

Description:
 Digital Landscape Model (DLM)
 Publisher / Source:
 Ordnance Survey Ireland (OSI)
 Data Source / Reference:
 PRIME2
 File Format:
 Autodesk AutoCAD (DWG_2013)
 File Name:
 v_50355141_1.dwg
 Clip Extent / Area of Interest (AOI):
 LLL,LLY= 672790.8043,712459.978
 LRL,LRV= 673122.8043,712459.978
 ULX,ULY= 672790.8043,712705.978
 URX,URY= 673122.8043,712705.978
 Projection / Spatial Reference:
 Projection= IRENET05_Irish_Transverse_Mercator
 Centre Point Coordinates:
 X,Y= 672956.8043,712582.978
 Reference Index:
 Map Series (Map Sheets
 1:1,000 | 3660-12
 Data Extraction Date:
 Date= 04-Sep-2023
 Source Data Release:
 DCMS Release V1.167.116
 Product Version:
 Version= 1.4
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 Súrthéacht Ordánais Éireann, 2023.
 An t-ádhúlú agus an t-ádhúlú ar
 Fhiosrúisce, Baile Átha Cliath 8, Éire.
 Sáráilonn ádhúlú neamhúdartha coilcheart
 Súrthéacht Ordánais Éireann agus Rialtas
 na hÉireann.
 Gach cead ar cosnadh. Ní ceadmhach aon
 chuid den fhiosrúisce seo a chloicail, a
 ádhúlú nó a tharscrúil in aon bhealach, ar aon
 bhealach gan cead i scríbhinn roimh ré ó úinéir
 an coilchearta.
 Ní hionann bóthar, bealach nó cósán a bheith ar
 an léarscáil seo agus fianaise ar chead sli.
 Ní thaispeánann léarscáil de chuid Ordánais
 Súrthéacht na hÉireann teorainn ghraim dea-thuill
 de mhaoin riath, ná úinéireacht de ghnéithe fhisicúla.

1 Planning - OS Map
 1 : 1000

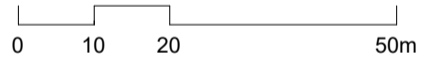
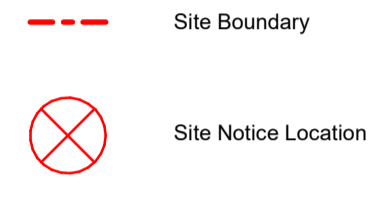


2 Planning - Proposed Site Location Plan
 1 : 1000

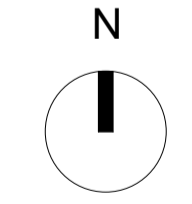
General Notes:

Site Information:
 Area 5032 m²
 LAP Zoning B: Existing Residential / Infill
Proposed Development Overview:
 Proposed 30no. units
 • 5no. 3 bedroom apartments;
 • 1no. 3 bedroom three storey house;
 • 2no. 2 bedroom two storey houses;
 • 10no. 2 bedroom apartments;
 • 10no. 1 bedroom apartments;

Universal Design
 • 5no. 1 bedroom apartments
 • 4no. 2 bedroom apartments
 Density 60.6 units per hectare
 Open Space Provision 610sqm (12%)
 Car Parking
 • 26no. spaces
 • Of which 4no. accessible spaces
 Cycle Parking
 • 54no. residents spaces
 • Of which 4no. suitable for adapted / cargo cycles
 • 16no. visitor spaces
 • Of which 4no. suitable for adapted / cargo cycles



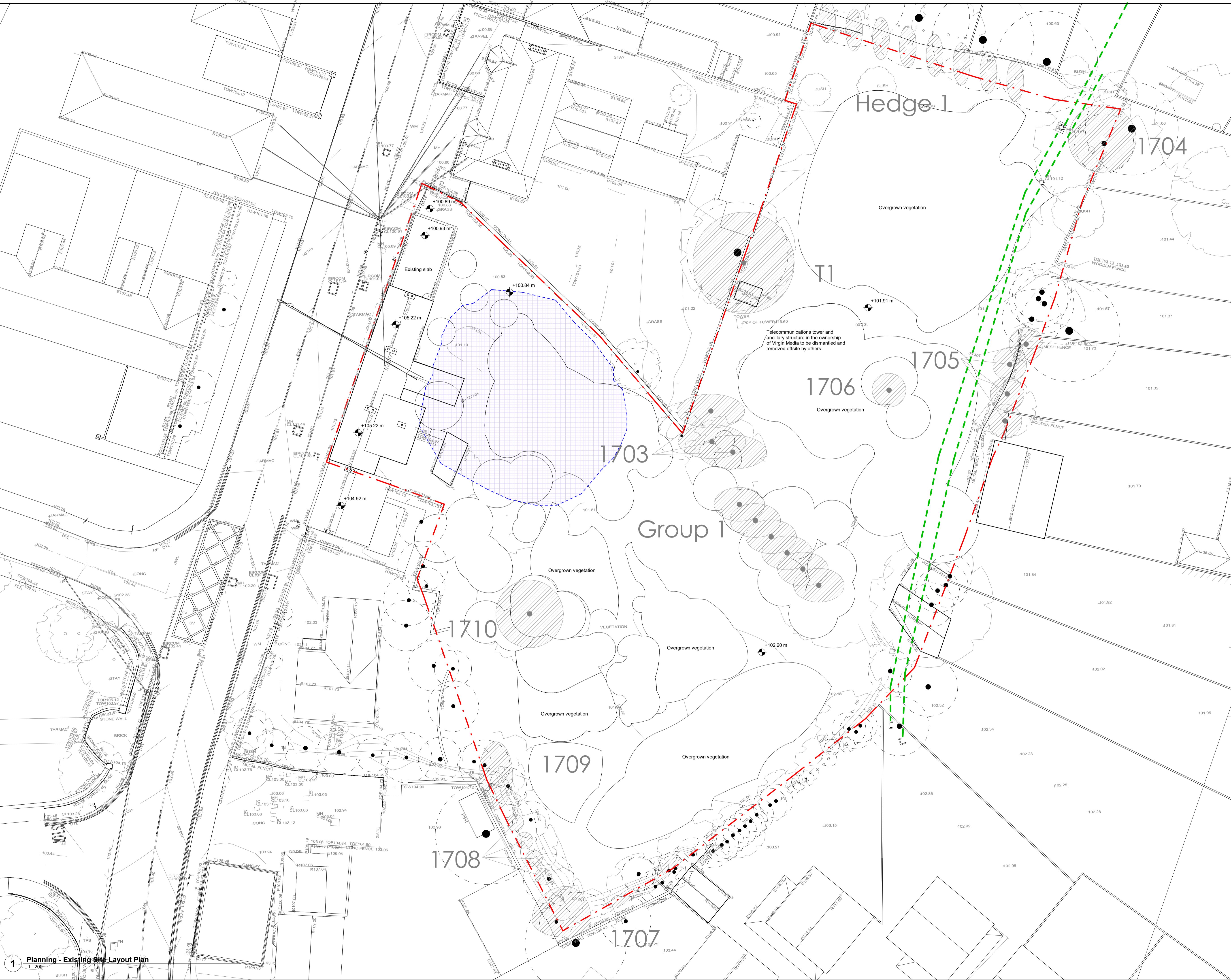
No	Date	By	Description
00	2024.02.01	SF	Issued for Stage 2 Approval
01	2024.07.22	SF	Issued for Section 179A Notification
02	2025.01.22	SF	Issued for Planning



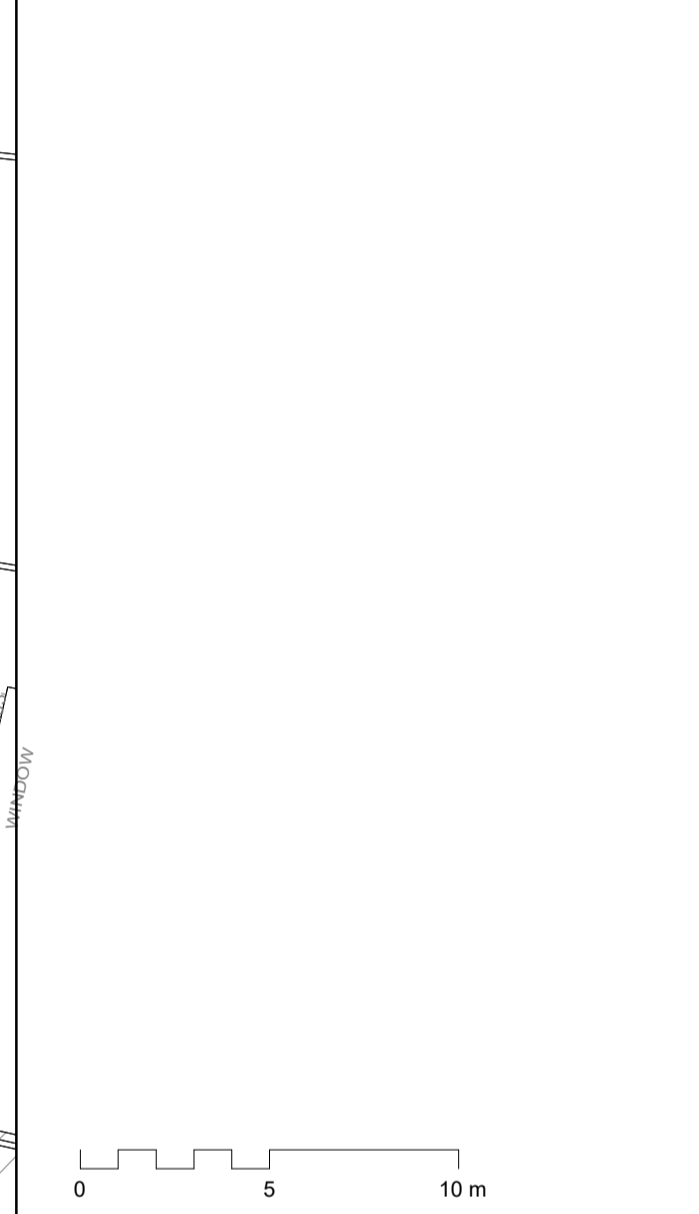
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 drawing. Use figure dimensions only. Levels are relative to Ordnance Datum Mean Level.
 To be read in conjunction with relevant consultant drawings.

Project:	an Triantán		
Address:	Station Road, Kildare		
Client:	Kildare County Council		
Title:	Planning - Site Location Map		
Number:	2308 - Z - Z - DR - SCA - AR - 1000	Revision:	02
Purpose:	P3 Statutory Submission - Planning Permission		
Scale @A1:	1:1000	Package:	10-PLANNING
Date:	2024.02.01	Drawn:	SF





- General Notes:**
- - - Site Boundary
 - Approximate extent of Japanese Knotweed infestation as per survey carried out by LK Remediate on behalf of KCC
Approximate Area Above Ground: 466m²
Approximate Volume: 1,239m³
 - Arborist Survey - Approximate crown area of tree.
Numbering refers to Tree Numbering convention employed in Appendix A: Tree Survey Schedule-Station Road Kildare appended to Impact Assessment Report carried out by Arbo-Care on behalf of KCC
 - Indicative location of tree not surveyed.
- For further information on existing cottages, refer to:
- "Report on the Architectural/Historic Significance of Derelict Cottages on Station Road, Kildare, County Kildare and Associated Lands to the Rear & Observations on the Heritage Value of the Existing Roadside Structures" by David Slattery Conservation Architects
 - "Refurbishment Feasibility Assessment" by Shay Cleary Architects



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01	2024.07.22	SF	Issued for Section 179A Notification
02	2025.01.22	SF	Issued for Planning

