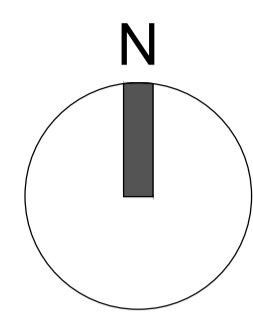




**PROPOSED SITE LAYOUT (Scale 1:500)**  
 area = 1.4 Ha / 14,101.8 m<sup>2</sup> (3.48 acres)

### LEGEND

- Subject Site
- Bridge Site
- Public Open Space
- Landscaped External Private Open Space
- Private Open Space
- Internal Road (Stamped asphalt)
- Home Zone
- ↔ Viewing Direction
- Car Parking Space
- Bicycle stand
- Refuse Bin Stores
- Proposed additional Footpath
- PL1 Public lighting column/pole type
- LB Luminaire B LED wall light



**IMPORTANT NOTE**  
 All road, footpath and traffic calming design shown, as well as indications about existing bridge to be modified are only indicative and subject to Engineers details and specifications and to fully comply with current building and road regulations.

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

Overall Site Area (*Edged in RED*) = 14,152.8m<sup>2</sup>/ 1.4Ha (3.49 acres)  
 Bridge Site Area (*Edged in DARK RED*) = 195m<sup>2</sup>/0.195Ha (0.048 acres)

Gross Area of Development 3,715m<sup>2</sup>  
 Density 28 Unit / Hectare  
 Plot Ratio 0.26  
 Site Coverage 6.36%

### UNIT TYPES

- TYPE A**  
 4 BEDS. HOUSE  
 1 House
- TYPE B**  
 3 BEDS. HOUSE  
 13 Houses
- TYPE C**  
 3 BEDS. DUPLEX  
 4 Apartments
- TYPE D**  
 2 BEDS. APARTMENTS  
 3 Apartments
- TYPE D**  
 2 BEDS. DUPLEX  
 6 Apartments
- TYPE D**  
 1 BED APARTMENTS  
 4 Apartments
- TYPE D**  
 1 BED HOUSE  
 8 houses

**39 PROPOSED UNITS**

**OPEN SPACE**  
**Public:**  
 Required = 15% (2,122.92m<sup>2</sup>)  
 Provided = 15.06% (2,132.65m<sup>2</sup>)

**Private (required):**  
 1B = 48m<sup>2</sup>  
 2B = 55m<sup>2</sup>  
 3B = 60m<sup>2</sup>  
 4B or more = 75m<sup>2</sup>

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.

**CAR-PARKING**  
 Required: 2 car spaces / dwelling, 1.5 car spaces / apartment + 1 visitor space per 4 apartment, with 2 disabled parking spaces = 77 spaces

Provided:  
 77 spaces (Total)  
 Including 2 Disabled parking spaces

**BICYCLE STANDS**  
 Required:  
 1 per Apt. bedroom + 1 visitor per each 2 Apt. units = 59 bike spaces

Provided:  
 60 Bike parking spaces

PLANNING

<p>Rev Description</p> <p>By Date</p> <p>13.04.2023</p> <p>27.06.2022</p>	<p>Client: Kildare County Council</p> <p>Project: Proposed Housing Development at Ardcloagh Road, Celbridge, Co. Kildare</p> <p>Drawing: Proposed Site Layout Plan</p> <p>Description: 210303-03-003</p> <p>Status: Planning</p> <p>Date: April 2023</p>
<p>Scale: 1:500 @ A1</p> <p>Rev: B</p> <p>Checked by: BF</p>	<p>Scale: 1:500 @ A1</p> <p>Rev: B</p> <p>Checked by: BF</p>



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