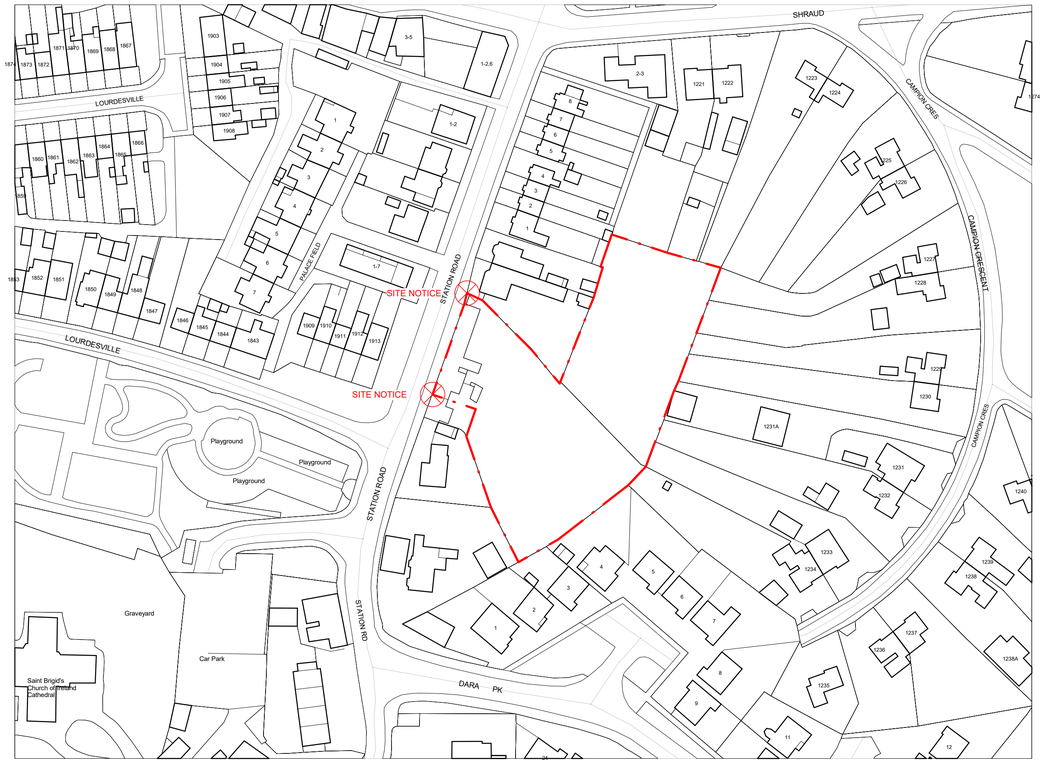
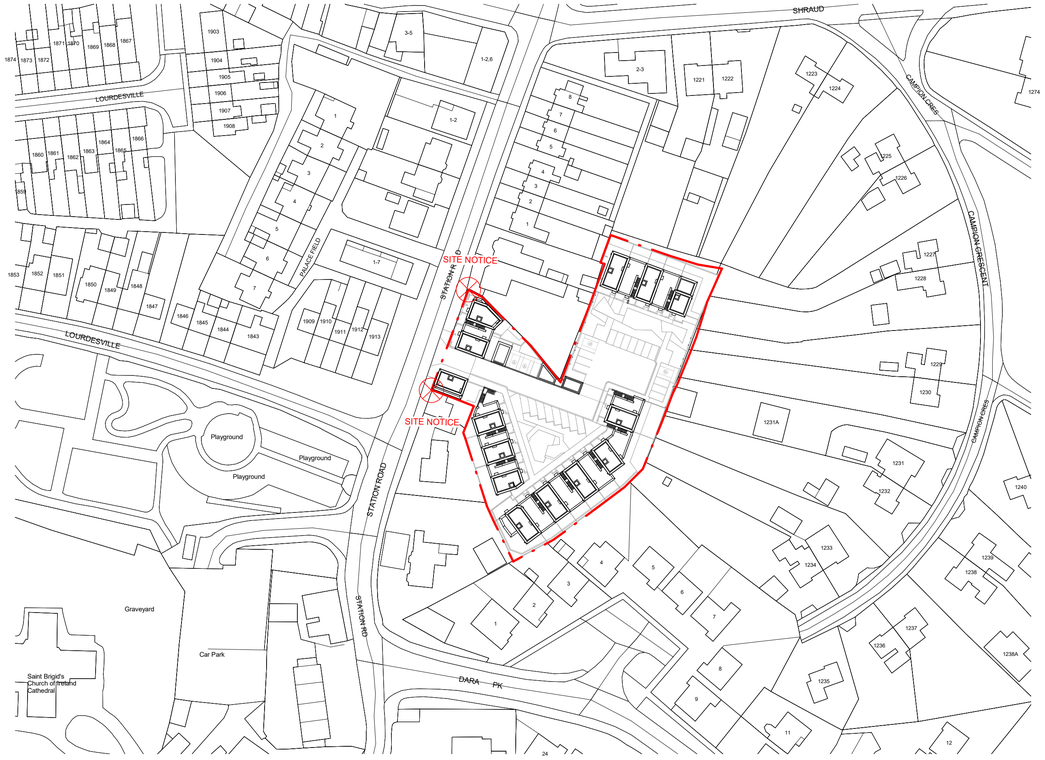