an Triantán

Project: Station Road, Kildare

Client: Kildare County Council

Title: Planning - Existing Site Layout

Number: 2308 - Z - Z - DR - SCA - AR - 1001

Purpose: P3 Statutory Submission - Planning Permission

Scale @A1: 1:200

Date: 2024.02.01

Package: 10-PLANNING

Drawn: SF

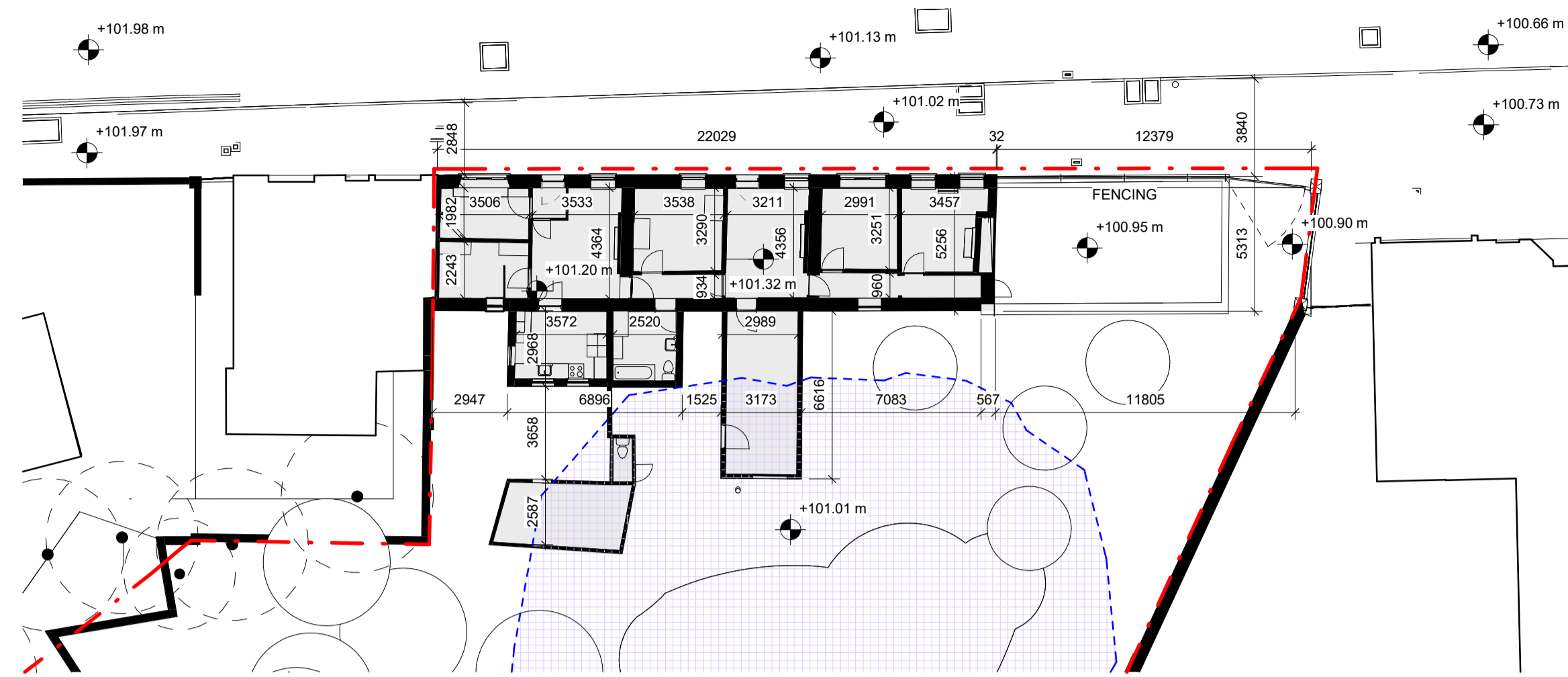
SHAY CLEARY ARCHITECTS

18 Plannerton Park, Rathmore, Dublin D06 EY64

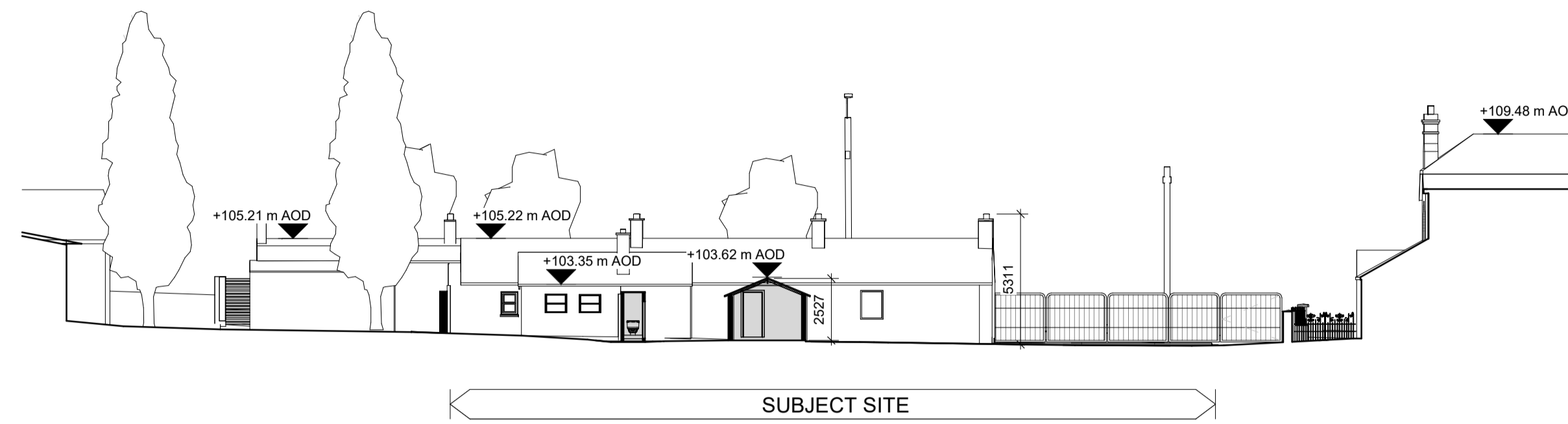
T: 01 452 5380

E: info@scay.ie

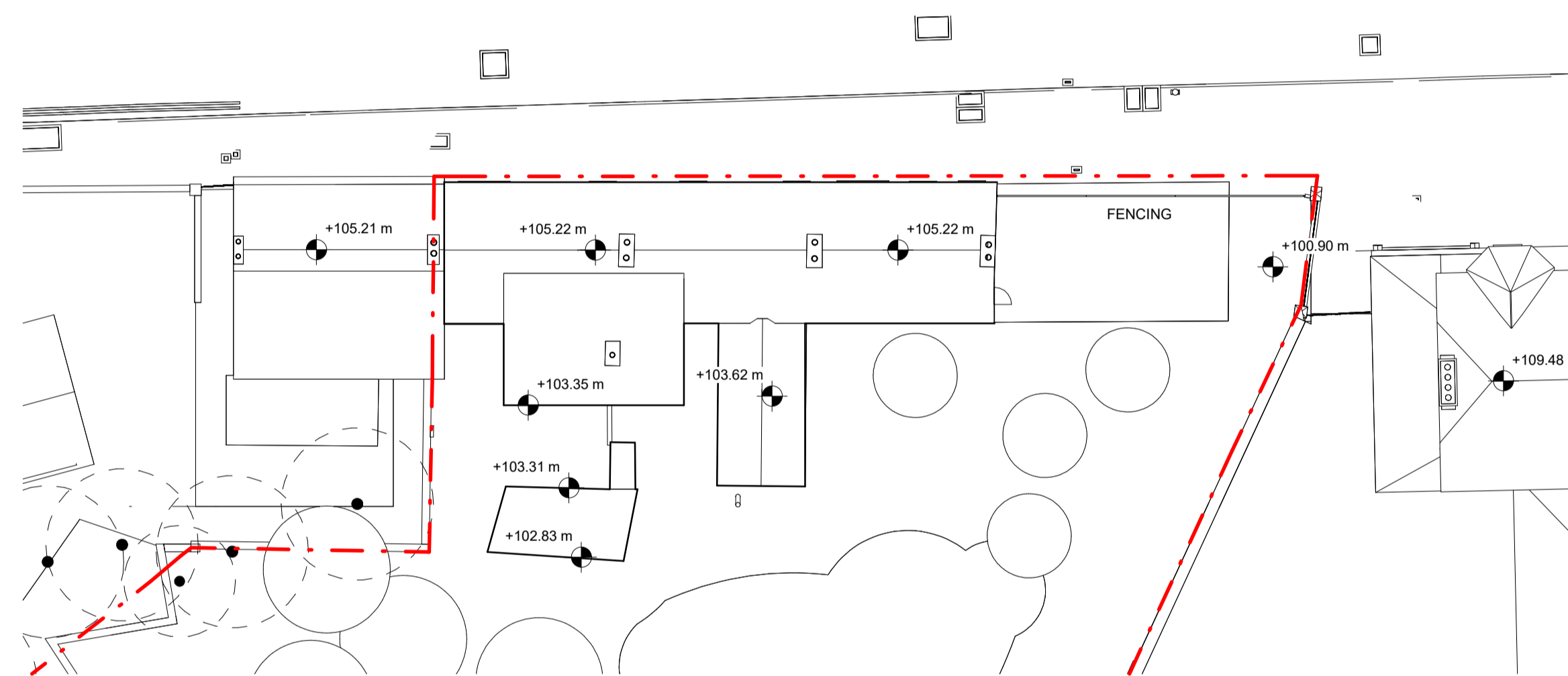
W: www.scay.ie



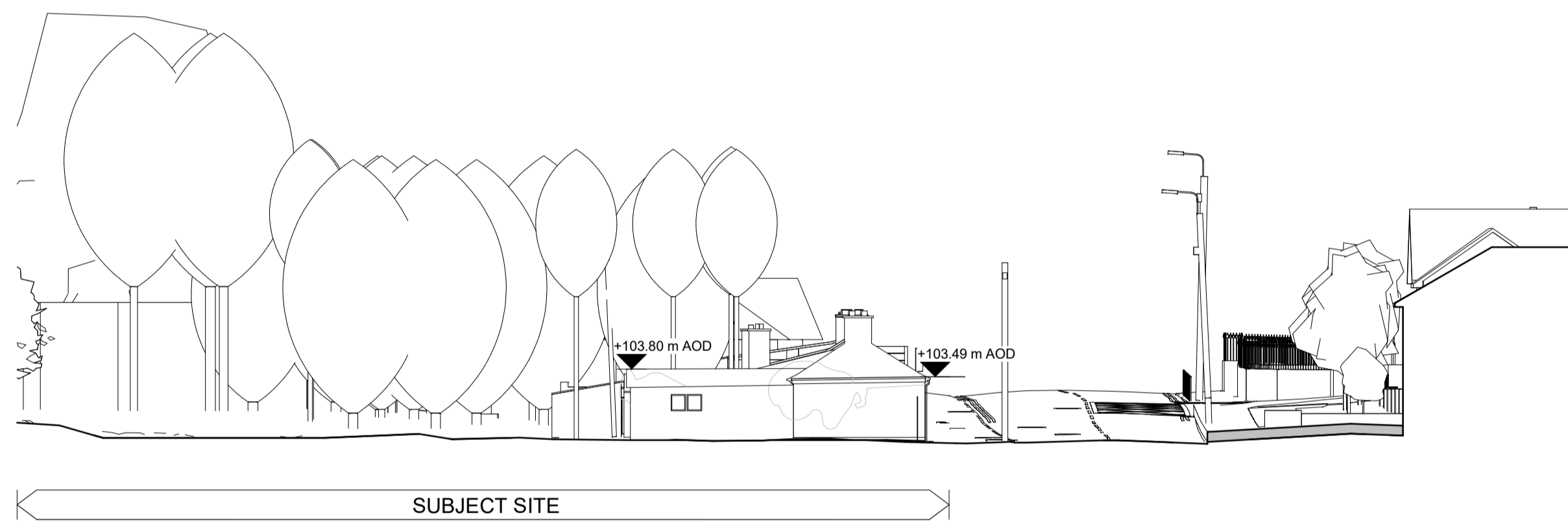
1 Planning - Existing Cottages Ground Floor Plan
1 : 200



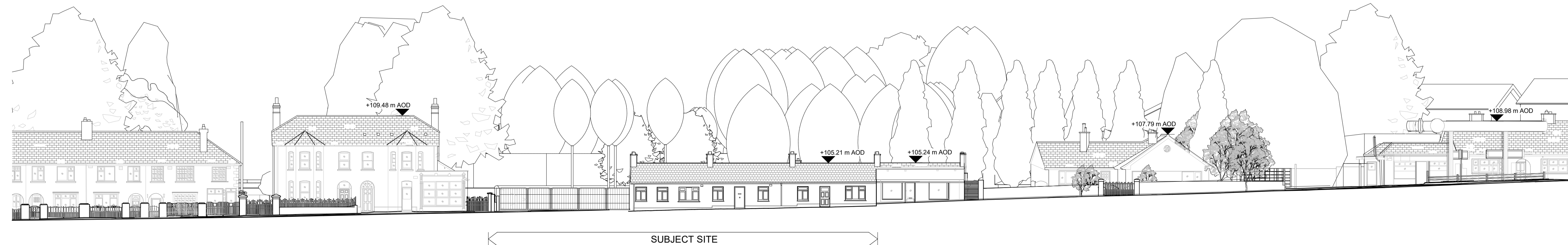
4 Planning - Existing Cottages Rear Elevation
1 : 200



2 Planning - Existing Cottages Roof Plan
1 : 200








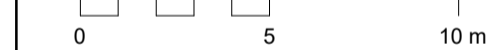
5 Planning - Existing Cottages Side Elevation
1 : 200



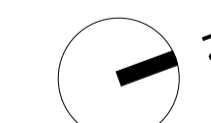
3 Planning - Existing Station Road Elevation
1 : 200

General Notes:

-  Site Boundary
 -  Approximate extent of Japanese Knotweed infestation as per survey carried out by LK Remediate on behalf of KCC
Approximate Area Above Ground: 466m²
Approximate Volume: 1,239m³
 -  Arborist Survey - Approximate crown area of tree.
Numbering refers to Tree Numbering convention employed in Appendix A: Tree Survey Schedule-Station Road Kildare appended to Impact Assessment Report carried out by Arbor-Care on behalf of KCC
 -  Indicative location of tree not surveyed.
- For further information on existing cottages, refer to:
- "Report on the Architectural/Historic Significance of Derelict Cottages on Station Road, Kildare, County Kildare and Associated Lands to the Rear & Observations on the Heritage Value of the Existing Roadside Structures" by David Slattery Conservation Architects
 - "Refurbishment Feasibility Assessment" by Shay Cleary Architects
-  Approximate Existing Cottage GFA: 175m²



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Project: **an Triantán**

Address: Station Road, Kildare

Client: Kildare County Council

Title: Planning - Existing Cottages Drawing

Number: 2308 - Z - Z - DR - SCA - AR - 1002

Purpose: P3 Statutory Submission - Planning Permission Revision: 02

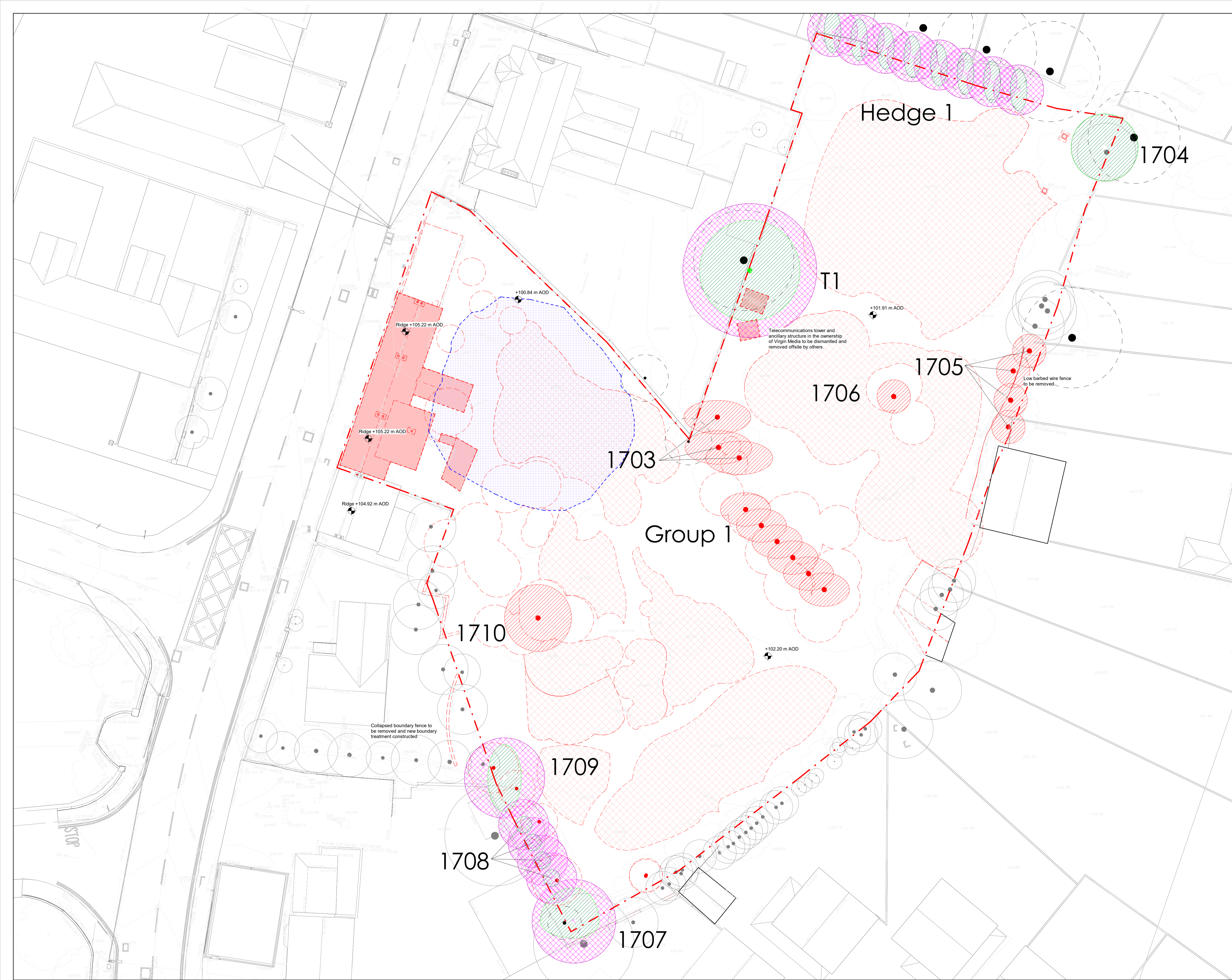
Scale @A1: 1 : 200

Package: 10-PLANNING

Date: 2024.02.01

Drawn: SF

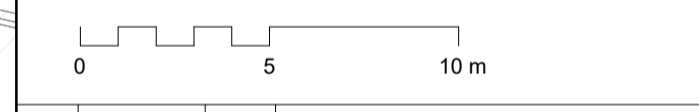
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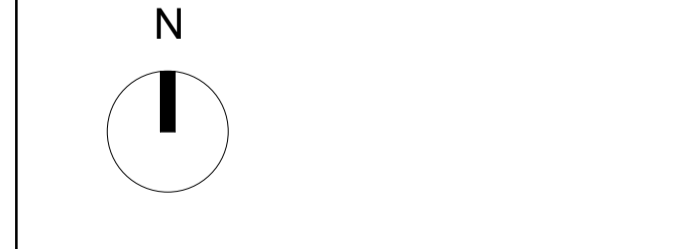
- General Notes:**
- Approximate extent of Japanese Knotweed infestation as per survey carried out by LK Remediate on behalf of KCC. Knotweed to be excavated under supervision.
Approximate Area Above Ground: 466m²
Approximate Volume: 1,239m³
 - Existing Structures to be Demolished
Approximate Existing Cottage GFA: 175m²
 - Vegetation to be cleared as part of enabling works prior to main contract
 - Arborists Survey - Trees to be Removed
 - Arborists Survey - Trees to be Retained
 - Arborists Survey - Root Protection Zone
- Numbering refers to Tree Numbering convention employed in Appendix A: Tree Survey Schedule-Station Road Kildare appended to Impact Assessment Report carried out by Arbor-Care on behalf of KCC

For further information on existing cottages, refer to:

- "Report on the Architectural/Historic Significance of Derelict Cottages on Station Road, Kildare, County Kildare and Associated Lands to the Rear & Observations on the Heritage Value of the Existing Roadside Structures" by David Slattery Conservation Architects
- "Refurbishment Feasibility Assessment" by Shay Cleary Architects



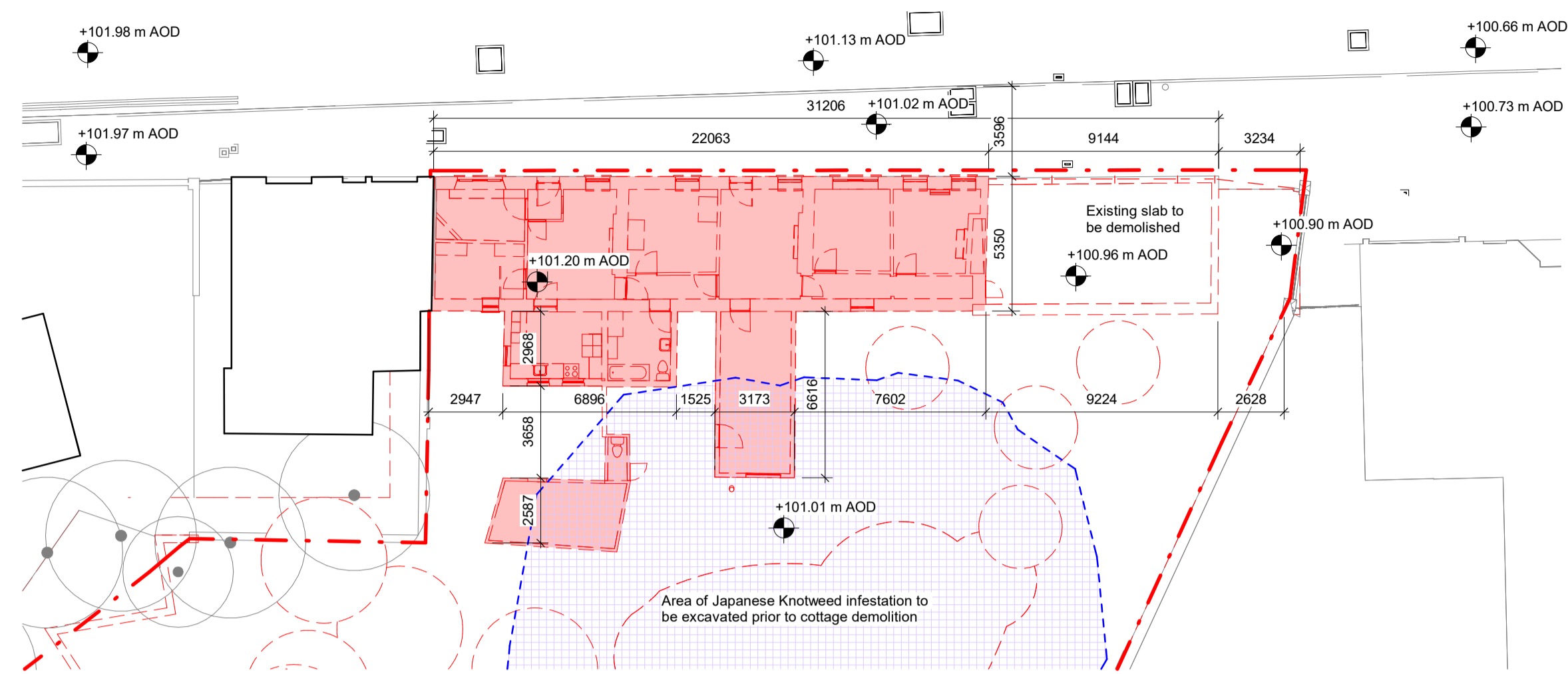
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01	2024.07.22	SF	Issued for Section 179A Notification
02	2025.01.22	SF	Issued for Planning



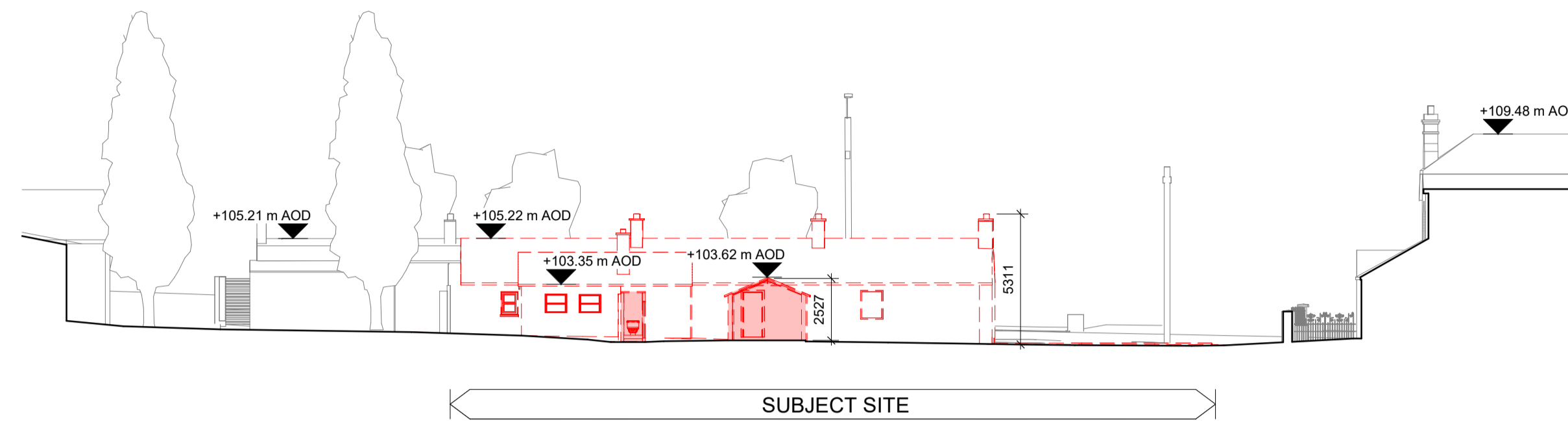
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Project:	an Triantán		
Address:	Station Road, Kildare		
Client:	Kildare County Council		
Title:	Planning - Demolition Site Layout		
Number:	2308 - Z - Z - DR - SCA - AR - 1003		
Purpose:	P3	Statutory Submission - Planning Permission	Revision: 02
Scale @A1:	1:200	Package:	10-PLANNING
Date:	2024.02.01	Drawn:	SF

