

TOTAL FLOOR AREA FOR BLK 3 & BLK 4 =158SQ.M  
 TOTAL FLOOR AREA FOR EXTERNAL SHED = 24SQ.M  
 TOTAL FLOOR AREA TO BE DETAINED =182SQ.M

Issued for: 01-Planning

Barracks Road, Ballitore, Co. Kildare.

**Part 8 application for former Garda station Ballitore for Kildare County Council.**

**Feasibility Stage**

**General notes:**

**Zoning:** Existing / Infill Residential.  
**Site area:** 0.2271 hectares / 0.561 acres

**Services:**

**Water:** Access to public mains

**Foul:** Access to public sewer

**Surface water:** Death with on site.

**Proposal:**

Car parking provision: 12 no. spaces  
 Public amenity space provision: 20%(11.3%usable)  
 Area of existing buildings : 70 sqm 2 bed unit  
 98 sqm 3 bed unit  
 Area of proposed dwelling : 58 sqm 1 bed unit  
 98 sqm 2 bed unit

Number of units:6 units  
 2 no. existing dwelling on site to be refurbished (blk 3&4)  
 1 no. two bed unit & 1no. 3 bed unit.  
 2no houses comprising of 4 no. units (blk 1/3&4/6)  
 2 no. one bed units & 2 no. two bed units.

OS map ref no. 4007-B & 4008-A  
 Density: 26.6 units per hectare  
 Site coverage: 13.7%  
 Plot ratio: 0.22

- Notes:**
- This drawing has been prepared for planning purposes 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 issue	21/05/26

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



**Project:**  
 Ballitore Garda Station

**Address:**  
 Barracks Road, Ballitore, Co. Kildare.

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

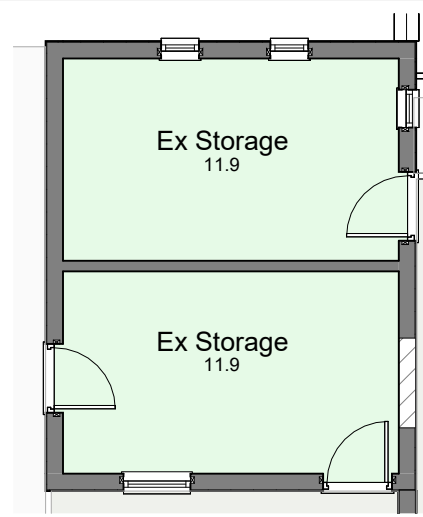
**Prepared By:** Capital Housing Team,  
 Architectural Services Section,  
 Housing Department,  
 Kildare County Council

**Senior Architect:** Patrick Henderson, MRIA  
**Senior Executive Architect:** John Delaney, MRIA  
**Executive Architect:** John Delaney, MRIA