1 **Planning - OS Map**
1 : 1000



2 **Planning - Proposed Site Location Plan**
1 : 1000

Description:
==========
Digital Landscape Model (DLM)

Publisher / Source:
==========
Ordnance Survey Ireland (OSi)

Data Source / Reference:
==========
PRIME2

File Format:
==========
Autodesk AutoCAD (DWG_R2013)

File Name:
==========
v_50355141_1.dwg

Clip Extent / Area of Interest (AOI):
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LLX,LLY= 672790.8043,712459.978
LRX,LRY= 673122.8043,712459.978
ULX,ULY= 672790.8043,712705.978
URX,URY= 673122.8043,712705.978

Projection / Spatial Reference:
==========
Projection= IRENET95_Irish_Transverse_Mercator

Centre Point Coordinates:
==========
X,Y= 672956.8043,712582.978

Reference Index:
==========
Map Series | Map Sheets
1:1,000 | 3660-12

Data Extraction Date:
==========
Date= 04-Sep-2023

Source Data Release:
==========
DCMLS Release V1.167.116

Product Version:
==========
Version= 1.4

License / Copyright:
==========
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General Notes:

Site Information:
Area 5032 m²

LAP Zoning B: Existing Residential / Infill

Proposed Development Overview:
Proposed 30no. units
- 5no. 3 bedroom apartments;
- 1no. 3 bedroom three storey house;
- 2no. 2 bedroom two storey houses;
- 2no. 2 bedroom apartments;
- 10no. 2 bedroom apartments;
- 10no. 1 bedroom apartments;

Universal Design
- 5no. 1 bedroom apartments
- 4no. 2 bedroom apartments

Density 60.6 units per hectare

Open Space Provision
610sqm (12%)

Car Parking
- 26no. spaces
- Of which 4no. accessible spaces

Cycle Parking
- 54no. residents spaces
- Of which 4no. suitable for adapted / cargo cycles
- 16no. visitor spaces
- Of which 4no. suitable for adapted / cargo cycles

Site Boundary

Site Notice Location

0 10 20 50m

No	Date	By	Description
00	2024.02.01	SF	Issued for Stage 2 Approval
01	2024.07.22	SF	Issued for Section 179A Notification
02	2025.01.22	SF	Issued for Planning

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Project: an Triantán
Address: Station Road, Kildare
Client: Kildare County Council
Title: Planning - Site Location Map
Number: 2308 - Z - Z - DR - SCA - AR - 1000
Purpose: P3 Statutory Submission - Planning Permission
Revision: 02
Scale @A1: 1 : 1000
Package: 10-PLANNING
Date: 2024.02.01
Drawn: SF

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e info@sca.ie
w www.sca.ie

Hedge 1

1704

1705

1706

1703

1710

1709

1708

1707

Group 1

T1

Existing slab

+100.89 m

+100.93 m

+100.84 m

+105.22 m

+105.22 m

+104.92 m

+101.91 m

+102.20 m

Overgrown vegetation

Telecommunications tower and ancillary structure in the ownership of Virgin Media to be dismantled and removed offsite by others.