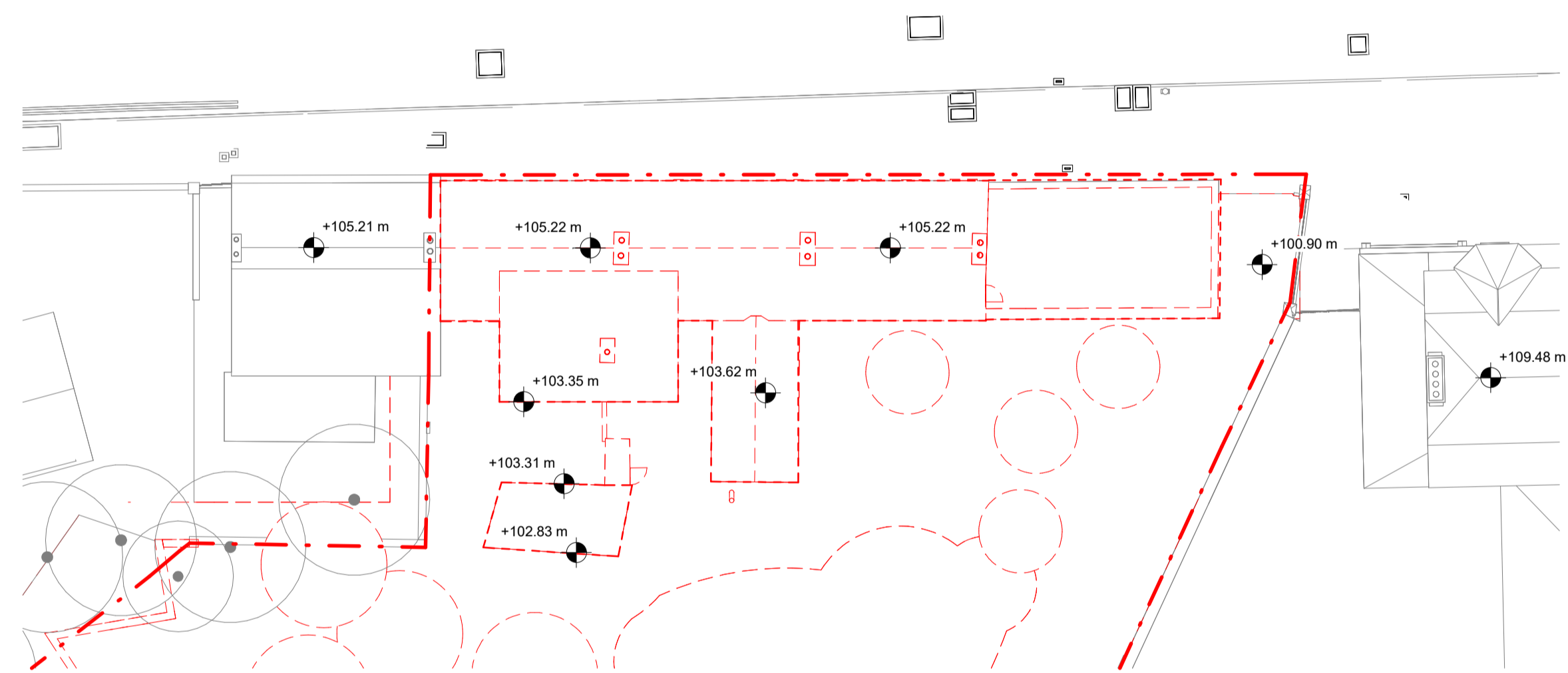
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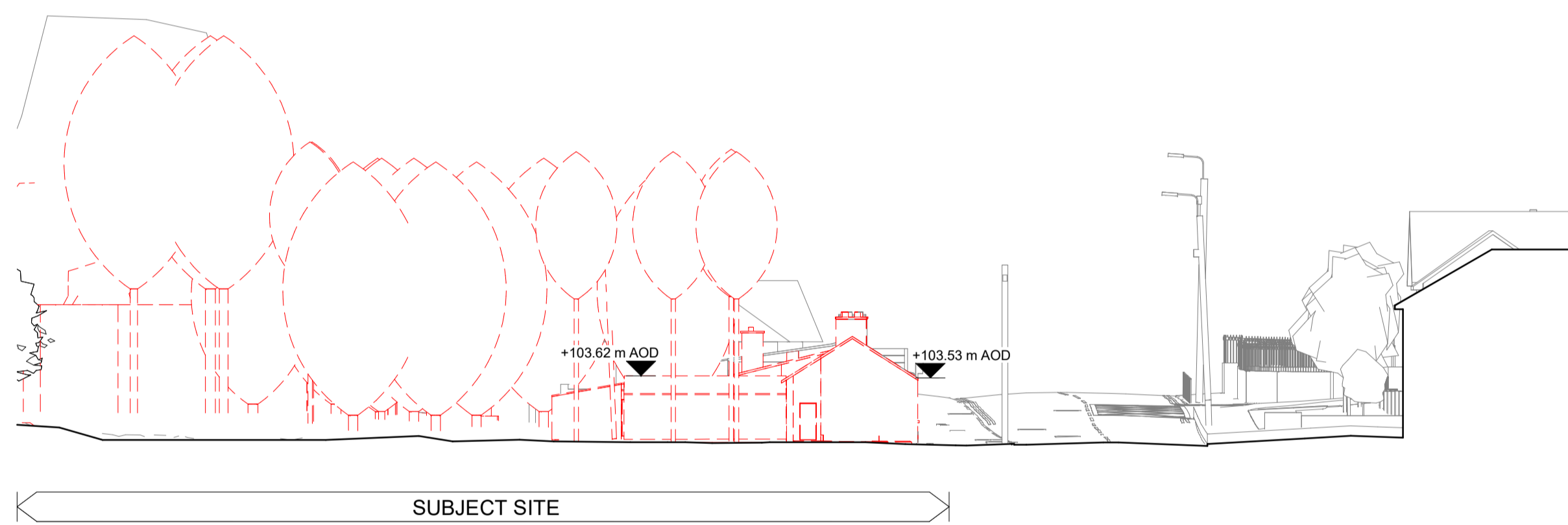
1 Planning - Demolition - Existing Cottages Ground Floor Plan
1 : 200



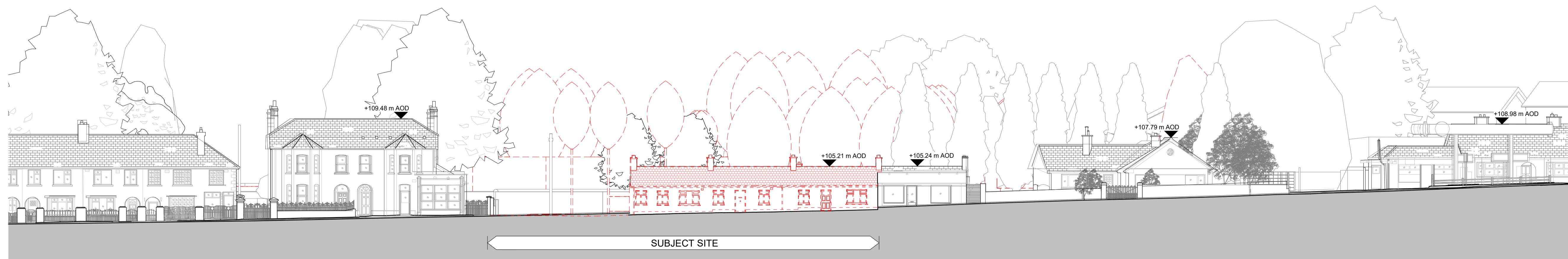
4 Planning - Demolition - Existing Cottages Rear Elevation
1 : 200



2 Planning - Demolition - Existing Cottages Roof Plan
1 : 200



5 Planning - Demolition - Existing Cottages Side Elevation
1 : 200



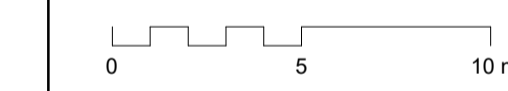
3 Planning - Demolition - Station Road Elevation
1 : 200

General Notes:

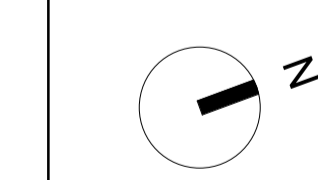
- Approximate extent of Japanese Knotweed infestation as per survey carried out by LK Remediate on behalf of KCC. Knotweed to be excavated under supervision.
Approximate Area Above Ground: 466m²
Approximate Volume: 1,239m³
- Existing Structures to be Demolished
Approximate Existing Cottage GFA: 175m²
- Vegetation to be cleared as part of enabling works prior to main contract

For further information on existing cottages, refer to:

- "Report on the Architectural/Historic Significance of Derelict Cottages on Station Road, Kildare, County Kildare and Associated Lands to the Rear & Observations on the Heritage Value of the Existing Roadside Structures" by David Slattery Conservation Architects
- "Refurbishment Feasibility Assessment" by Shay Cleary Architects



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an Triantán	
Address: Station Road, Kildare	
Client: Kildare County Council	
Title: Planning - Existing Cottages Demolition Drawing	
Number: 2308 - Z - Z - DR - SCA - AR - 1004	
Purpose: P3	Statutory Submission - Planning Permission
Scale @A1: 1 : 200	Package: 10-PLANNING
Date: 2024.02.01	Drawn: SF

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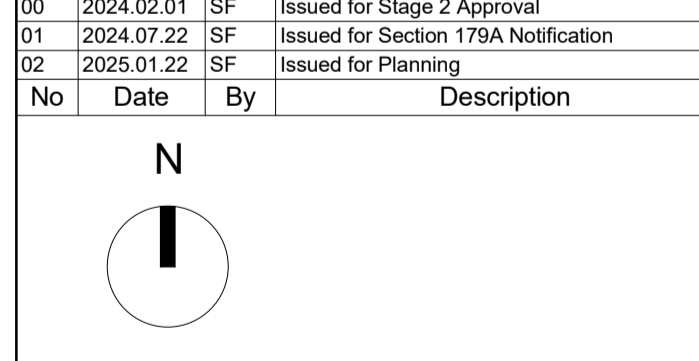
General Notes:

- Site Information:**
- Area: 5032 m²
 - LAP Zoning: B: Existing Residential / Infill
- Proposed Development Overview:**
- Proposed:
- 30no. units
 - 5no. 3 bedroom apartments;
 - 1no. 3 bedroom three storey house;
 - 2no. 2 bedroom two storey houses;
 - 2no. 2 bedroom apartments;
 - 10no. 2 bedroom apartments;
 - 10no. 1 bedroom apartments;
- Universal Design:
- 5no. 1 bedroom apartments
 - 4no. 2 bedroom apartments
- Density: 60.6 units per hectare
- Open Space Provision: 610sqm (12%)
- Car Parking:
- 26no. spaces
 - Of which 4no. accessible spaces
- Cycle Parking:
- 54no. residents spaces
 - Of which 4no. suitable for adapted / cargo cycles
 - 16no. visitor spaces
 - Of which 4no. suitable for adapted / cargo cycles

- Site Boundary
- Resin bound gravel permeable shared surface - Adhesed by Addgrip or similar
Flush kerbs unless otherwise noted
- Resin bound gravel permeable shared surface, selected colour to contrasting pathway
- Flush wide textured kerb paving providing wayfinding and navigation assistance
- Two tone natural stone paving is bespoke paving pattern
- Grass lawn, refer to Landscape Architects drawings and specification
- Proposed planting areas, refer to Landscape Architects drawings and specification
- Raised table & entrance footpath. Refer to Civil Engineer's drawings and specification
- Permeable paving to entrances and rear gardens



No	Date	By	Description
00	2024.02.01	SF	Issued for Stage 2 Approval
01	2024.07.22	SF	Issued for Section 179A Notification
02	2025.01.22	SF	Issued for Planning



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Project:	an Triantán		
Address:	Station Road, Kildare		
Client:	Kildare County Council		
Title:	Planning - Proposed Site Layout Plan		
Number:	2308 - Z - DR - SCA - AR - 1005	Revision:	02
Purpose:	P3 Statutory Submission - Planning Permission		
Scale @A1:	As indicated	Package:	10-PLANNING
Date:	2024.02.01	Drawn:	SF

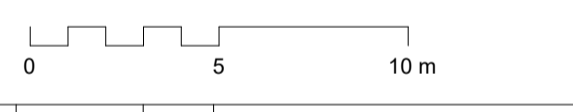
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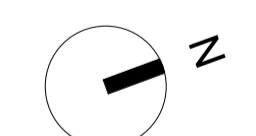
- General Notes:**
- 1 Bedroom Apartment
 - 1 Bedroom Apartment (UD)
 - 2 Bedroom House
 - 2 Bedroom Apartment / Duplex
 - 2 Bedroom Apartment (UD)
 - 3 Bedroom Duplex
 - 3 Storey House
 - Ancillary / Service Building
 - Reservation wayleave for existing foul line diversion to be agreed with Uisce Eireann
Refer to Housing Quality Assessment for critical areas
 - Resin bound gravel permeable shared surface - Adhesed by Addgrip or similar
Flush kerbs unless otherwise noted
 - Resin bound gravel permeable shared surface, selected colour to contrasting pathway
 - Flush wide textured kerb paving providing wayfinding and navigation assistance
 - Two tone natural stone paving is bespoke paving pattern
 - Grass lawn, refer to Landscape Architects drawings and specification
 - Proposed planting areas, refer to Landscape Architects drawings and specification
 - Raised table & entrance footpath. Refer to Civil Engineer's drawings and specification
 - Permeable paving to entrances and rear gardens

Area Schedule - NIA

Name	Unit Number	Area	Min Area
UNIT A1	01	88.33 m ²	85.00 m ²
UNIT A2	02	73.95 m ²	63.00 m ²
UNIT A3	03	89.80 m ²	73.00 m ²
UNIT A4	04	103.04 m ²	85.00 m ²
UNIT B1	09	73.06 m ²	63.00 m ²
UNIT B2	10	88.18 m ²	73.00 m ²
UNIT B3	07	73.95 m ²	63.00 m ²
UNIT B4	08	89.80 m ²	73.00 m ²
UNIT B5	05	66.14 m ²	63.00 m ²
UNIT B6	06	89.80 m ²	73.00 m ²
UNIT C1	11	72.94 m ²	63.00 m ²
UNIT C2	12	55.10 m ²	45.00 m ²
UNIT C3	13	110.96 m ²	90.00 m ²
UNIT C4	14	55.98 m ²	45.00 m ²
UNIT C5	15	55.10 m ²	45.00 m ²
UNIT C6	16	111.96 m ²	90.00 m ²
UNIT C7	17	55.98 m ²	45.00 m ²
UNIT C8	18	55.10 m ²	45.00 m ²
UNIT C9	19	111.96 m ²	90.00 m ²
UNIT C10	20	86.85 m ²	73.00 m ²
UNIT C11	21	93.08 m ²	73.00 m ²
UNIT C12	22	82.37 m ²	73.00 m ²
UNIT C13	23	93.08 m ²	73.00 m ²
UNIT D1	24	55.98 m ²	45.00 m ²
UNIT D2	25	55.10 m ²	45.00 m ²
UNIT D3	26	111.96 m ²	90.00 m ²
UNIT D4	27	55.98 m ²	45.00 m ²
UNIT D5	28	55.10 m ²	45.00 m ²
UNIT D6	29	111.96 m ²	90.00 m ²
UNIT D7	30	118.73 m ²	100.00 m ²



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Project: an Triantán	
Address: Station Road, Kildare	
Client: Kildare County Council	
Title: Planning - Proposed Ground Floor Plan	Revision: 02
Number: 2308 - Z - Z - DR - SCA - AR - 1006	Package: 10-PLANNING
Purpose: P3 Statutory Submission - Planning Permission	Drawn: SF/ICE
Scale @A1: 1:200	Date: 2024.02.01

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 info@sca.ie
 www.sca.ie

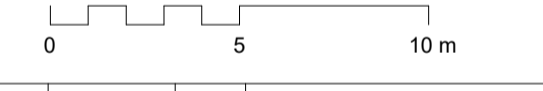
1 Planning - Proposed Ground Floor Plan
 1:200



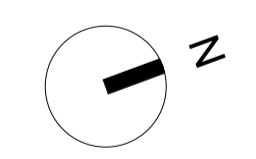
- General Notes:**
- 1 Bedroom Apartment
 - 1 Bedroom Apartment (UD)
 - 2 Bedroom House
 - 2 Bedroom Apartment / Duplex
 - 2 Bedroom Apartment (UD)
 - 3 Bedroom Duplex
 - 3 Storey House
 - Ancillary / Service Building
 - Reservation wayleave for existing foul line diversion to be agreed with Uisce Eireann
- Refer to Housing Quality Assessment for critical areas

Area Schedule - NIA

Name	Unit Number	Area	Min Area
UNIT A1	01	88.33 m ²	85.00 m ²
UNIT A2	02	73.95 m ²	63.00 m ²
UNIT A3	03	89.80 m ²	73.00 m ²
UNIT A4	04	103.04 m ²	85.00 m ²
UNIT B1	09	73.06 m ²	63.00 m ²
UNIT B2	10	88.18 m ²	73.00 m ²
UNIT B3	07	73.95 m ²	63.00 m ²
UNIT B4	08	89.80 m ²	73.00 m ²
UNIT B5	05	66.14 m ²	63.00 m ²
UNIT B6	06	89.80 m ²	73.00 m ²
UNIT C1	11	72.94 m ²	63.00 m ²
UNIT C2	12	55.10 m ²	45.00 m ²
UNIT C3	13	110.96 m ²	90.00 m ²
UNIT C4	14	55.98 m ²	45.00 m ²
UNIT C5	15	55.10 m ²	45.00 m ²
UNIT C6	16	111.96 m ²	90.00 m ²
UNIT C7	17	55.98 m ²	45.00 m ²
UNIT C8	18	55.10 m ²	45.00 m ²
UNIT C9	19	111.96 m ²	90.00 m ²
UNIT C10	20	86.85 m ²	73.00 m ²
UNIT C11	21	93.08 m ²	73.00 m ²
UNIT C12	22	82.37 m ²	73.00 m ²
UNIT C13	23	93.08 m ²	73.00 m ²
UNIT D1	24	55.98 m ²	45.00 m ²
UNIT D2	25	55.10 m ²	45.00 m ²
UNIT D3	26	111.96 m ²	90.00 m ²
UNIT D4	27	55.98 m ²	45.00 m ²
UNIT D5	28	55.10 m ²	45.00 m ²
UNIT D6	29	111.96 m ²	90.00 m ²
UNIT D7	30	118.73 m ²	100.00 m ²



No	Date	By	Description
00	2024.02.01	SF	Issued for Stage 2 Approval
01	2024.07.22	SF	Issued for Section 179A Notification
02	2025.01.22	SF	Issued for Planning



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Project: an Triantán	
Address: Station Road, Kildare	
Client: Kildare County Council	
Title: Planning - Proposed First Floor Plan	Revision: 02
Number: 2308 - Z - Z - DR - SCA - AR - 1007	Package: 10-PLANNING
Purpose: P3 Statutory Submission - Planning Permission	Drawn: SF/ICE
Scale @A1: 1:200	Date: 2024.02.01

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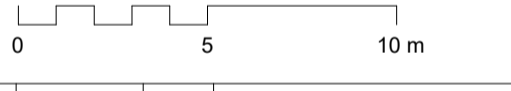
1 Planning - Proposed First Floor Plan
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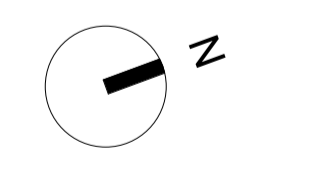
- General Notes:**
- 1 Bedroom Apartment
 - 1 Bedroom Apartment (UD)
 - 2 Bedroom House
 - 2 Bedroom Apartment / Duplex
 - 2 Bedroom Apartment (UD)
 - 3 Bedroom Duplex
 - 3 Storey House
 - Ancillary / Service Building
 - Reservation wayleave for existing foul line diversion to be agreed with Uisce Eireann
- Refer to Housing Quality Assessment for critical areas

Area Schedule - NIA

Name	Unit Number	Area	Min Area
UNIT A1	01	88.33 m ²	85.00 m ²
UNIT A2	02	73.95 m ²	63.00 m ²
UNIT A3	03	89.80 m ²	73.00 m ²
UNIT A4	04	103.04 m ²	85.00 m ²
UNIT B1	09	73.06 m ²	63.00 m ²
UNIT B2	10	88.18 m ²	73.00 m ²
UNIT B3	07	73.95 m ²	63.00 m ²
UNIT B4	08	89.80 m ²	73.00 m ²
UNIT B5	05	66.14 m ²	63.00 m ²
UNIT B6	06	89.80 m ²	73.00 m ²
UNIT C1	11	72.94 m ²	63.00 m ²
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UNIT C3	13	110.96 m ²	90.00 m ²
UNIT C4	14	55.98 m ²	45.00 m ²
UNIT C5	15	55.10 m ²	45.00 m ²
UNIT C6	16	111.96 m ²	90.00 m ²
UNIT C7	17	55.98 m ²	45.00 m ²
UNIT C8	18	55.10 m ²	45.00 m ²
UNIT C9	19	111.96 m ²	90.00 m ²
UNIT C10	20	86.85 m ²	73.00 m ²
UNIT C11	21	93.08 m ²	73.00 m ²
UNIT C12	22	82.37 m ²	73.00 m ²
UNIT C13	23	93.08 m ²	73.00 m ²
UNIT D1	24	55.98 m ²	45.00 m ²
UNIT D2	25	55.10 m ²	45.00 m ²
UNIT D3	26	111.96 m ²	90.00 m ²
UNIT D4	27	55.98 m ²	45.00 m ²
UNIT D5	28	55.10 m ²	45.00 m ²
UNIT D6	29	111.96 m ²	90.00 m ²
UNIT D7	30	118.73 m ²	100.00 m ²