Dwg : Project No: 21091  
 Blk 3&4 Floor Plans Dwg No: 1002

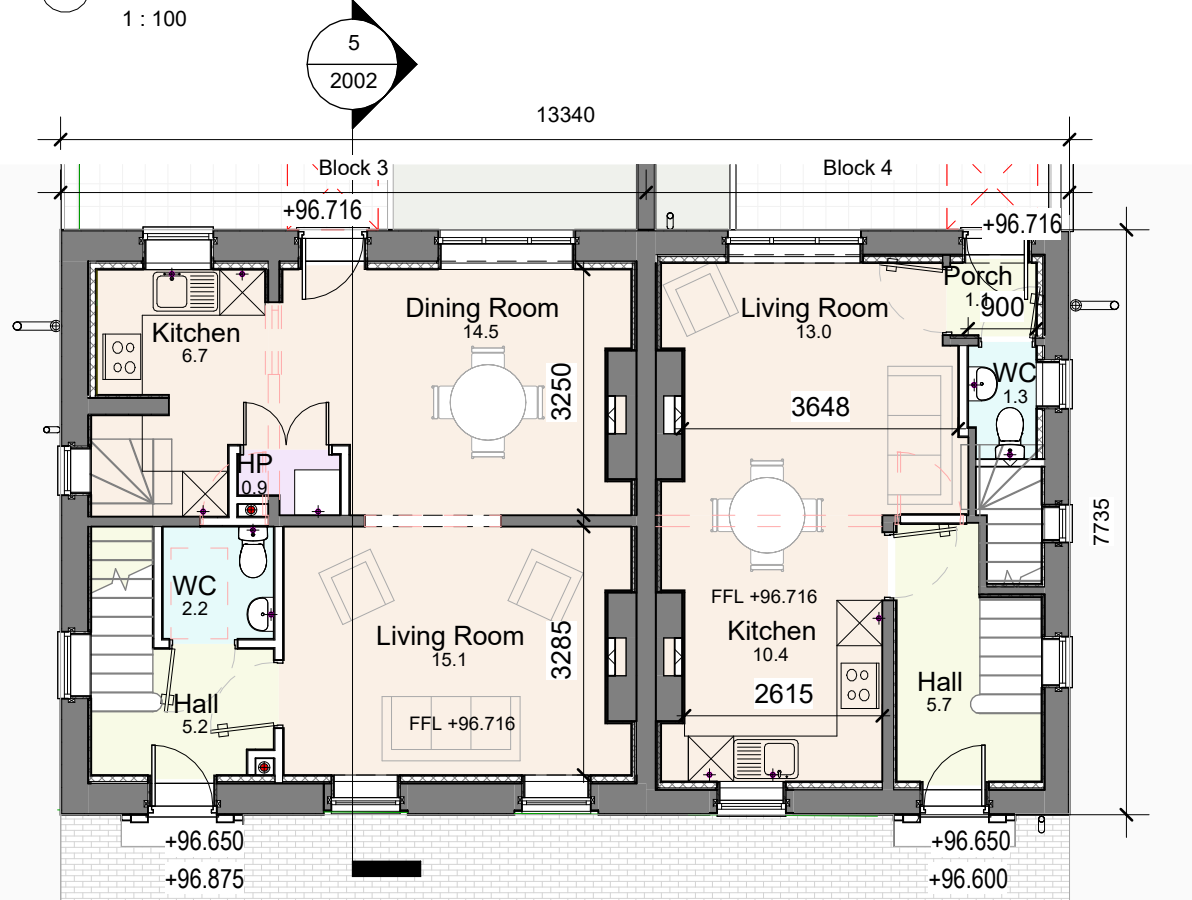
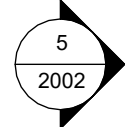
Scale As indicated DWG title: 21091-KCC-ZZ-22-DR-A-1002

