

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 & 1 no. 3 bed unit.
 2 no 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

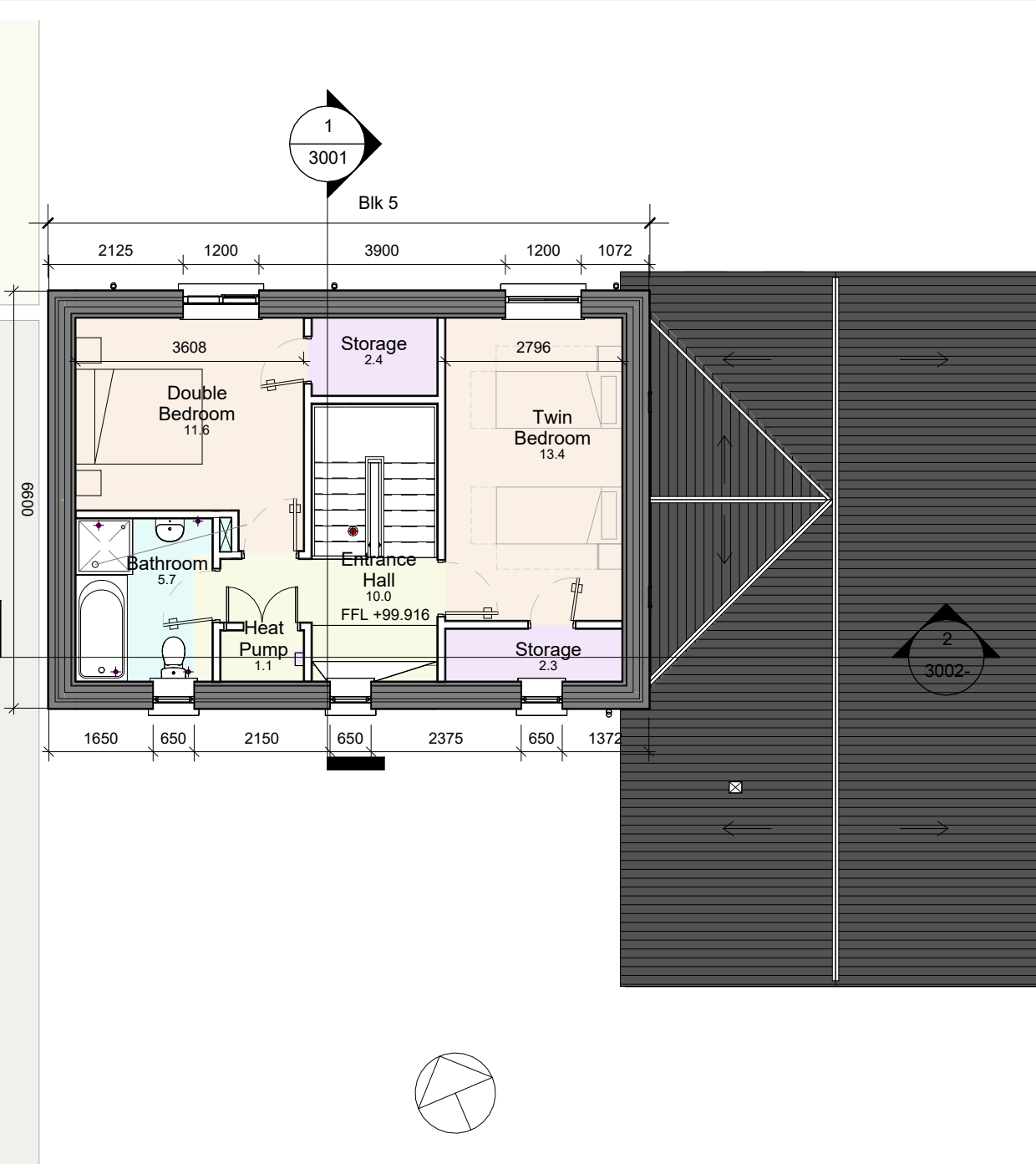
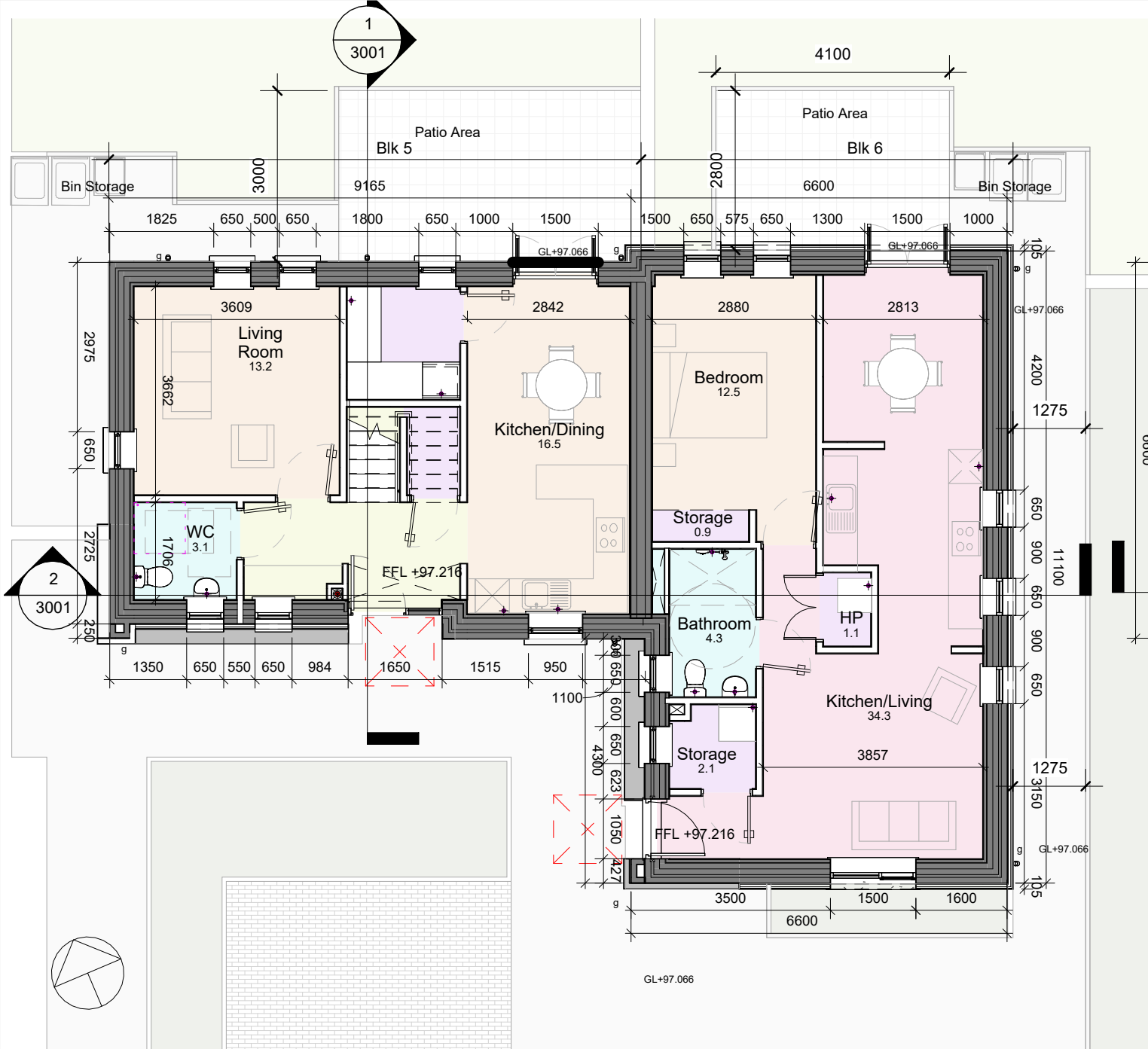
Prepared By: Capital Housing Team,
 Architectural Services Section,
 Housing Department,
 Kildare County Council