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00	2024.02.01	SF	Issued for Stage 2 Approval
01	2024.07.22	SF	Issued for Section 179A Notification
02	2025.01.22	SF	Issued for Planning

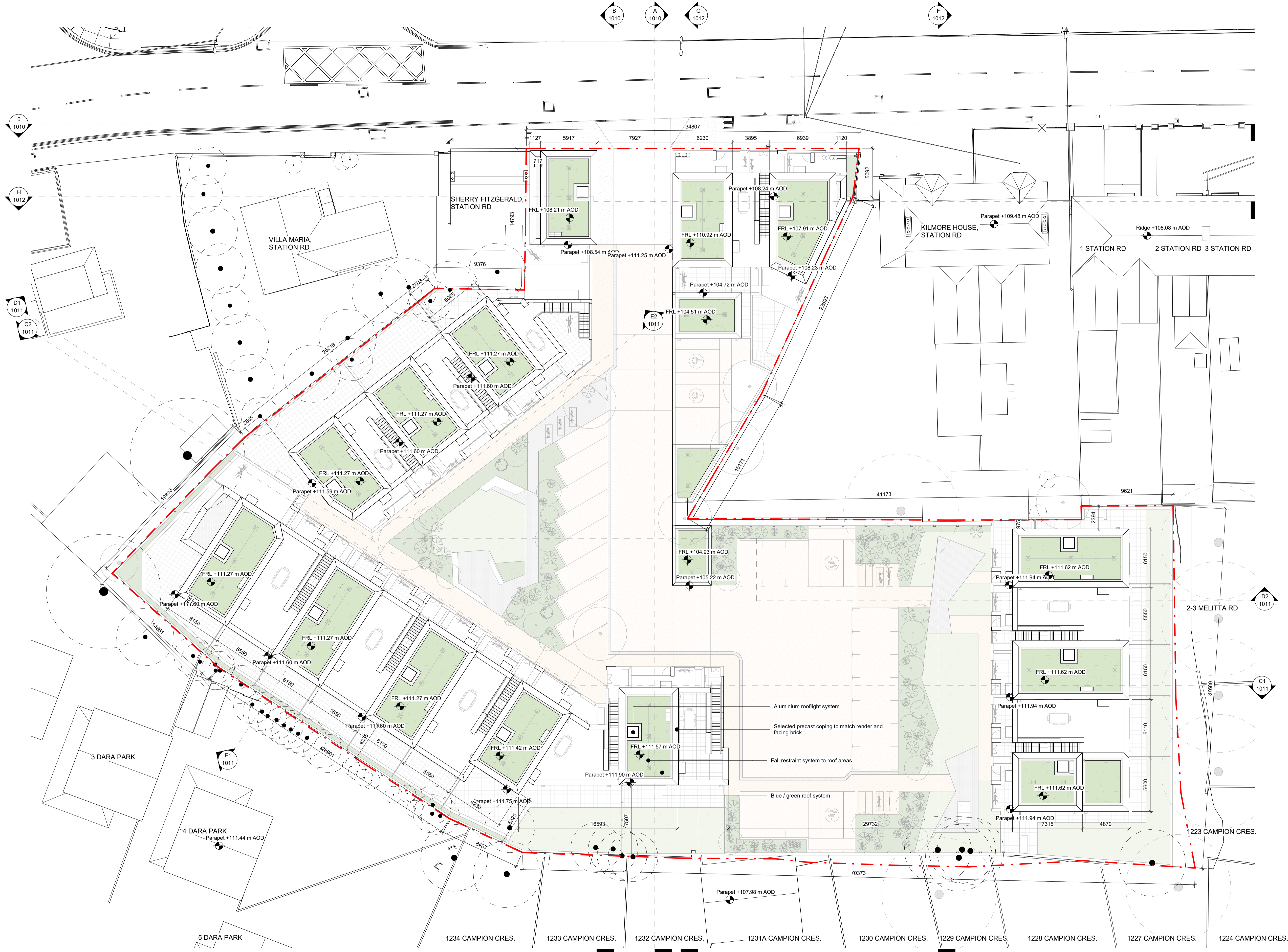


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Project: an Triantán	
Address: Station Road, Kildare	
Client: Kildare County Council	
Title: Planning - Proposed Second Floor Plan	Revision: 02
Number: 2308 - Z - Z - DR - SCA - AR - 1008	Package: 10-PLANNING
Purpose: P3 Statutory Submission - Planning Permission	Drawn: SF/ICE
Scale @A1: 1:200	Date: 2024.02.01

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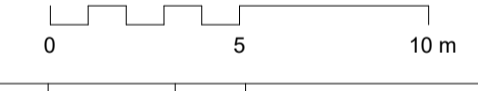
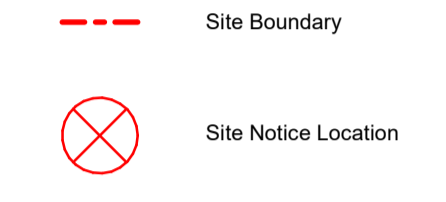
1 Planning - Proposed Second Floor Plan
 1:200



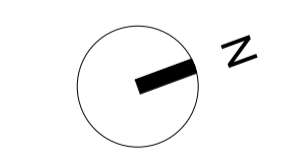
1 Planning - Proposed Roof Plan
1 : 200

General Notes:

- Site Information:**
Area: 5032 m²
LAP Zoning: B: Existing Residential / Infill
- Proposed Development Overview:**
Proposed:
 - 30no. units
 - 5no. 3 bedroom apartments;
 - 1no. 3 bedroom three storey house;
 - 2no. 2 bedroom two storey houses;
 - 2no. 2 bedroom apartments;
 - 10no. 2 bedroom apartments;
 - 10no. 1 bedroom apartments;
 Universal Design:
 - 5no. 1 bedroom apartments
 - 4no. 2 bedroom apartments
 Density: 60.6 units per hectare
 Open Space Provision: 610sqm (12%)
 Car Parking:
 - 26no. spaces
 - Of which 4no. accessible spaces
 Cycle Parking:
 - 54no. residents spaces
 - Of which 4no. suitable for adapted / cargo cycles
 - 16no. visitor spaces
 - Of which 4no. suitable for adapted / cargo cycles



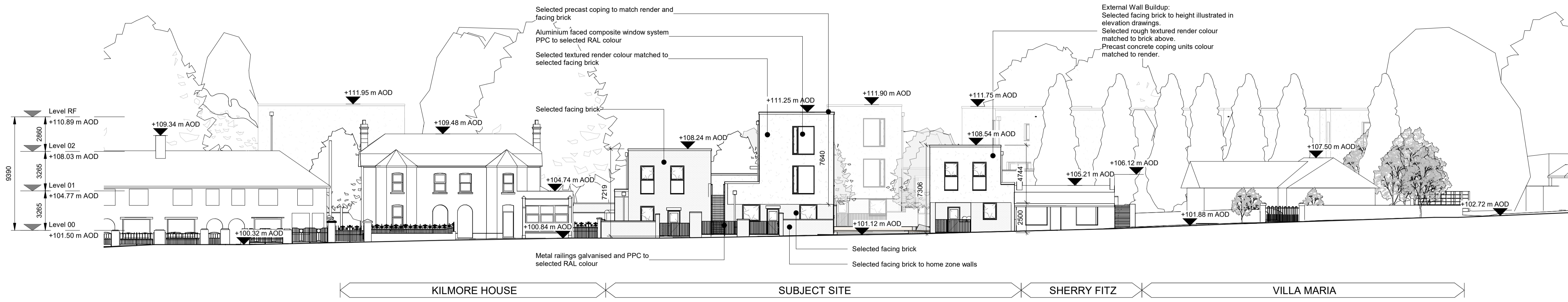
No	Date	By	Description
00	2024.02.01	SF	Issued for Stage 2 Approval
01	2024.07.22	SF	Issued for Section 179A Notification
02	2025.01.22	SF	Issued for Planning



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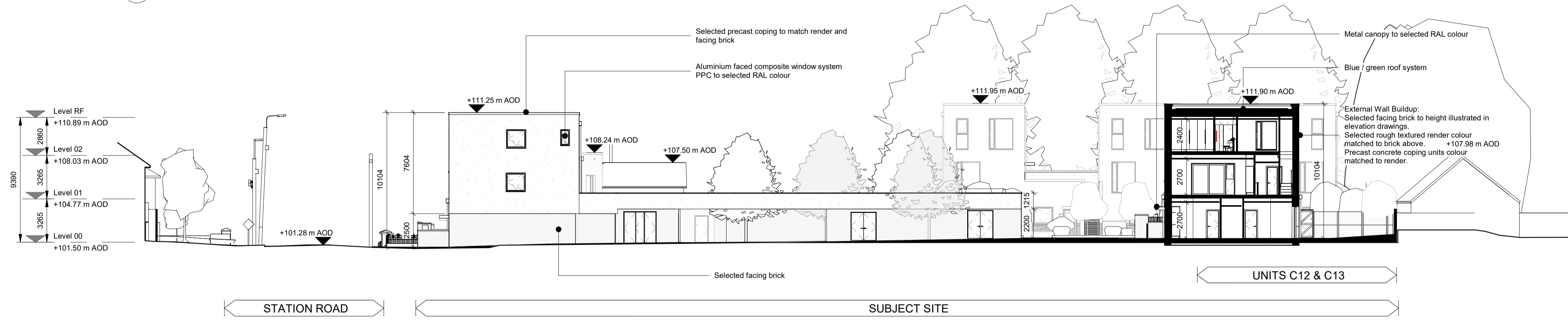
Project:	an Triantán
Address:	Station Road, Kildare
Client:	Kildare County Council
Title:	Planning - Proposed Roof Plan
Number:	2308 - Z - Z - DR - SCA - AR - 1009
Purpose:	P3 Statutory Submission - Planning Permission
Scale @A1:	As indicated
Date:	2024.02.01
Package:	10-PLANNING
Drawn:	SF/ICE
Revision:	02

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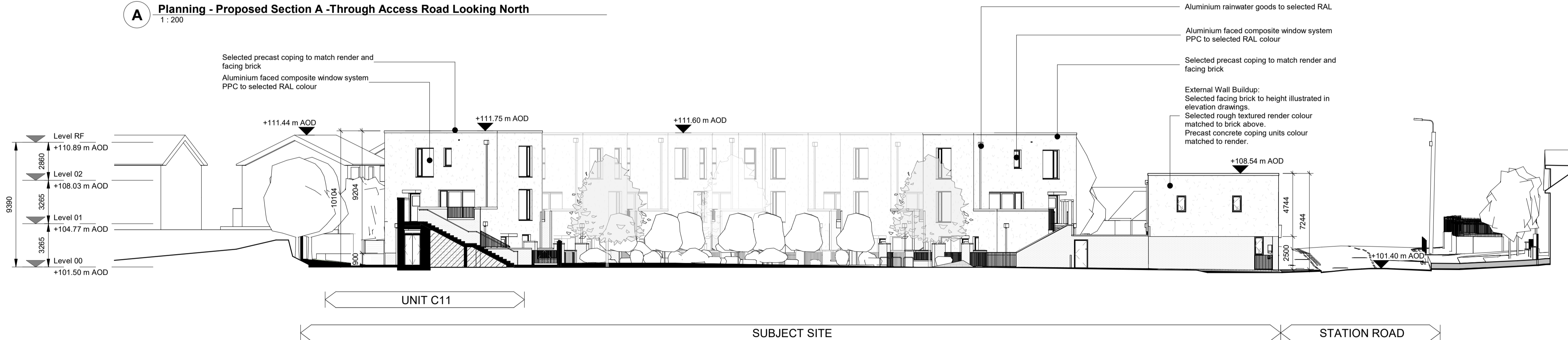
KILMORE HOUSE SUBJECT SITE SHERRY FITZ VILLA MARIA

0 Planning - Proposed Station Road Elevation
1:200



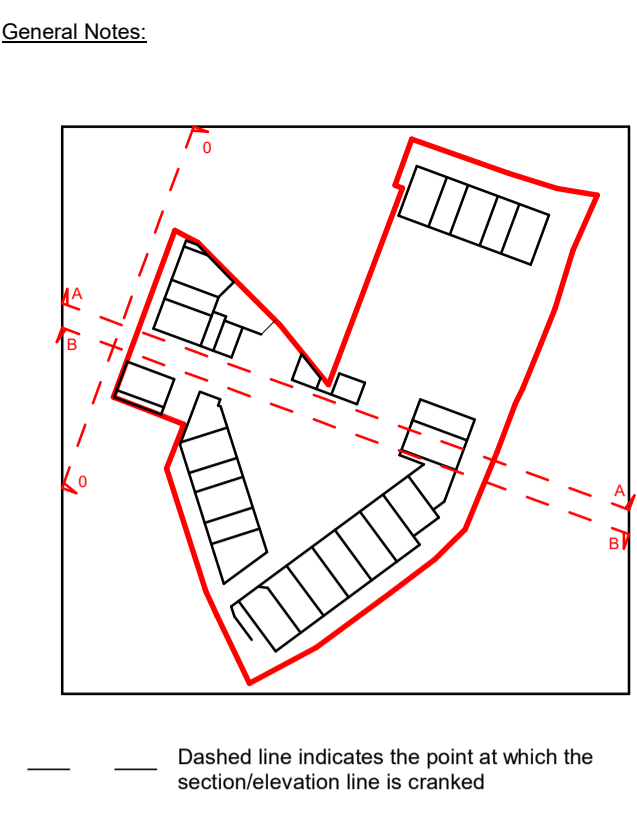
STATION ROAD SUBJECT SITE UNITS C12 & C13

A Planning - Proposed Section A - Through Access Road Looking North
1:200



UNIT C11 SUBJECT SITE STATION ROAD

B Planning - Proposed Section B - Through Access Road Looking South
1:200



- External Finishes Legend:**
- Coping: Precast coping to selected colour
 - Render: Selected rough textured render colour matched to brick above
 - Brickwork: Selected facing brick to height illustrated in elevation drawings
 - Rainwater Goods: Aluminium hopper + downpipe PPC to selected RAL colour
 - Window + Door System: Aluminium faced composite window system PPC to selected RAL colour
 - Stair + Terrace: Precast Pavers to selected colour
- Refer to BSLA's drawings for information on proposed landscape.

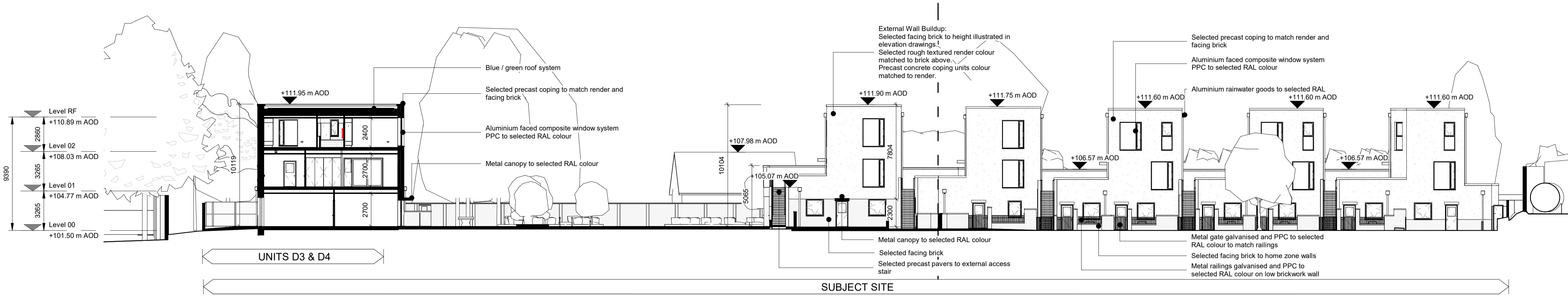


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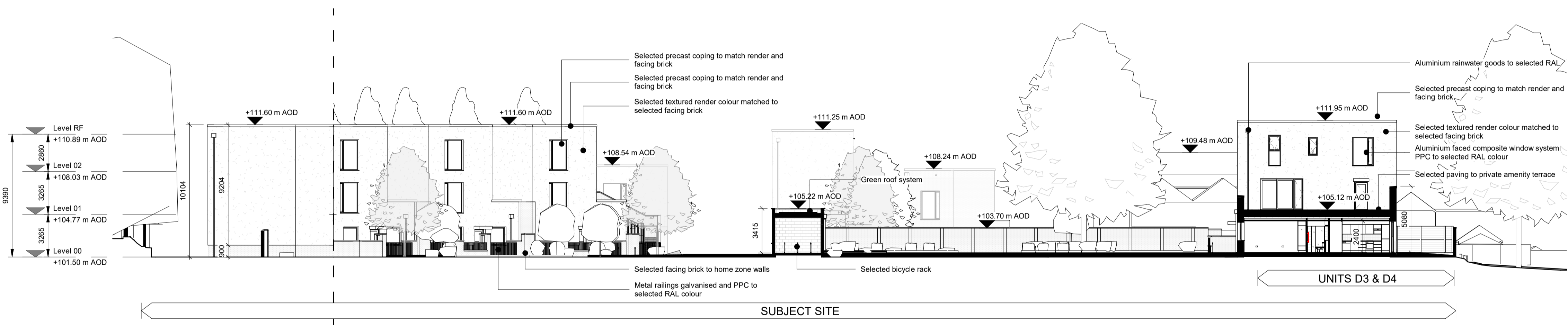
Project:	an Triantán		
Address:	Station Road, Kildare		
Client:	Kildare County Council		
Title:	Planning - Proposed Elevations & Sections 1		
Number:	2308 - Z - Z - DR - SCA - AR - 1010		
Purpose:	P3	Statutory Submission - Planning Permission	Revision: 02
Scale @A1:	1:200	Package:	10-PLANNING
Date:	2024.02.01	Drawn:	SF/ICE

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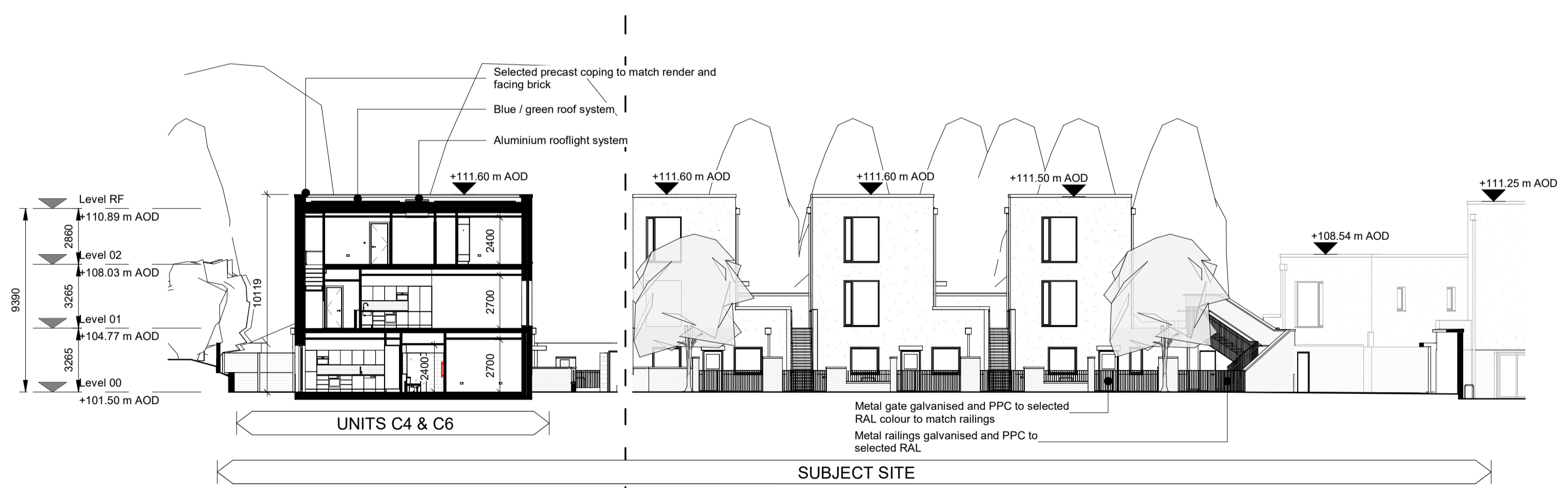
C1 Planning - Proposed Section C
1:200