TOP OF TOWER 116.60

TOWER

GRASS

BUSH

VEGETATION

CONC WALL

STONE WALL

BRICK WALL

WOODEN FENCE

MESH FENCE

METAL FENCE

TARMAC

GRAVEL

STAY

CONC

RERB

DYL

SWL

WM

MH

EIRCOM

TP

TOE103.24

TOE102.58

TOE104.84

TOE104.86

TOE103.13

TOE101.45

1 Planning - Existing Site Layout Plan
1 : 200

0 5 10 m

General Notes:

Site Boundary

Approximate extent of Japanese Knotweed infestation as per survey carried out by LK Remediate on behalf of KCC

Approximate Area Above Ground: 466m²
Approximate Volume: 1,239m³

Arborist Survey - Approximate crown area of tree.

Numbering refers to Tree Numbering convention employed in Appendix A: Tree Survey Schedule-Station Road Kildare appended to Impact Assessment Report carried out by Arbor-Care on behalf of KCC

Indicative location of tree not surveyed.

For further information on existing cottages, refer to:

- *"Report on the Architectural/Historic Significance of Derelict Cottages on Station Road, Kildare, County Kildare and Associated Lands to the Rear & Observations on the Heritage Value of the Existing Roadside Structures"* by David Slattery Conservation Architects
- *"Refurbishment Feasibility Assessment"* by Shay Cleary Architects

Approximate Existing Cottage GFA: 175m2

Denotes indicative route of existing buried pipes connecting to existing manholes, services to be retained / rerouted as part of proposed works

No	Date	By	Description
00	2024.02.01	SF	Issued for Stage 2 Approval
01	2024.07.22	SF	Issued for Section 179A Notification
02	2025.01.22	SF	Issued for Planning

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Project: an Triantán
Address: Station Road, Kildare
Client: Kildare County Council
Title: Planning - Existing Site Layout
Number: 2308 - Z - Z - DR - SCA - AR - 1001
Purpose: P3 Statutory Submission - Planning Permission
Revision: 02
Scale @A1: 1 : 200
Package: 10-PLANNING
Date: 2024.02.01
Drawn: SF

