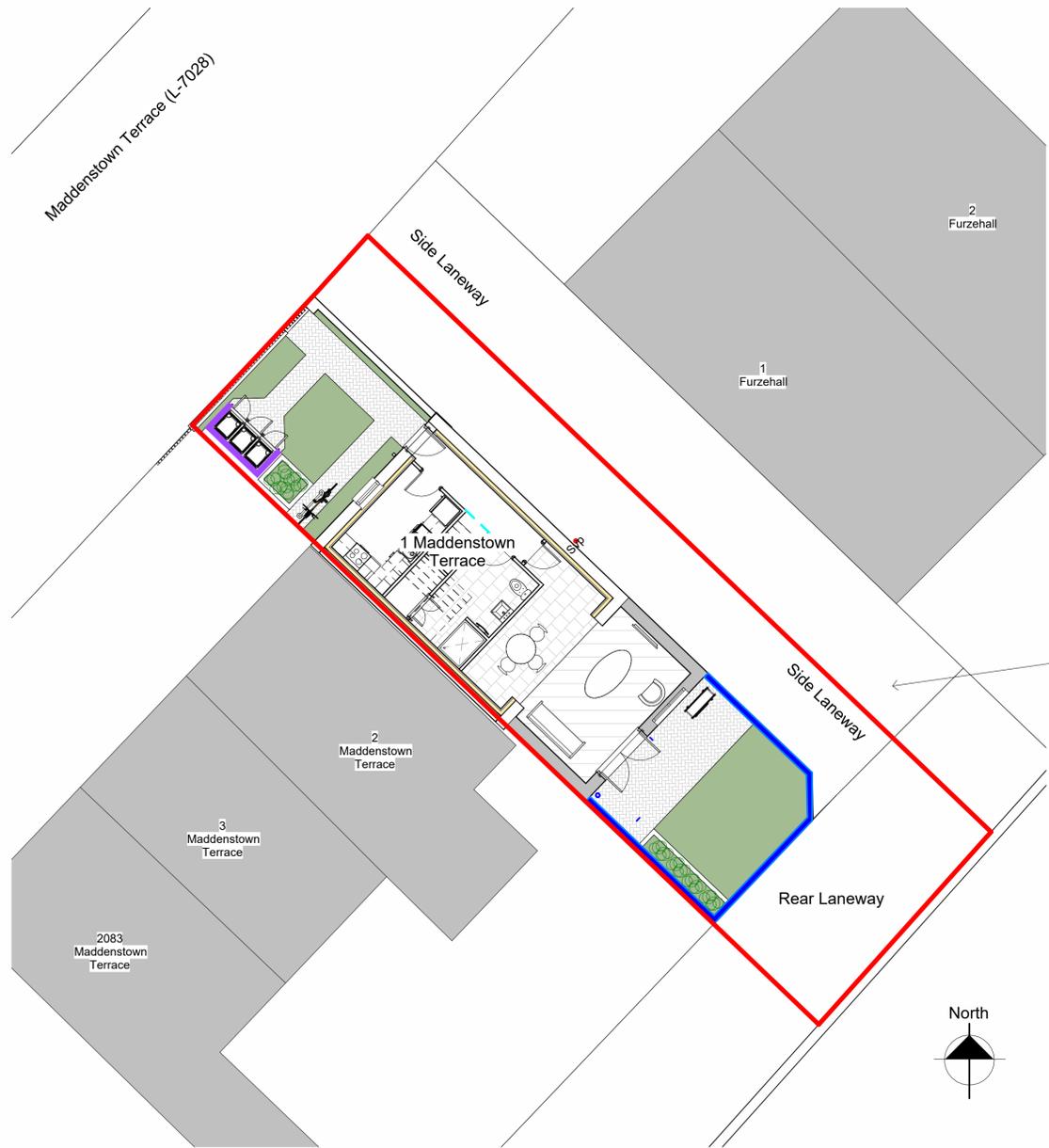
1 Existing section AA

1 : 50

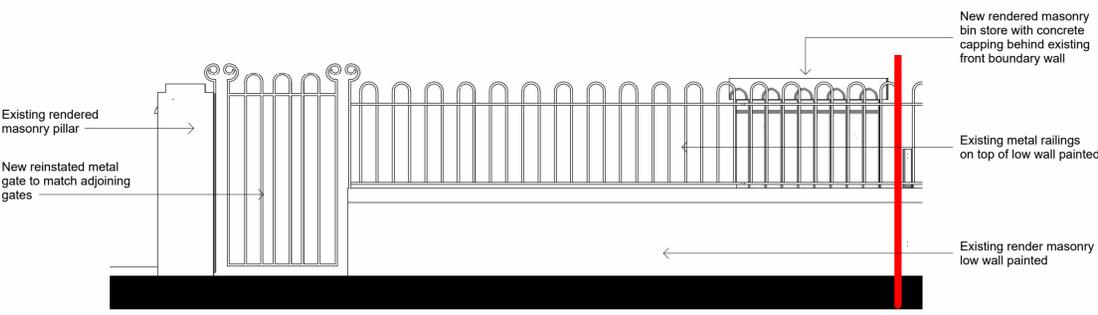


2 Proposed section AA

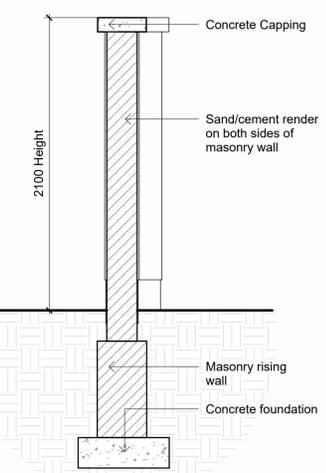
1 : 50



**1 Proposed Landscape Layout**  
1 : 100

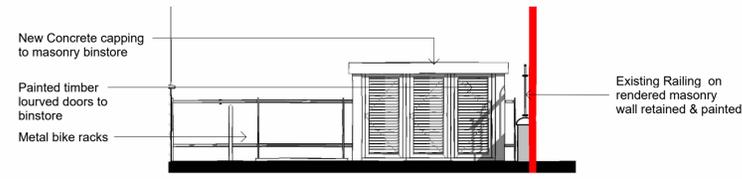


**8 Existing front boundary wall**  
1 : 25

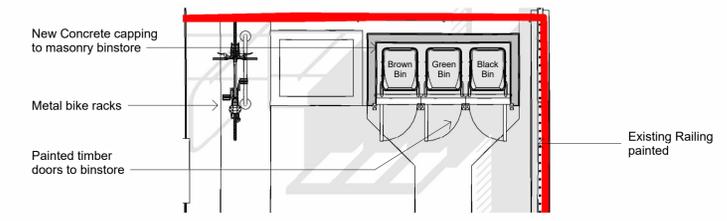


**5 Boundary wall section**  
1 : 25

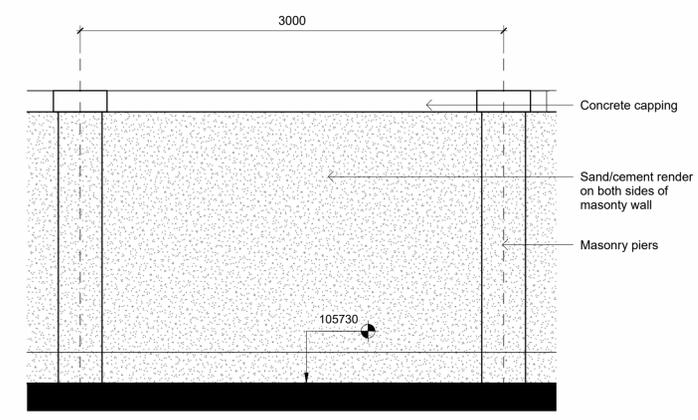
For site drainage layout see M&E drawing, DOBA Engineers drawing number: 2327-DOB-NEW-SI-DR-C-0045



**2 Proposed Binstore Elevation**  
1 : 50



**3 Proposed Binstore Plan**  
1 : 50



**4 Typical Rear Boundary Wall Elevation**  
1 : 25

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Site Boundary

ALL FOUL AND STORM WATER DRAINAGE TO BE DESIGNED BY CIVIL ENGINEER. REFER TO DRAWING No. DOB-MAD-SI-DR-C-0045-S2.P01

New Permeable Paving

New grass / soft landscaping

**PART 8 REF NO: P82024.05**

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 Single storey rear extension and retro-fit works at 1 Maddenstown terrace, Maddenstown north, Curragh, County Kildare. R56 T183

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

**Prepared By:** Capital Housing Team,  
 Architectural Services Section,  
 Housing Department,  
 Kildare County Council

**A/Senior Architect:** Patrick Henderson, MRAI  
**Senior Exec. Architect:** Colm Cosgrove, MRAI  
**Senior Exec. Tech:** Noel Shortt  
**Exec. Tech:** David Boyle

Dwg : Landscape layout	Project No: 21-143
Scale As indicated@A1	Dwg No: P009
Drawn By NS	Checked By FON
	Date