C2 Planning - Proposed Section C - Part C1
1:200



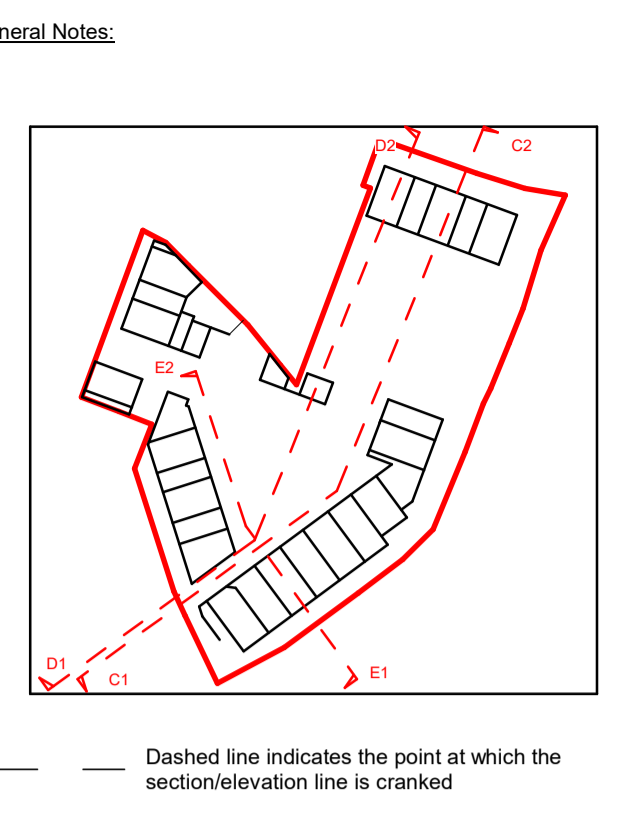
D1 Planning - Proposed Section D
1:200

D2 Planning - Proposed Section D - Part D2
1:200



E1 Planning - Proposed Section E - Part E1
1:200

E2 Planning - Proposed Section E - Part E2
1:200



Dashed line indicates the point at which the section/elevation line is cranked

- External Finishes Legend:**
- Coping: Precast coping to selected colour
 - Render: Selected rough textured render colour matched to brick above
 - Brickwork: Selected facing brick to height illustrated in elevation drawings
 - Rainwater Goods: Aluminium hopper + downpipe PPC to selected RAL colour
 - Window + Door System: Aluminium faced composite window system PPC to selected RAL colour
 - Stair + Terrace: Precast Pavers to selected colour
- Refer to BSLA's drawings for information on proposed landscape.

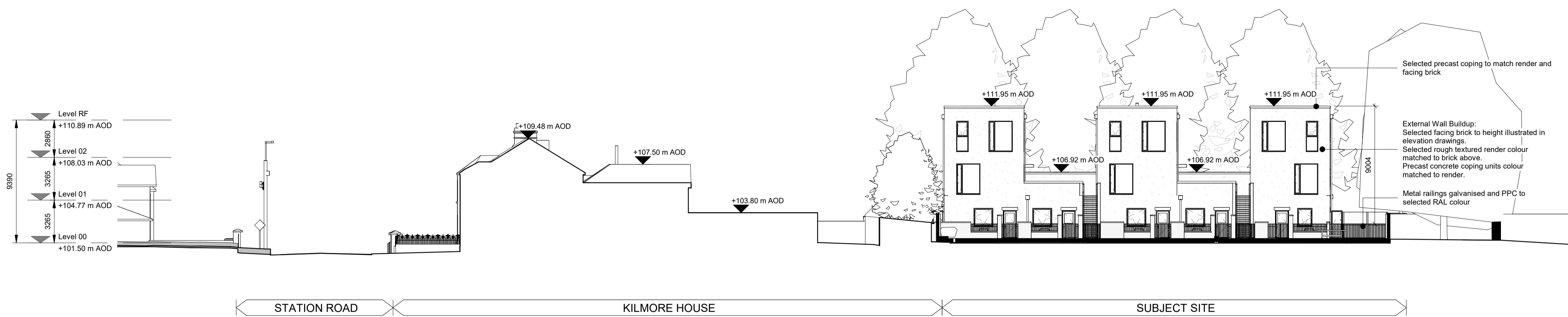


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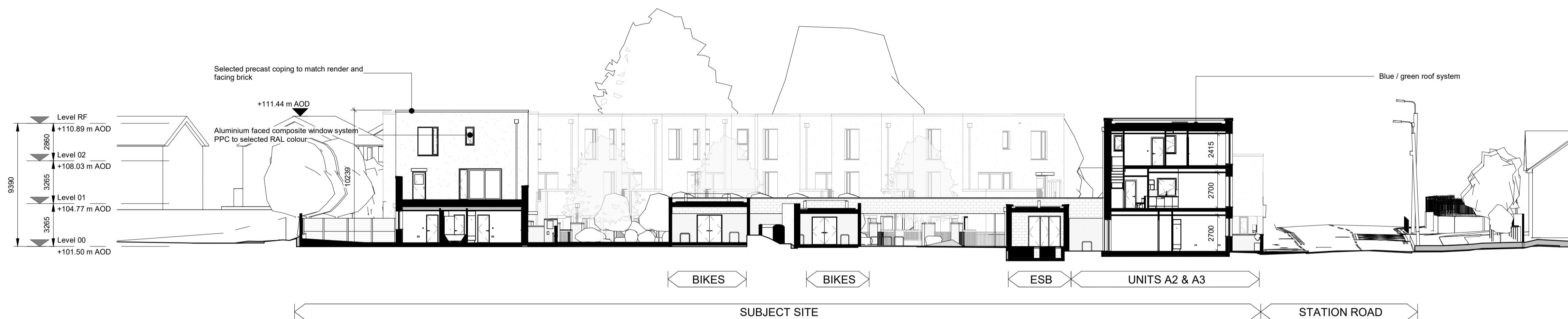
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Project:	an Triantán		
Address:	Station Road, Kildare		
Client:	Kildare County Council		
Title:	Planning - Proposed Elevations & Sections 2		
Number:	2308 - Z - Z - DR - SCA - AR - 1011		
Purpose:	P3	Statutory Submission - Planning Permission	Revision: 02
Scale @A1:	1:200	Package:	10-PLANNING
Date:	2024.02.01	Drawn:	SF/ICE

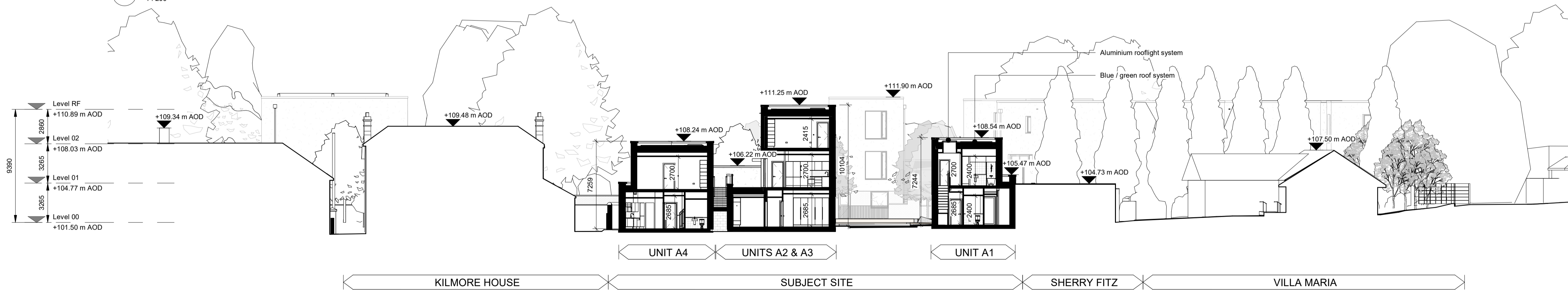




F Planning - Proposed Section F
1:200

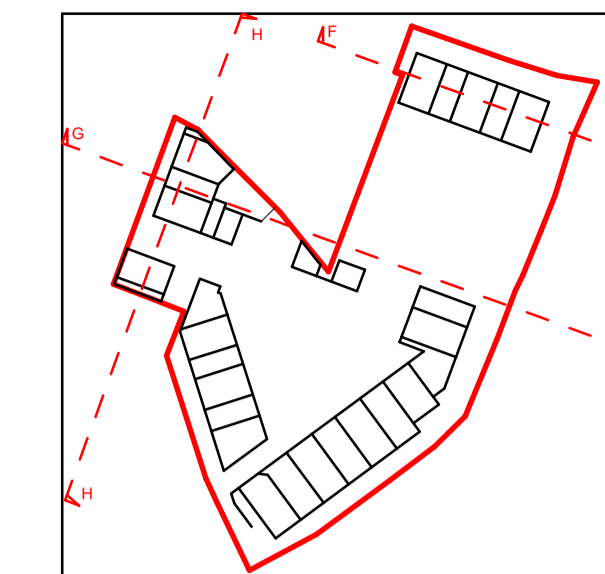


G Planning - Proposed Section G
1:200



H Planning - Proposed Section H
1:200

General Notes:

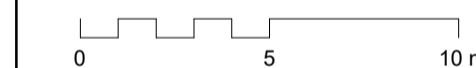


Dashed line indicates the point at which the section/elevation line is cranked

External Finishes Legend:

- Coping: Precast coping to selected colour
- Render: Selected rough textured render colour matched to brick above
- Brickwork: Selected facing brick to height illustrated in elevation drawings
- Rainwater Goods: Aluminium hopper + downpipe PPC to selected RAL colour
- Window + Door System: Aluminium faced composite window system PPC to selected RAL colour
- Stair + Terrace: Precast Pavers to selected colour

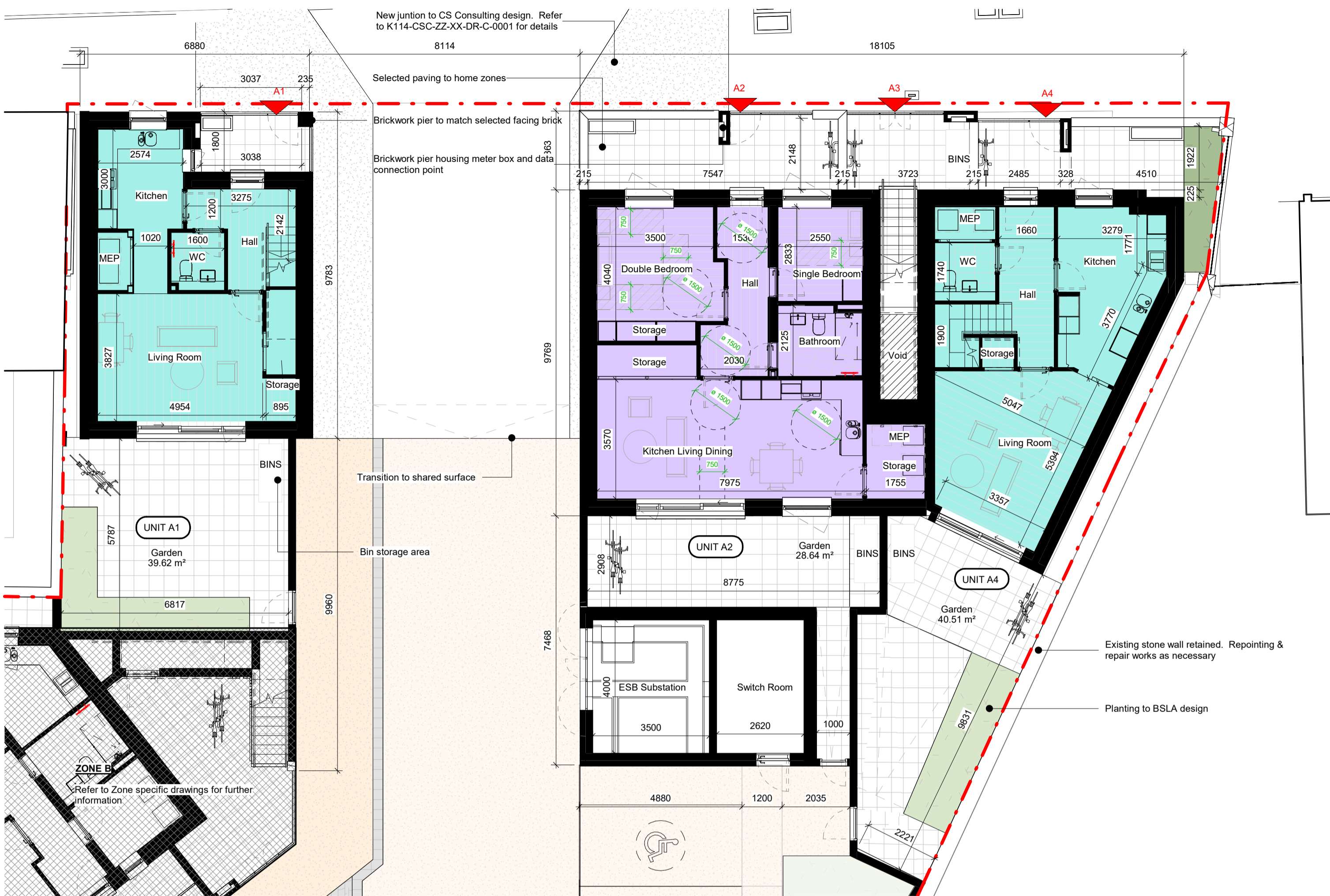
Refer to BSLA's drawings for information on proposed landscape.



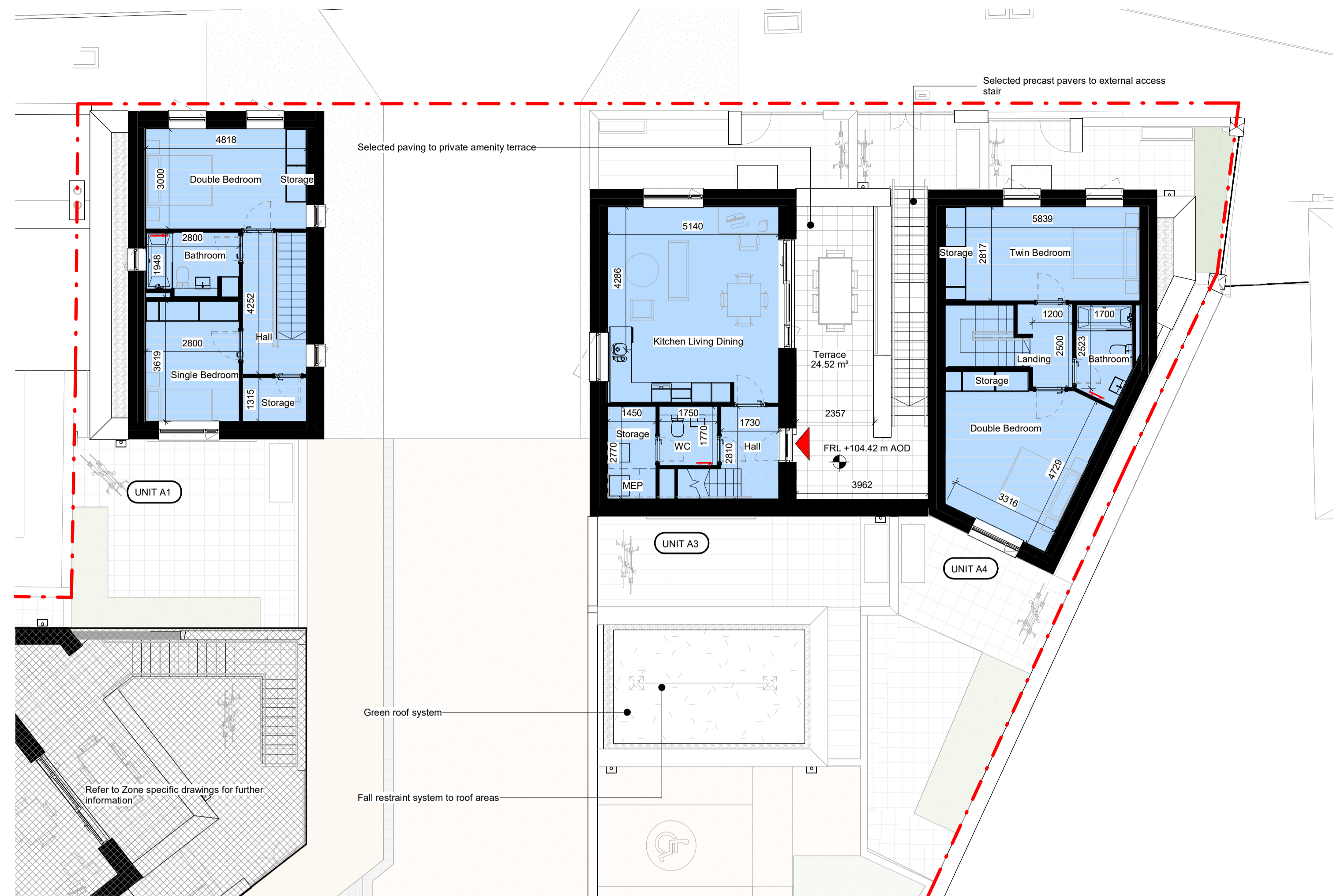
No	Date	By	Description
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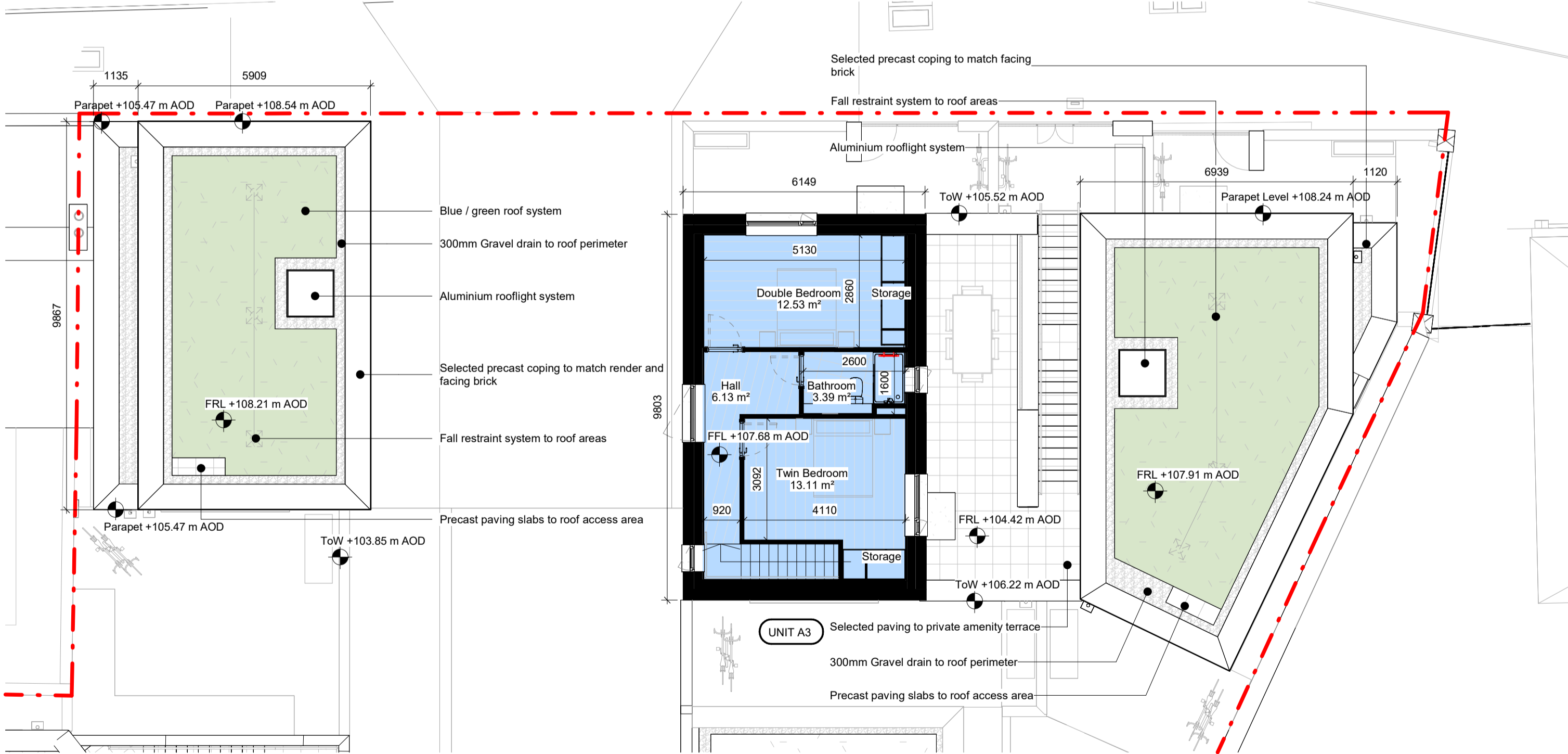
Project:	an Triantán		
Address:	Station Road, Kildare		
Client:	Kildare County Council		
Title:	Planning - Proposed Elevations & Sections 3		
Number:	2308 - Z - Z - DR - SCA - AR - 1012		
Purpose:	P3 Statutory Submission - Planning Permission	Revision:	02
Scale @A1:	1:200	Package:	10-PLANNING
Date:	2024.02.01	Drawn:	SF/ICE