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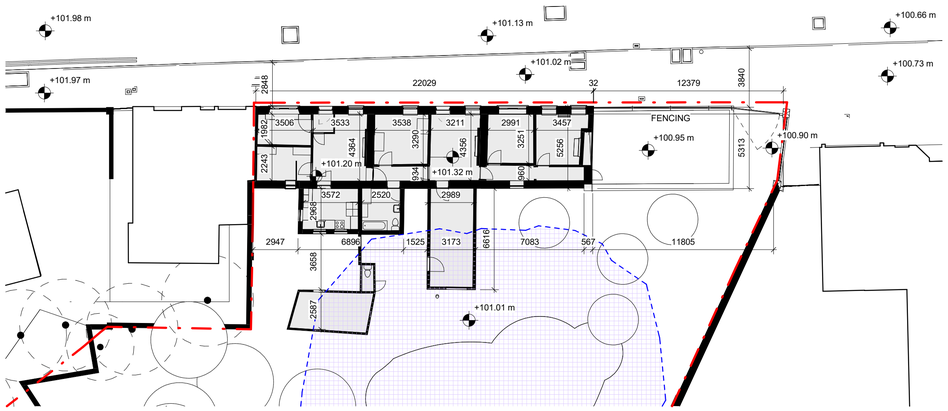
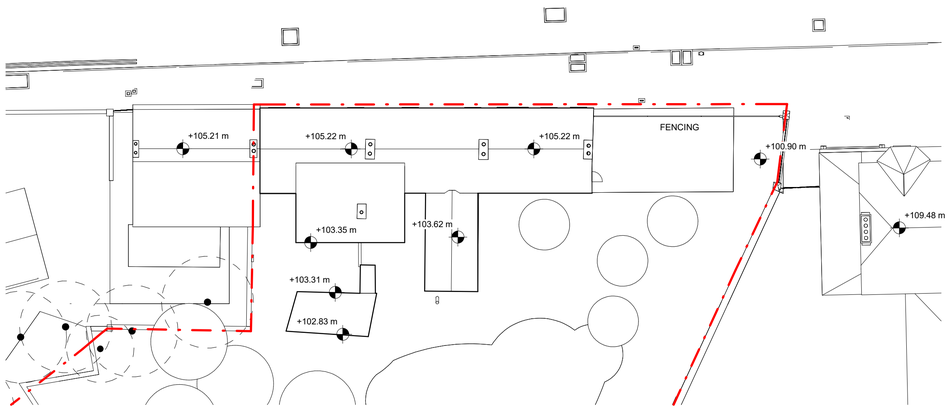
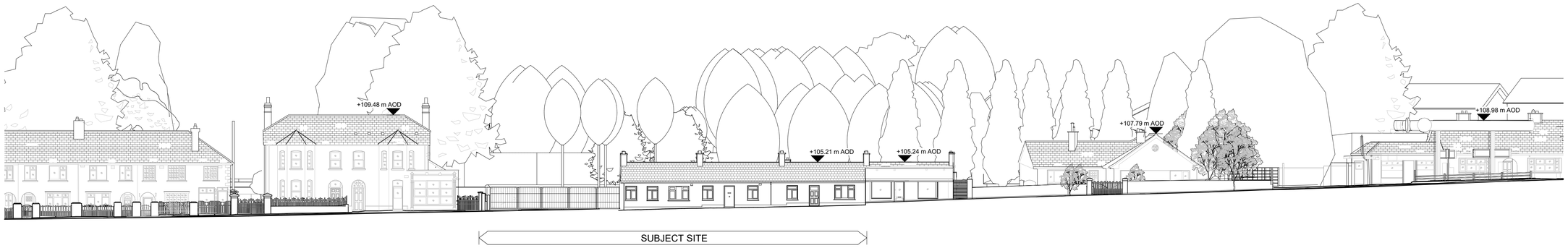
w www.sca.ie



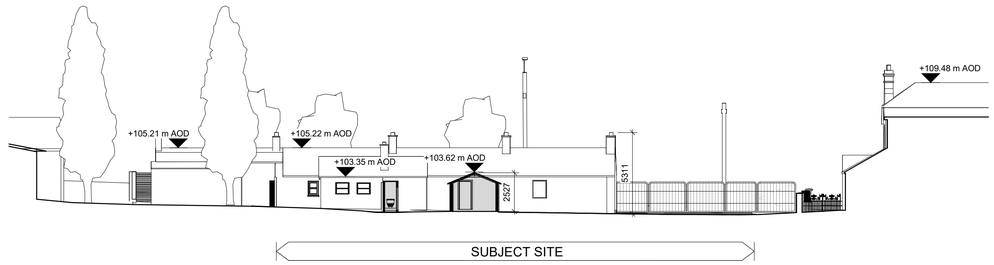
1 Planning - Existing Cottages Ground Floor Plan
1 : 200



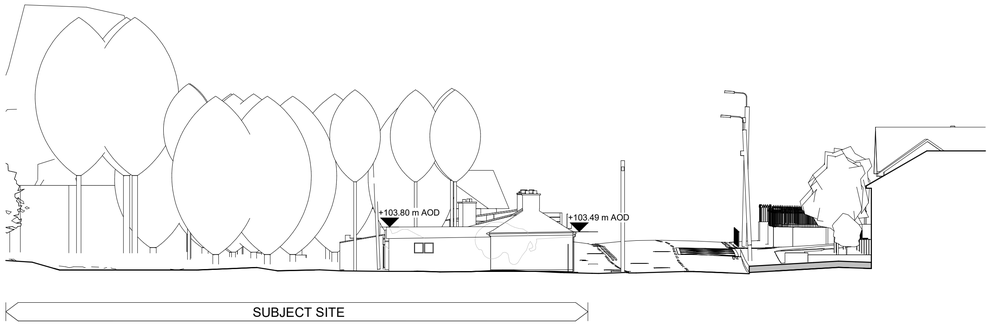
2 Planning - Existing Cottages Roof Plan
1 : 200