Senior Architect: Patrick Henderson, MRIAI
Senior Executive Architect: John Delaney, MRIAI
Executive Architect: John Delaney, MRIAI

Dwg : Blk 5&6 Floor Plans
 Project No: 21091
 Dwg No: 1003

Scale As indicated
 DWG title: 21091-KCC-ZZ-ZZ-DR-A- 1003

Drawn By Author
 Checked By Checker
 Date 15/05/2026 10:39:59



2 Bk 5&6 00 Level Part 8

1 : 100

BLK 5: AREA OF GROUND FLOOR 58 SQM
 BLK 6: AREA OF GROUND FLOOR 48.7 SQM

TOTAL BLK 5: AREA OF GROUND FLOOR 58 SQM
 TOTAL BLK 6: AREA OF GROUND FLOOR 98 SQM

blk 01/05

vgvg	Level	Number	Area	Min Design Guidelines area	Design Guidelines min width
Kitchen/Living	00 Level	01	34 m ²	23 sq m	3.3 m.
Bedroom	00 Level	02	12 m ²	13 sq m	2.8m
HP	00 Level	03	1 m ²		
Bathroom	00 Level	04	4 m ²		
Storage	00 Level	05	2 m ²	Total storage 3 sq m	
Storage	00 Level	06	1 m ²	Total storage 3 sq m	

1 Bk 5&6 01 Level Part 8

1 : 100

BLK 6: AREA OF FIRST FLOOR 49.6 SQM

blk 02/06

Name	Level	Number	Area	min clear width	Min Design Guidelines area	Design Guidelines min width
Kitchen/Dining	00 Level	10	16 m ²	3.6 m	KLD =30 sq m	3.6 m
WC	00 Level	12	3 m ²			
Living Room	00 Level	13	13 m ²	3.6 m	KLD =30 sq m	3.6 m
Utility Room	00 Level	N/C	4 m ²		Total storage 6 sq m	
Storage	00 Level	N/D	1 m ²		Total storage 6 sq m	
Entrance Hall	00 Level	N/E	8 m ²			
Double Bedroom	01 Level	16	12 m ²	2.8 m	11.4 sq m	2.8 m
Bathroom	01 Level	17	6 m ²			
Heat Pump	01 Level	19	1 m ²		Total storage 6 sq m	
Storage	01 Level	20	2 m ²		Total storage 6 sq m	
Twin Bedroom	01 Level	21	13 m ²	2.8 m	13 sq m	2.8 m
Entrance Hall	01 Level	21	10 m ²			
Storage	01 Level	N/B	2 m ²		Total storage 6 sq m	