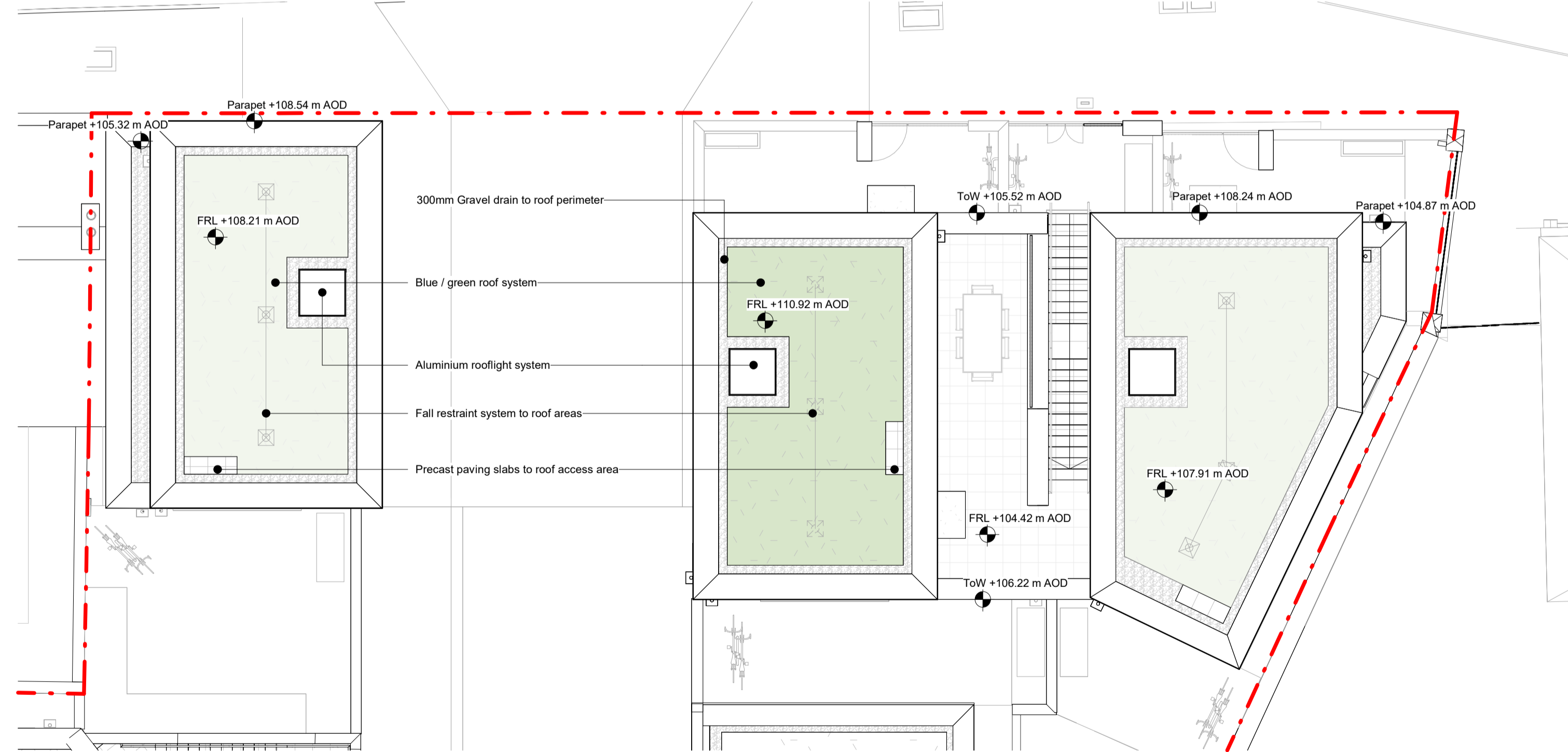
1 Planning - Zone A - Level 00
1: 100



2 Planning - Zone A - Level 01
1: 100



3 Planning - Zone A - Level 02
1: 100



4 Planning - Zone A - Level RF
1: 100

- General Notes:**
- 1 Bedroom Apartment
 - 1 Bedroom Apartment (UD)
 - 2 Bedroom House
 - 2 Bedroom Apartment / Duplex
 - 2 Bedroom Apartment (UD)
 - 3 Bedroom Duplex
 - 3 Storey House
 - Ancillary / Service Building

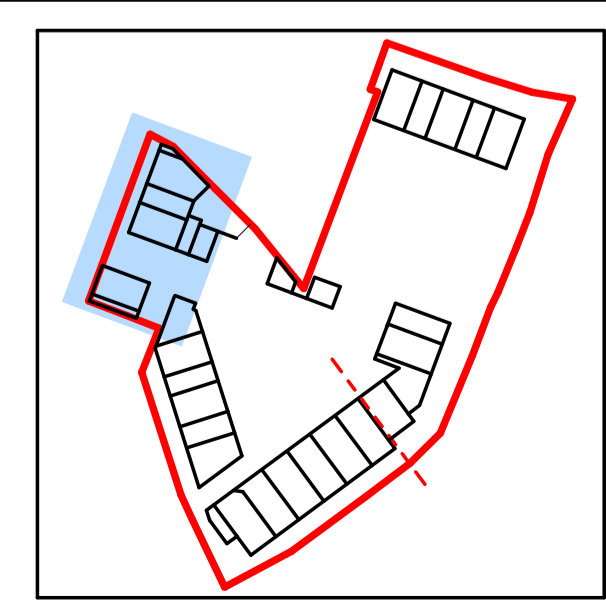
- Indicates zone not subject to this drawing. Refer to Zone specific drawings for further information.
- Indicates clear access zones, turning circles and indicative clear paths as per Universal Design Guidelines. Dimensions in green indicate the achieved clear widths.

Please refer to Housing Quality Assessment for critical areas

Please refer to BSLA's drawings for information on proposed landscape

Area Schedule - Zone A

Name	Unit Number	Area	Min Area
UNIT A1	01	88.33 m ²	85.00 m ²
UNIT A2	02	73.95 m ²	63.00 m ²
UNIT A3	03	89.80 m ²	73.00 m ²
UNIT A4	04	103.04 m ²	85.00 m ²



No	Date	By	Description
00	2024.07.22	SF	Issued for Section 179A Notification
01	2025.01.22	SF	Issued for Planning

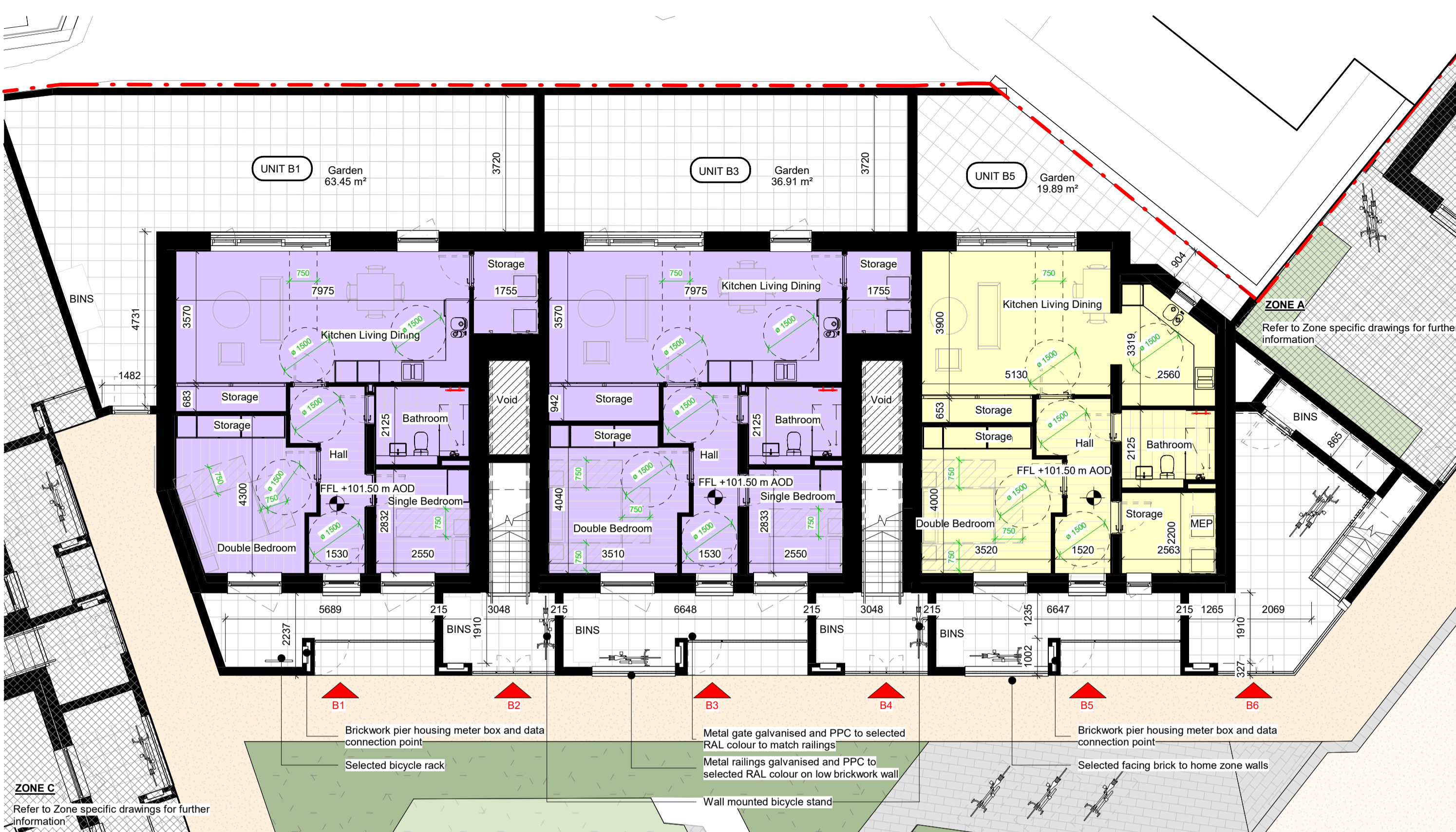
ZONE A

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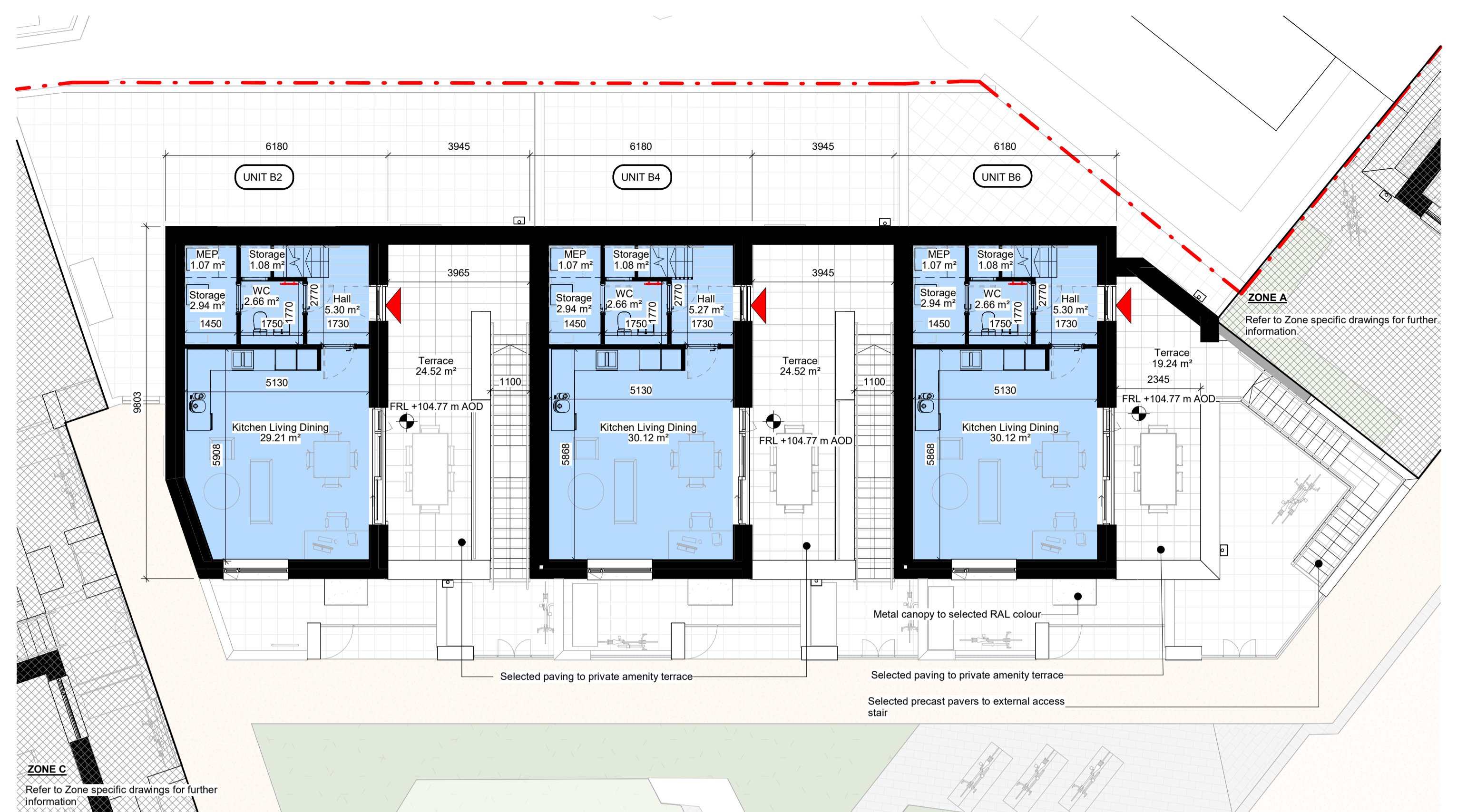
Project: an Triantán
Address: Station Road, Kildare
Client: Kildare County Council

Title: Planning - Zone A
Number: 2308 - A - Z - DR - SCA - AR - 1018
Purpose: P3 Statutory Submission - Planning Permission
Scale: Q1: As Indicated
Date: 2024.02.01
Package: BUILDING CONTROL
Drawn: GH

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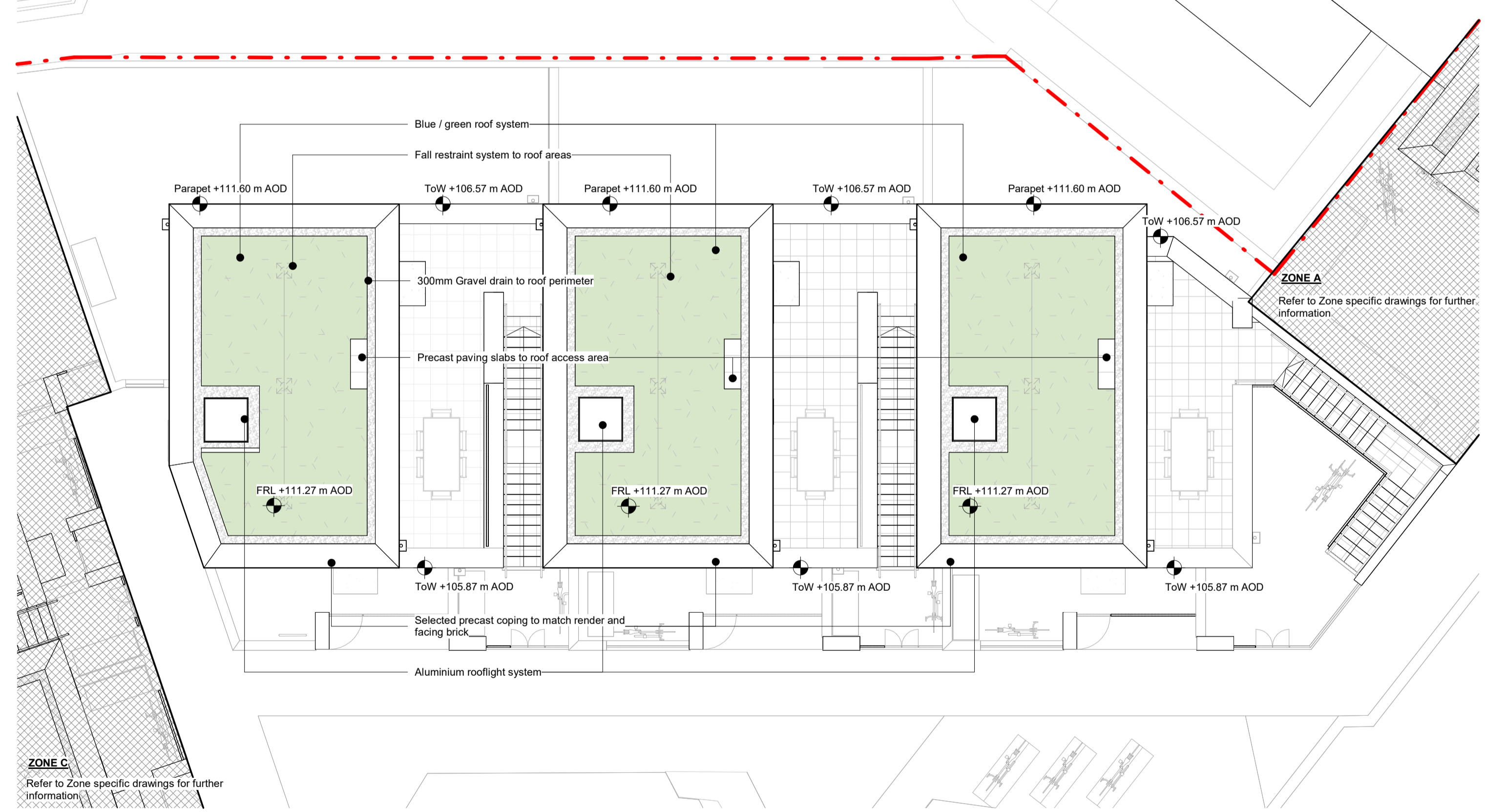
1 Planning - Zone B - Level 00
1:100



2 Planning - Zone B - Level 01
1:100



3 Planning - Zone B - Level 02
1:100



4 Planning - Zone B - Level RF
1:100

General Notes:

- 1 Bedroom Apartment
- 1 Bedroom Apartment (UD)
- 2 Bedroom House
- 2 Bedroom Apartment / Duplex
- 2 Bedroom Apartment (UD)
- 3 Bedroom Duplex
- 3 Storey House
- Ancillary / Service Building

Indicates zone not subject to this drawing. Refer to Zone specific drawings for further information.

