DEVELOPMENT CONTROL STANDARDS

SITE COVERAGE:
Total area of ground covered by buildings (3200m2)
Total ground area within the site curtilage (32612m2)
= 10%

Maximum site coverage shall be 50% for residential development

PLOT RATIO:
Gross building floor area (4500m2)
Gross site area (32612m2)
= 0.14

Max. Plot ratio
Outer suburban close to public transport - 0.35 - 0.5

OVERLOOKING & OVERSHADOWING:
Minimum distance between upper floor windows - 22m

LANDSCAPING:
To later detail

ACCESS FOR ALL:
All dwellings will comply with recommendations set out in 'Buildings for everyone (NDA) and Part M of the building regs

MINIMUM FLOOR AREAS OF HOUSE

Unit type	Floor area	Storage area
Three bed house	130m2	9m2

PRIVATE OPEN SPACE FOR A HOUSE

One Bedroom house	48m2
Two bed house	55m2
Three bed house	60m2

PUBLIC OPEN SPACE - >15%
Landscaped park area with nature trail along stream
Site permeability via new link through adjoining lands
Playground with 8 no. visitor spaces

CAR PARKING FOR HOUSING
2 no. spaces provided for each dwelling

SCHEMATIC HOUSE TYPE

PLAYGROUND WITHIN A PARK SETTING

LOCATION OF EXISTING FOUL SEWER MANHOLE

COMMUNITY NOTICE BOARD WITH TOURIST AND WILDLIFE INFORMATION

OS Ref:

Issue: DISCUSSION

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Proposed Residential Development
At, Knockbane, Castledermot, Co. Kildare

Date: January 2022

Scale: 1:500

SCHEMATIC LAYOUT PROPOSAL

DIMENSIONS EXCLUDE CONSTRUCTION TOLERANCES TYPICALLY +/- 5% ON DIMENSIONS LEVELS AND ANGLES

Drg. Ref.: 4285-02

Rev: -

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