



Part 8 Planning Application

Kildare County Council,
Devoy Park, Naas, Co. Kildare.

Part 8 No.:	P82022.18
Project Name:	Capital Housing Coill Dubh,
Project Number:	16-154
Site Location:	Newtown House, Leixlip, Co. Kildare.
Project Description:	<p>The proposed development comprises:</p> <ul style="list-style-type: none"> • The construction of 4 no. single-storey, semi-detached dwellings consisting of: 2no. 1-bed and 2no. 2-bed dwellings. • Demolition of the existing single storey shed. • Tree surgery and removal of some existing trees and overgrowth. • Demolition and alterations to the existing boundary walls including a new pedestrian entrance. • Associated site development works including landscaping, drainage, public lighting, new paths and hard landscaping, ancillary site services, and development works above and below ground.
Design Team	<p>Patrick Henderson A/Senior Executive Architect.</p> <p>Gordon Weston Executive Architect</p> <p>Mary Morrissey Executive Architect</p> <p>Noel Shortt Executive Technician</p>



Part 8 Planning application for Proposed 4 social housing units at Newtown House, Leixlip, Co. Kildare Pre-Part 8 briefing Presentation to Celbridge /Leixlip MD



Gordon Weston /Mary Morrissey/ Paddy Henderson/Noel Short





Site Details.

Site area: 0.185 hectares

Zoning: New residential

The site is located to the rear of Newtown House. It backs on to 2 storey houses facing on to River Forest. It is accessible from the existing car park serving the Newtown House/ LYPG Community Center and Leixlip Library.

Part of the existing site is an old orchard. It is proposed that this will be retained; the dilapidated outhouses will be removed; and the large stone wall dividing the site reduced in height to facilitate the proposed development.

Proposed No. of units: 4 residential units

Proposed Density: 23 units per hectare

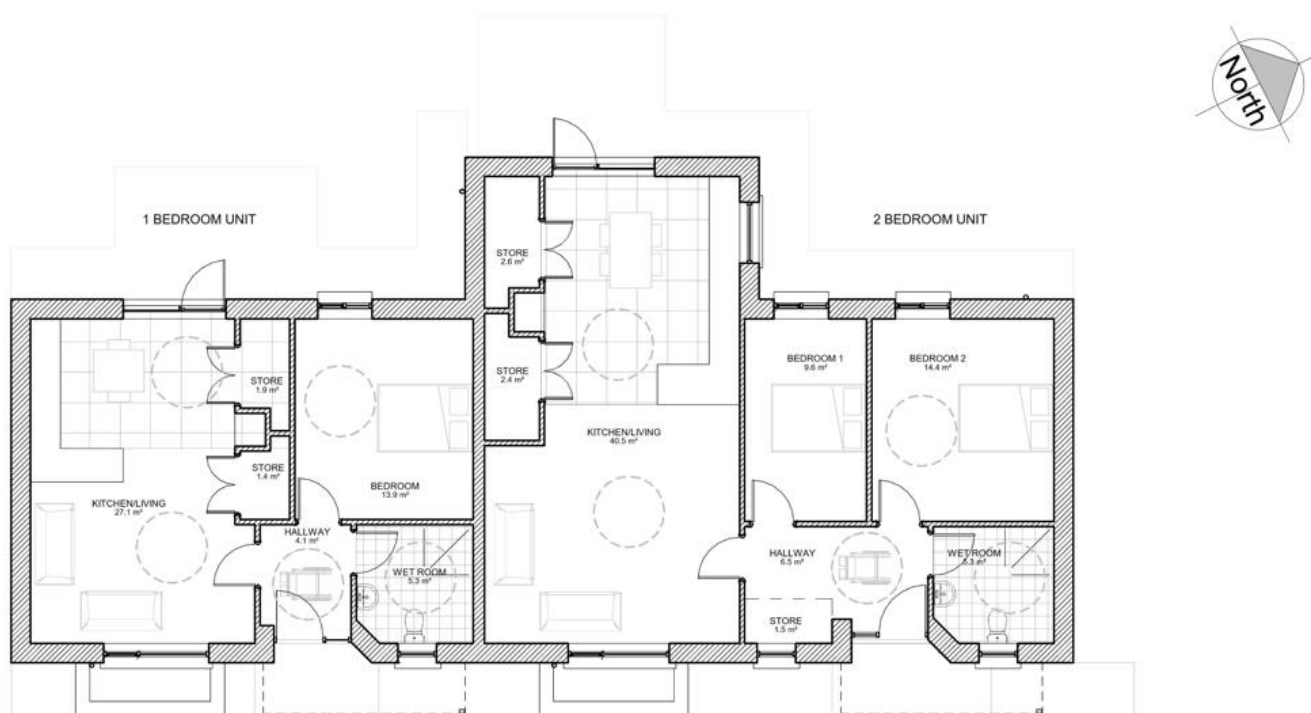
Proposed Unit mix: 4 no. single storey houses
2no. x 1 beds
2no. x 2 beds

Proposed Car Parking: 0 spaces-
But upgrade 2 spaces to an Electric car space and a disabled accessible space

All the units are single storey . Unit 1 overlooks the existing carpark. The proposed open space is overlooked by the living areas of all the units.



Typical units:



1 Bedroom Unit

Area:	55Msq
Living area:	27Msq
Bedroom:	13Msq
Storage:	3.3Msq

2 Bedroom Unit

Area:	85Msq
Living area:	40.5Msq
Bedrooms:	25Msq
Storage:	6.5Msq



The units have open plan living dining rooms and wet rooms to facilitate accessibility.

Pat Henderson

Patrick Henderson

A/Senior Executive Architect,
Kildare County Council,
Aras Chill Dara,
Devoy Park,
Co Kildare.