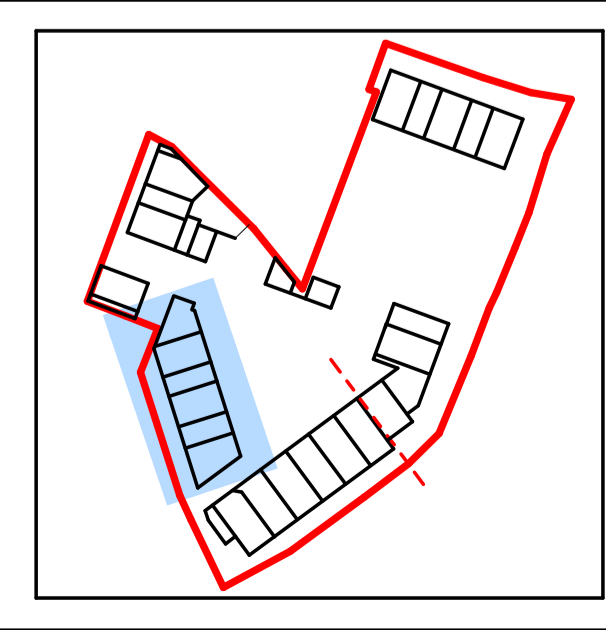
Indicates clear access zones, turning circles and indicative clear paths as per Universal Design Guidelines. Dimensions in green indicate the achieved clear widths.

Please refer to Housing Quality Assessment for critical areas

Please refer to BSLA's drawings for information on proposed landscape

Area Schedule - Zon...

Name	Unit Number	Area	Min Area
UNIT B1	09	73.06 m ²	63.00 m ²
UNIT B2	10	88.18 m ²	73.00 m ²
UNIT B3	07	73.95 m ²	63.00 m ²
UNIT B4	08	89.80 m ²	73.00 m ²
UNIT B5	05	86.14 m ²	63.00 m ²
UNIT B6	06	89.80 m ²	73.00 m ²



No	Date	By	Description
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01	2025.01.22	SF	Issued for Planning

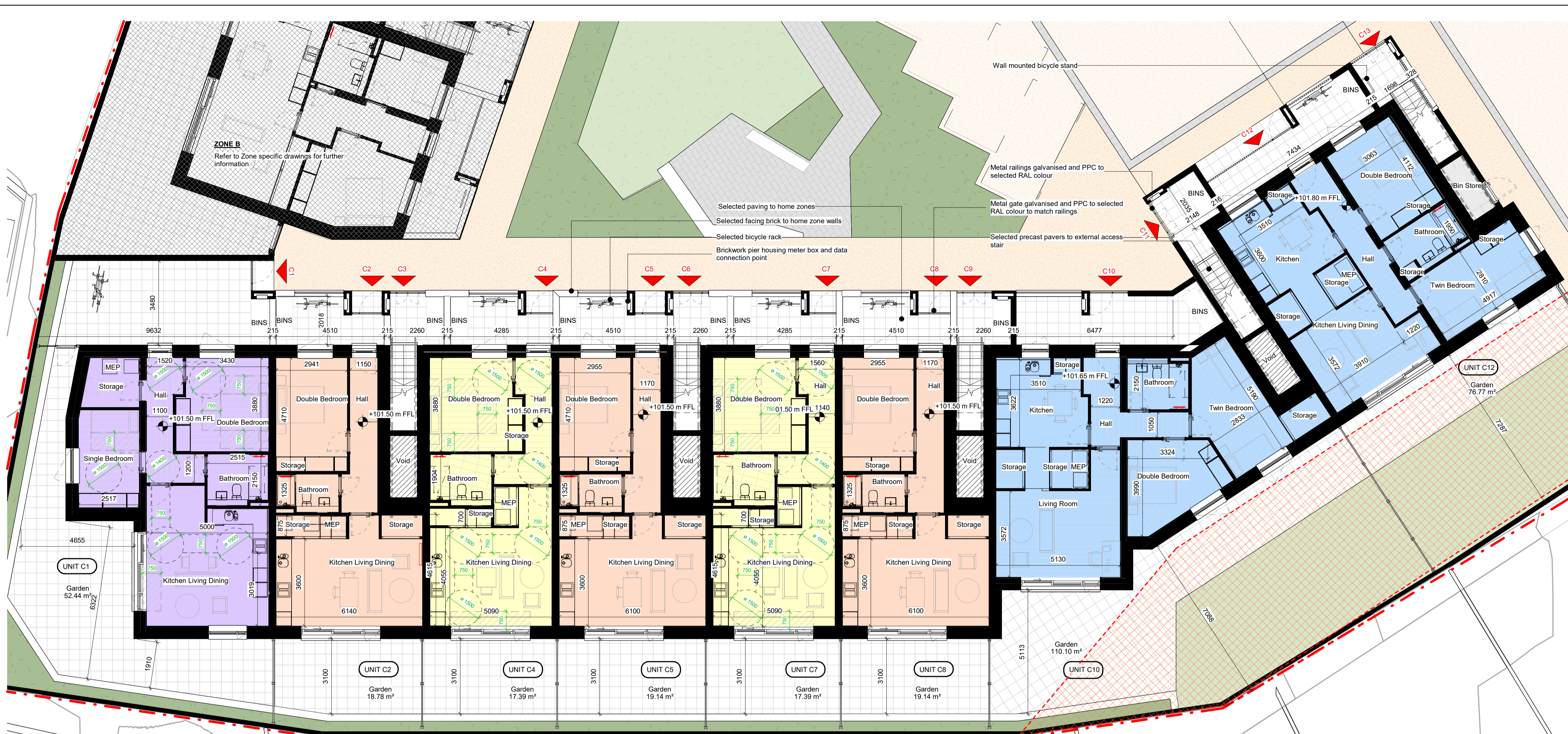
ZONE B

Project: an Triantán
Address: Station Road, Kildare
Client: Kildare County Council
Title: Planning - Zone B
Number: 2308 - B - Z - DR - SCA - AR - 1019
Purpose: P3 Statutory Submission - Planning Permission
Scale: As Indicated
Date: 2024.02.01

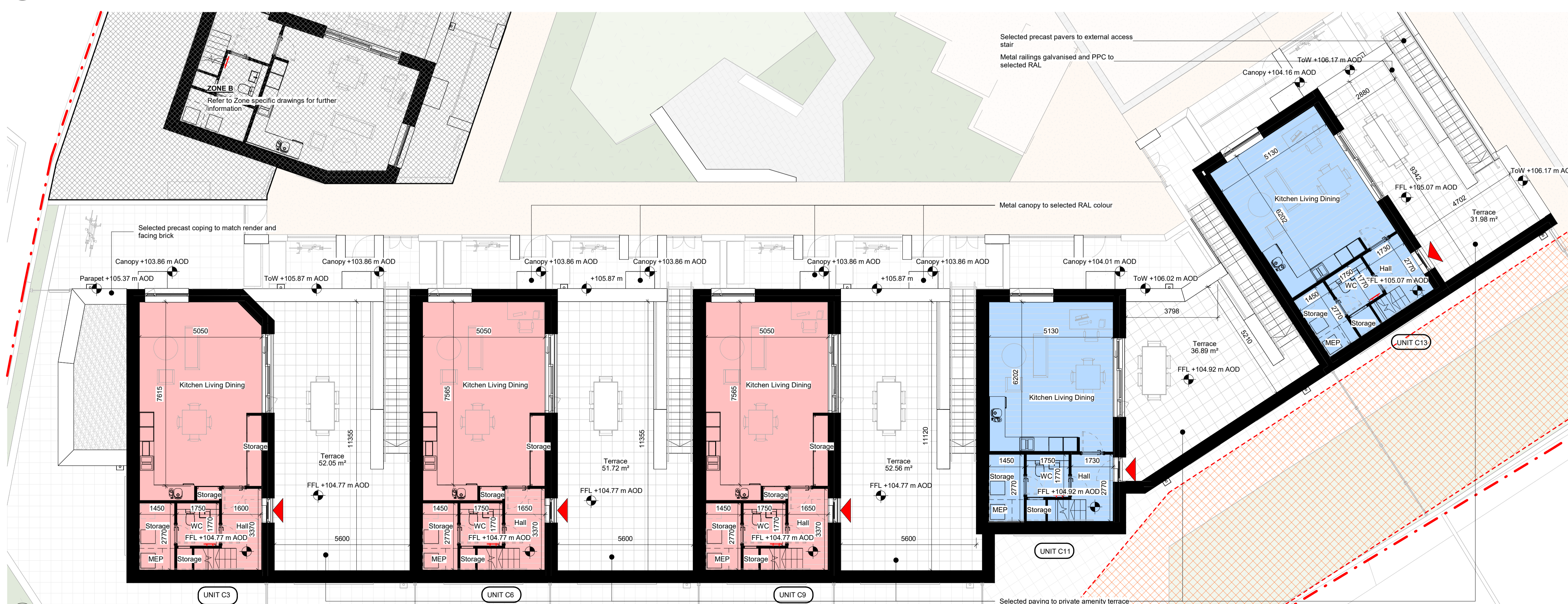
SCA SHAY CLEARY ARCHITECTS
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01 402 5090
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Notably Architect of any discrepancies. All dimensions to be checked on site. Do not scale drawing, use figure dimensions only. Levels are relative to Ordnance Datum, Main Head. To be read in conjunction with relevant consultant drawings.



1 Planning - Zone C - Level 00
1:100

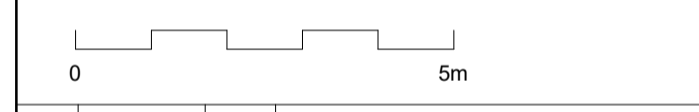
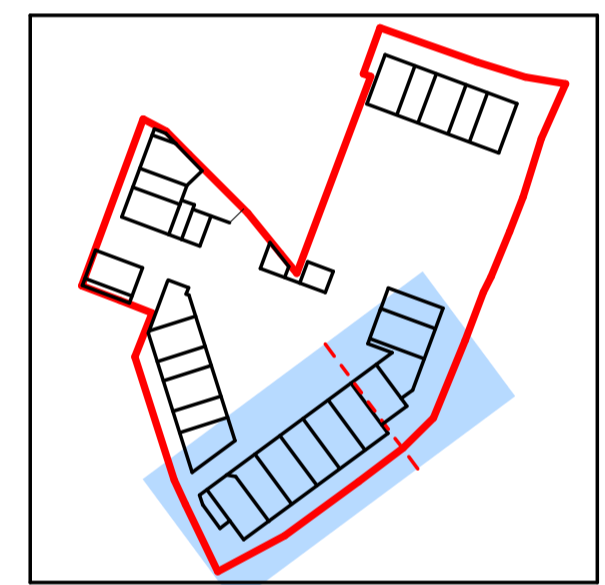


2 Planning - Zone C - Level 01
1:100

- General Notes:
- 1 Bedroom Apartment
 - 1 Bedroom Apartment (UD)
 - 2 Bedroom House
 - 2 Bedroom Apartment / Duplex
 - 2 Bedroom Apartment (UD)
 - 3 Bedroom Duplex
 - 3 Storey House
 - Ancillary / Service Building
 - Reservation wayleave for existing foul line diversion to be agreed with Uisce Eireann
 - Indicates clear access zones, turning circles and indicative clear paths as per Universal Design Guidelines. Dimensions in green indicate the achieved clear widths.
 - Refer to Housing Quality Assessment for critical areas

Area Schedule - Zone C

Name	Unit Number	Area	Min Area
UNIT C1	11	72.94 m ²	63.00 m ²
UNIT C2	12	55.10 m ²	45.00 m ²
UNIT C3	13	110.96 m ²	90.00 m ²
UNIT C4	14	55.98 m ²	45.00 m ²
UNIT C5	15	55.10 m ²	45.00 m ²
UNIT C6	16	111.96 m ²	90.00 m ²
UNIT C7	17	55.98 m ²	45.00 m ²
UNIT C8	18	55.10 m ²	45.00 m ²
UNIT C9	19	111.96 m ²	90.00 m ²
UNIT C10	20	86.85 m ²	73.00 m ²
UNIT C11	21	93.08 m ²	73.00 m ²
UNIT C12	22	82.37 m ²	73.00 m ²
UNIT C13	23	93.08 m ²	73.00 m ²



No	Date	By	Description
00	2024.07.22	SF	Issued for Section 179A Notification
01	2025.01.22	SF	Issued for Planning



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Notify Architect of any discrepancies. All dimensions to be checked on site. Do not scale drawing. Use figured dimensions only. Levels are relative to Ordnance Datum Mean Tread. To be read in conjunction with relevant consultant drawings.

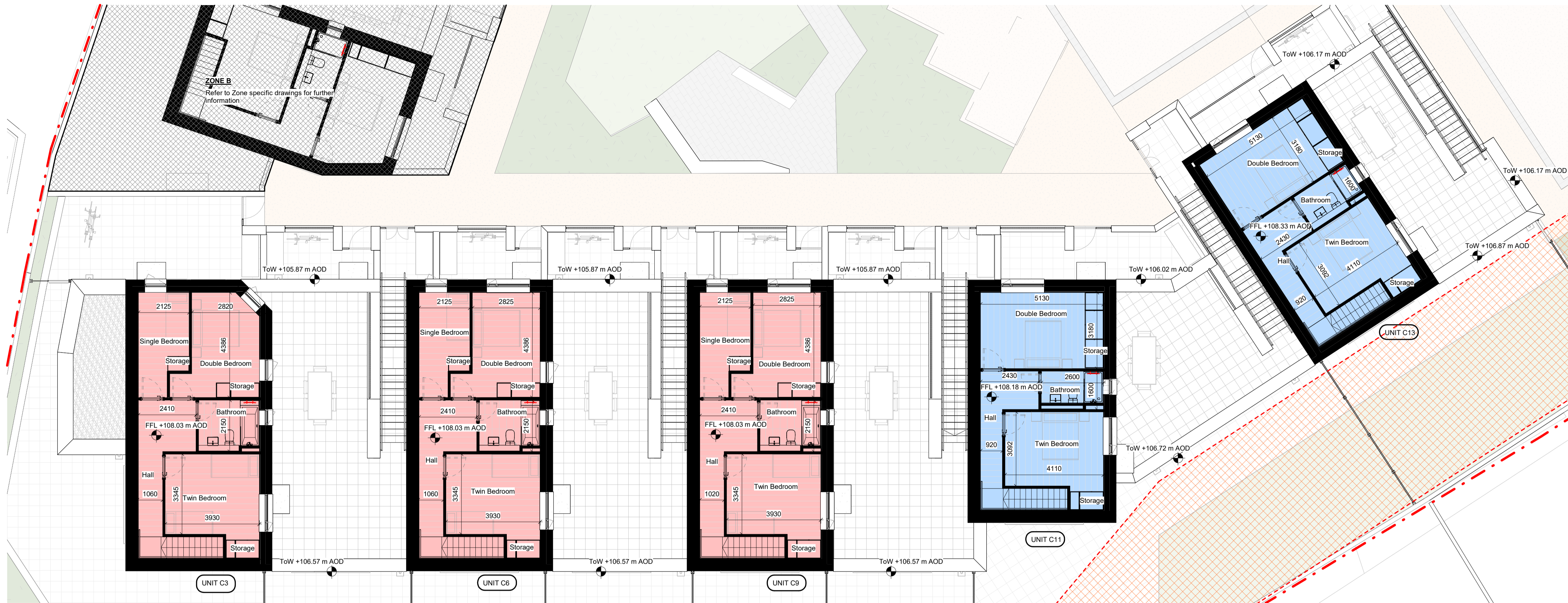
an Triantán
Station Road, Kildare

Client: Kildare County Council

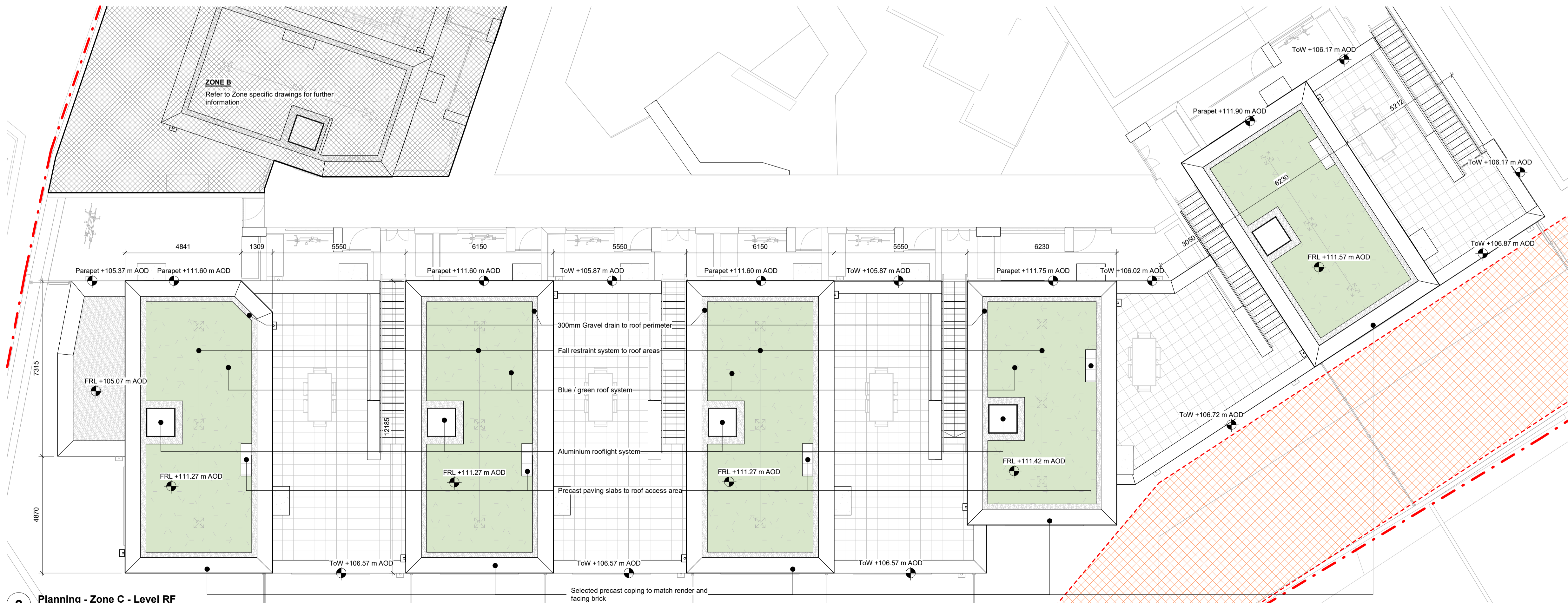
Title: Planning - Zone C - Sheet 1
Number: 2308-C-Z-DR-SCA-AR-1020
Purpose: P3 Statutory Submission - Planning Permission
Revision: 01

Scale @A1: As indicated
Package: 10-PLANNING
Date: 2024.02.01
Drawn: GH

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1 Planning - Zone C - Level 02
1:100