Drawn By: LB Checked By: JD Date: 15/05/2026 10:40:05



3 Bk 3&4 00 Level External Shed

1 : 100

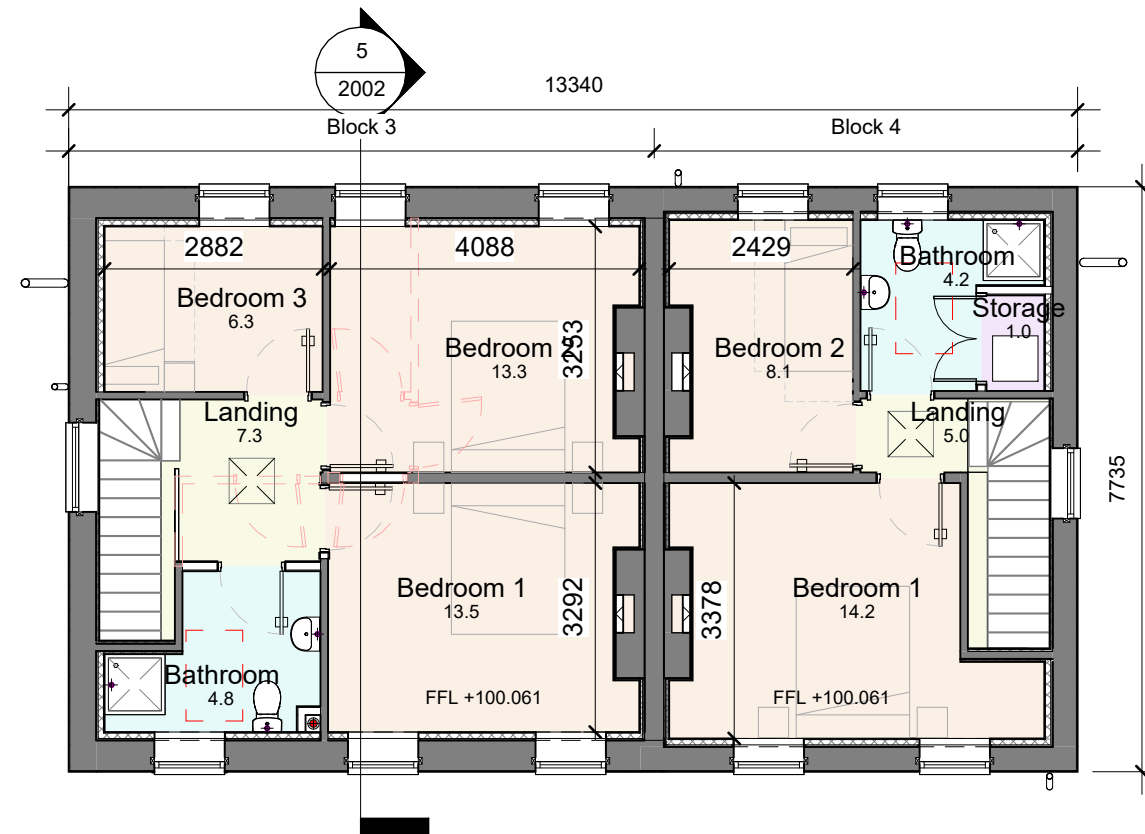


1 Bk 3&4 00 Level

1 : 100

BLK 3: AREA OF GROUND FLOOR 46 SQM  
 BLK 4: AREA OF GROUND FLOOR 33 SQM  
 TOTAL GROUND FLOOR AREA FOR BLK 3 & BLK 4=79SQ.M

blk 03					
Room name	Level	Number	Area	Min Design Guidelines area	Design Guidelines min width
Hall	00	3.01	5 m <sup>2</sup>		
Living Room	00	3.02	15 m <sup>2</sup>	living/kitchen/dining combined 34.sq.m	3.8m
WC	00	3.03	2 m <sup>2</sup>		
Kitchen	00	3.04	7 m <sup>2</sup>	living/kitchen/dining combined 34.sq.m	3.8m
Dining Room	00	3.05	15 m <sup>2</sup>	living/kitchen/dining combined 34.sq.m	3.8m
HP	00	3.06	1 m <sup>2</sup>		
Bedroom 3	01	3.07	6 m <sup>2</sup>	7.1 sq m	2.1m
Bedroom 2	01	3.08	13 m <sup>2</sup>	11.4 sq m	2.8m
Bedroom 1	01	3.09	14 m <sup>2</sup>	13 sq m	2.8m
Bathroom	01	3.10	5 m <sup>2</sup>		
Landing	01	3.11	7 m <sup>2</sup>		
Ex Storage	00	3.12	12 m <sup>2</sup>		



2 Bk 3&4 01 Level

1 : 100

BLK 3: AREA OF FIRST FLOOR 46 SQM  
 BLK 4: AREA OF FIRST FLOOR 33 SQM  
 TOTAL FIRST FLOOR AREA FOR BLK 3 & BLK 4=79SQ.M

blk 04					
vgvg	Level	Number	Area	Min Design Guidelines area	Design Guidelines min width
Hall	00	4.01	6 m <sup>2</sup>		
Kitchen	00	4.02	10 m <sup>2</sup>	living/kitchen/dining combined 28.sq.m	3.6m
WC	00	4.03	1 m <sup>2</sup>		
Living Room	00	4.04	13 m <sup>2</sup>	living/kitchen/dining combined 28.sq.m	3.6m
Porch	00	4.05	1 m <sup>2</sup>		
Bedroom 2	01	4.07	8 m <sup>2</sup>	7.1 sq m	2.1m
Storage	01	4.08	1 m <sup>2</sup>		
Bedroom 1	01	4.09	14 m <sup>2</sup>	13 sq m	2.8
Bathroom	01	4.10	4 m <sup>2</sup>		
Landing	01	4.11	5 m <sup>2</sup>		
Ex Storage	00	4.12	12 m <sup>2</sup>		

