



PROPOSED SITE LAYOUT
(Scale 1:500)

SITE STATISTICS
(As required for Housing by Kildare Co. Development Plan 2017-2023)

Overall Site Area (Edged in RED)
= 14,152.8m²/ 1.4Ha (3.49 acres)

Gross Area of Development 3,715m²
Density 28 Unit / Hectare
Plot Ratio 0.26
Site Coverage 6.36%

OPEN SPACE

Public:
Required = 15% (2,122.92m²)
Provided = 15.06% (2,132.65m²)

Private (required):
1B = 48m²
2B = 55m²
3B = 60m²
4B or more = 75m²

Private Open Space for Housing is provided in the form of rear gardens of minimum 11m in depth, in compliance with the recommended areas required by the current Kildare Co. Development Plan 2017-2023.

KEY:

PUBLIC OPEN SPACE
Public Open Space Required = 14,152.8m² x 0.15 = 2,122.92m² (15% of Total Site)

Centrally located Grassed / Landscaped areas

OS 01	994.50m ²
OS 02	569.60m ²
OS 03	196.30m ²
OS 04	130.55m ²
OS 05	33.20m ²
OS 06	115.60m ²
OS 07	92.90m ²
Total	2,132.65m²

Homezone / Shared Surfaces

Homezone N°1	287.30m ²
Homezone N°2	234.56m ²
Total	521.86m²

TOTAL PUBLIC OPEN SPACE PROVIDED
2,132.65+521.86=2,654.51m²

LEGEND:

Indicates double fronted units and visibility / surveillance outlook

These dwellings have been designed to address and face both the public open space areas and the streets. Typically these corner units are double fronted with aspect to the front and a side approach, providing access and integration to the public areas. This encourages presence, use and passive surveillance of the public areas

Surveillance/views from proposed housing to public amenity space

PLANNING

		Client: Kildare County Council Project: Proposed Housing Development at Ardclough Road, Celbridge, Co. Kildare Drawing Description: Public Realm Status: Planning Date: May 2022		Scale: 1:500 @ A1 Drawing No: 210303-03-009 Rev: - Drawing No: 210303-03-009 Date: May 2022	
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