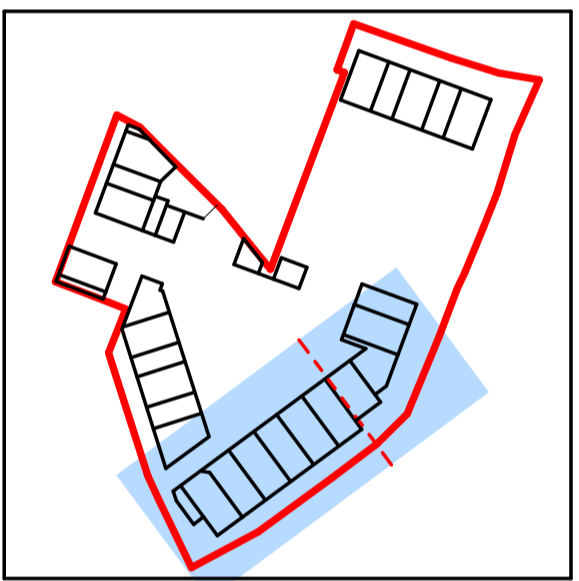
2 Planning - Zone C - Level RF
1:100

General Notes:

- 1 Bedroom Apartment
- 1 Bedroom Apartment (UD)
- 2 Bedroom House
- 2 Bedroom Apartment / Duplex
- 2 Bedroom Apartment (UD)
- 3 Bedroom Duplex
- 3 Storey House
- Ancillary / Service Building
- Reservation wayleave for existing foul line diversion to be agreed with Uisce Éireann
- Indicates clear access zones, turning circles and indicative clear paths as per Universal Design Guidelines. Dimensions in green indicate the achieved clear widths.
- Refer to Housing Quality Assessment for critical areas

Area Schedule - Zone C

Name	Unit Number	Area	Min Area
UNIT C1	11	72.94 m ²	63.00 m ²
UNIT C2	12	55.10 m ²	45.00 m ²
UNIT C3	13	110.96 m ²	90.00 m ²
UNIT C4	14	55.98 m ²	45.00 m ²
UNIT C5	15	55.10 m ²	45.00 m ²
UNIT C6	16	111.96 m ²	90.00 m ²
UNIT C7	17	55.98 m ²	45.00 m ²
UNIT C8	18	55.10 m ²	45.00 m ²
UNIT C9	19	111.96 m ²	90.00 m ²
UNIT C10	20	86.85 m ²	73.00 m ²
UNIT C11	21	93.08 m ²	73.00 m ²
UNIT C12	22	82.37 m ²	73.00 m ²
UNIT C13	23	93.08 m ²	73.00 m ²



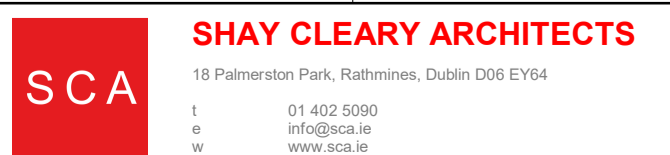
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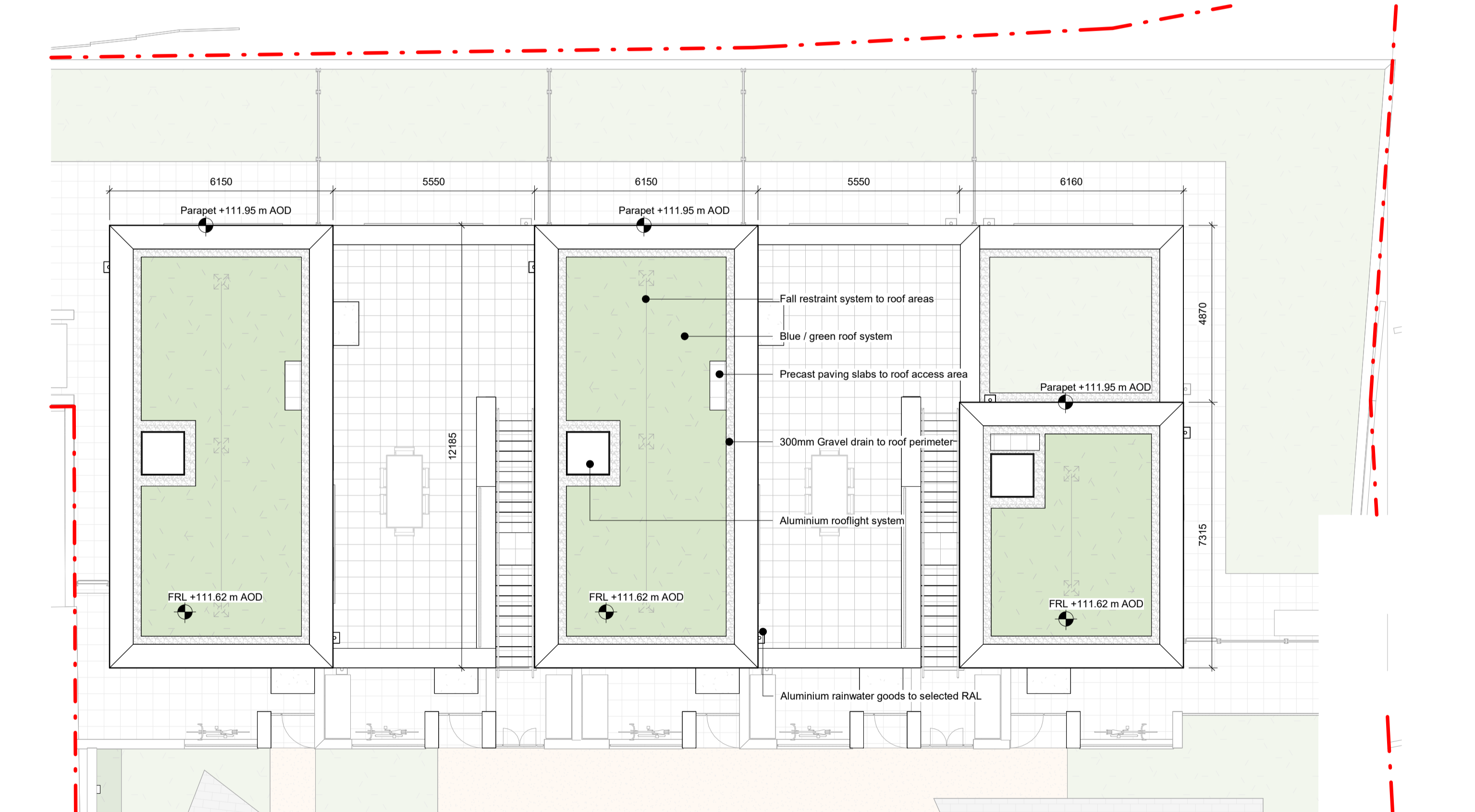
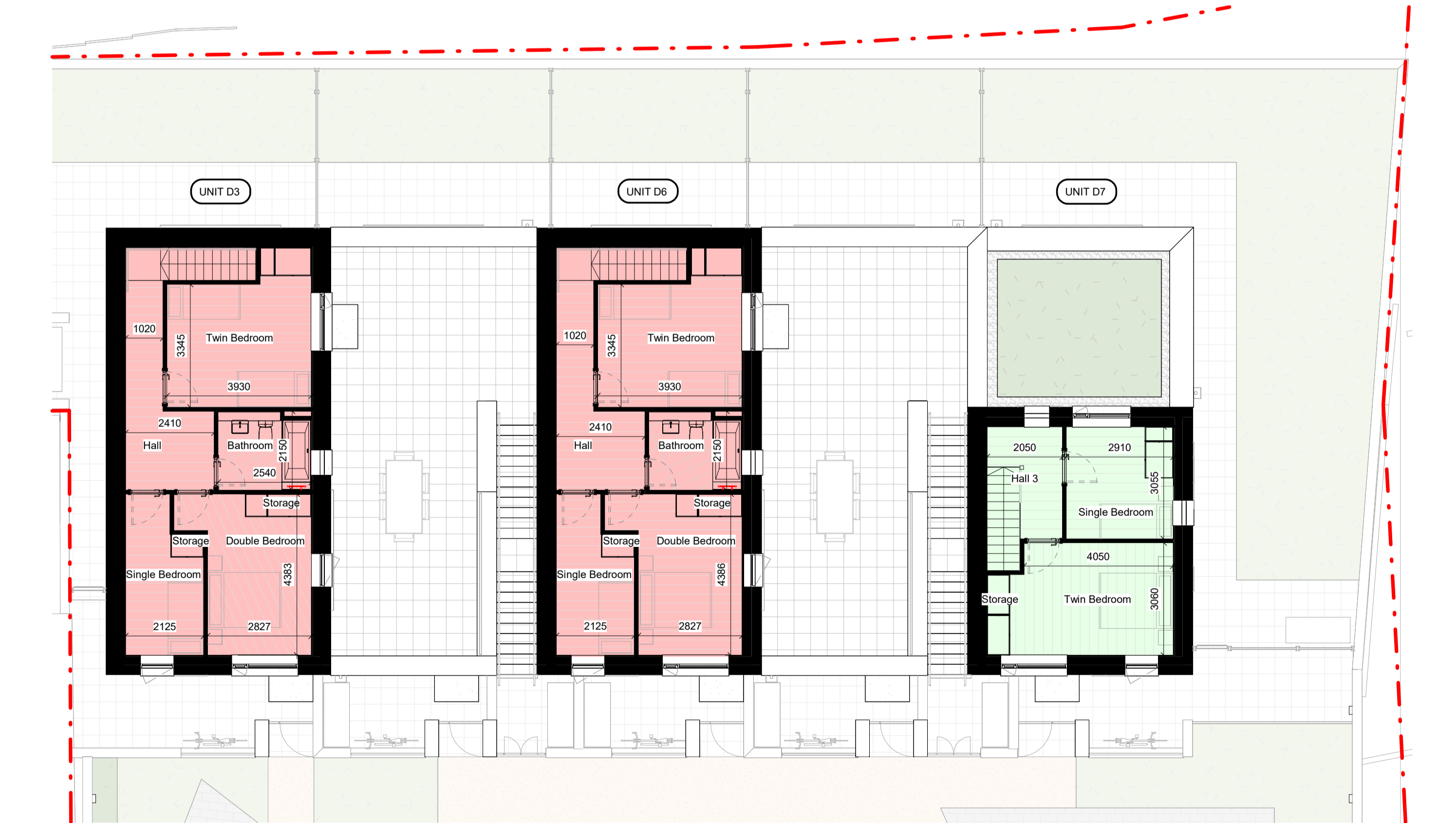
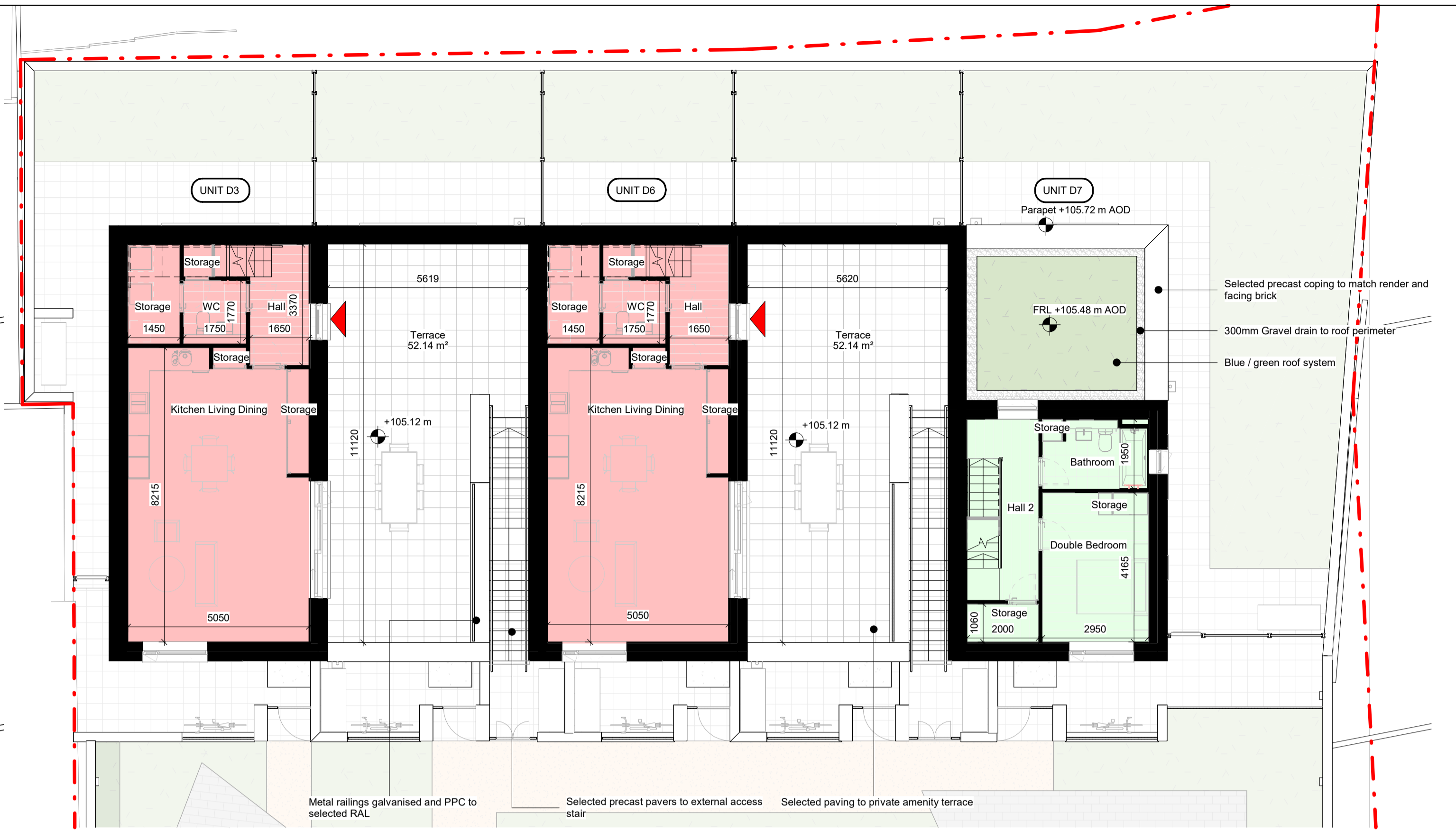
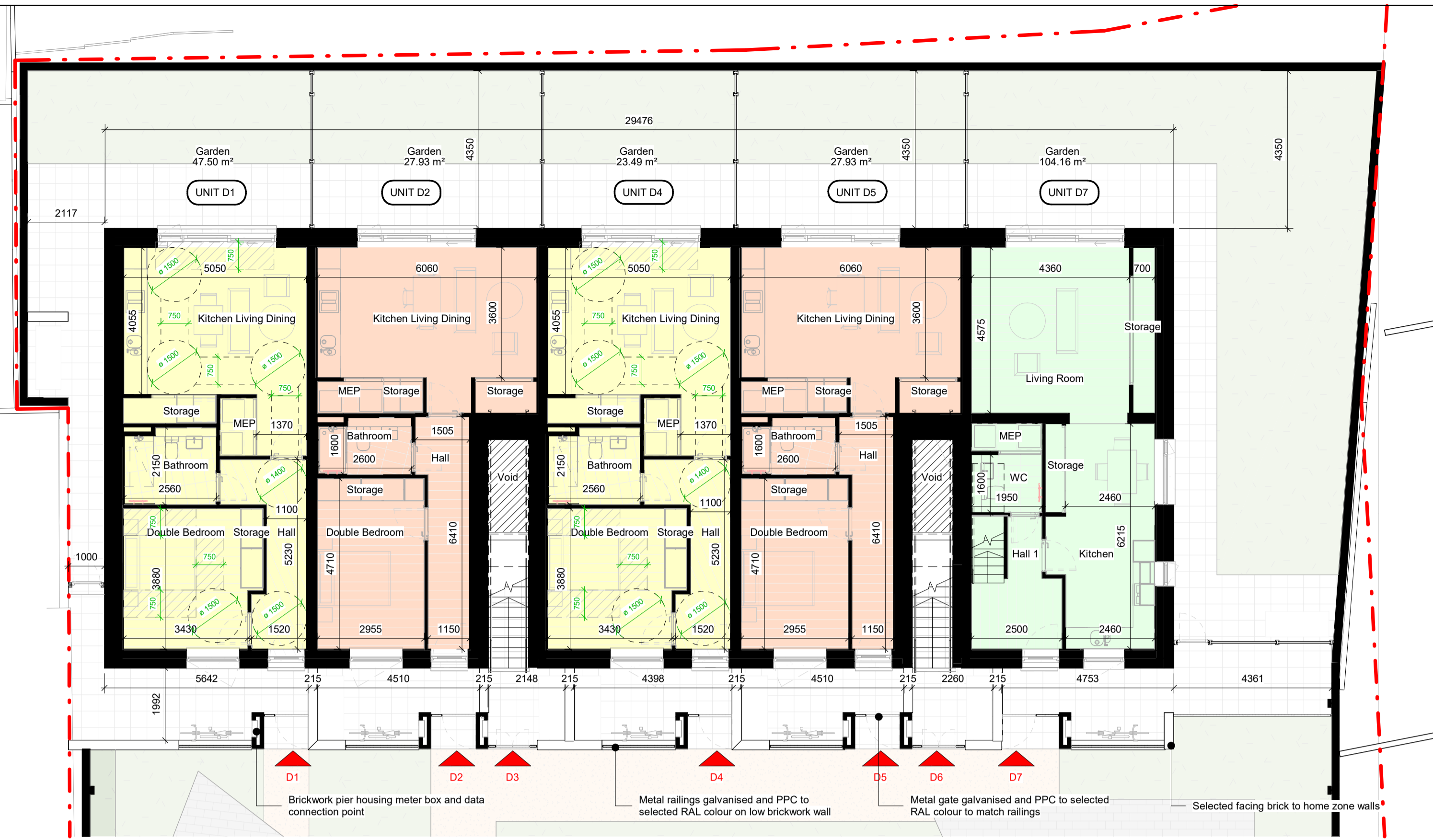
No	Date	By	Description
00	2024.07.22	SF	Issued for Section 179A Notification
01	2025.01.22	SF	Issued for Planning



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Project: an Triantán	
Address: Station Road, Kildare	
Client: Kildare County Council	
Title: Planning - Zone C - Sheet 2	Revision: 01
Number: 2308-C-Z-DR-SCA-AR-1021	Package: 10-PLANNING
Purpose: P3 Statutory Submission - Planning Permission	Drawn: GH
Scale @A1: As indicated	Date: 2024.02.01





General Notes:

- 1 Bedroom Apartment
- 1 Bedroom Apartment (UD)
- 2 Bedroom House
- 2 Bedroom Apartment / Duplex
- 2 Bedroom Apartment (UD)
- 3 Bedroom Duplex
- 3 Storey House
- Ancillary / Service Building

Indicates zone not subject to this drawing. Refer to Zone specific drawings for further information.

Indicates clear access zones, turning circles and indicative clear paths as per Universal Design Guidelines. Dimensions in green indicate the achieved clear widths.

Please refer to Housing Quality Assessment for critical areas

Please refer to BSLA's drawings for information on proposed landscape

Name	Unit Number	Area	Min Area
UNIT D1	24	55.98 m ²	45.00 m ²
UNIT D2	25	55.10 m ²	45.00 m ²
UNIT D3	26	111.96 m ²	90.00 m ²
UNIT D4	27	55.98 m ²	45.00 m ²
UNIT D5	28	55.10 m ²	45.00 m ²
UNIT D6	29	111.96 m ²	90.00 m ²
UNIT D7	30	118.73 m ²	100.00 m ²

0 5m

ZONE D

Project: an Triantán
Address: Station Road, Kildare
Client: Kildare County Council
Title: Planning - Zone D
Number: 2398-D-Z-DR-SCA-AR-1022
Purpose: P3 Statutory Submission - Planning Permission
Scale: As Indicated
Date: 2024.02.01
Package: BUILDING CONTROL
Revision: 01
Drawn: GH

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SCA SHAY CLEARY ARCHITECTS

No	Date	By	Description
00	2024.07.22	SF	Issued for Section 179A Notification
01	2025.01.22	SF	Issued for Planning

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