3 Planning - Existing Station Road Elevation
1 : 200



4 Planning - Existing Cottages Rear Elevation
1 : 200



5 Planning - Existing Cottages Side Elevation
1 : 200

0 5 10 m

General Notes:

Site Boundary

Approximate extent of Japanese Knotweed infestation as per survey carried out by LK Remediate on behalf of KCC

Approximate Area Above Ground: 466m²
Approximate Volume: 1,239m²

Arborist Survey - Approximate crown area of tree.

Numbering refers to Tree Numbering convention employed in Appendix A: Tree Survey Schedule-Station Road Kildare appended to Impact Assessment Report carried out by Arbor-Care on behalf of KCC

Indicative location of tree not surveyed.

For further information on existing cottages, refer to:

- *"Report on the Architectural/Historic Significance of Derelict Cottages on Station Road, Kildare, County Kildare and Associated Lands to the Rear & Observations on the Heritage Value of the Existing Roadside Structures"* by David Slattery Conservation Architects
- *"Refurbishment Feasibility Assessment"* by Shay Cleary Architects

Approximate Existing Cottage GFA: 175m2

No	Date	By	Description
00	2024.02.01	SF	Issued for Stage 2 Approval
01	2024.07.22	SF	Issued for Section 179A Notification
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Project: an Triantán
Address: Station Road, Kildare
Client: Kildare County Council
Title: Planning - Existing Cottages Drawing
Number: 2308 - Z - Z - DR - SCA - AR - 1002
Purpose: P3 Statutory Submission - Planning Permission
Revision: 02
Scale @A1: 1 : 200
Package: 10-PLANNING
Date: 2024.02.01
Drawn: SF

SHAY CLEARY ARCHITECTS
16 Palmerston Park, Rathmines, Dublin D06 EY64
t 01 402 5090
e info@sca.ie
w www.sca.ie

Hedge 1

1704

T1

+100.84 m AOD

Ridge +105.22 m AOD

Ridge +105.22 m AOD

+101.91 m AOD

Telecommunications tower and ancillary structure in the ownership of Virgin Media to be dismantled and removed offsite by others.

1705

1706

Low barbed wire fence to be removed.

1703

Ridge +104.92 m AOD

Group 1

1710

+102.20 m AOD

Collapsed boundary fence to be removed and new boundary treatment constructed

1709

1708

1707

0 5 10 m

General Notes:

Approximate extent of Japanese Knotweed infestation as per survey carried out by LK Remediate on behalf of KCC. Knotweed to be excavated under supervision.

Approximate Area Above Ground: 466m²
Approximate Volume: 1,239m²

Existing Structures to be Demolished
Approximate Existing Cottage GFA: 175m2

Vegetation to be cleared as part of enabling works prior to main contract

Arborists Survey - Trees to be Removed

Arborists Survey - Trees to be Retained

Arborists Survey - Root Protection Zone

Numbering refers to Tree Numbering convention employed in Appendix A: Tree Survey Schedule-Station Road Kildare appended to Impact Assessment Report carried out by Arbor-Care on behalf of KCC

For further information on existing cottages, refer to:

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Project: an Triantán
Address: Station Road, Kildare
Client: Kildare County Council
Title: Planning - Demolition Site Layout
Number: 2308 - Z - Z - DR - SCA - AR - 1003
Purpose: P3 Statutory Submission - Planning Permission
Revision: 02
Scale @A1: 1 : 200
Package: 10-PLANNING
Date: 2024.02.01
Drawn: SF

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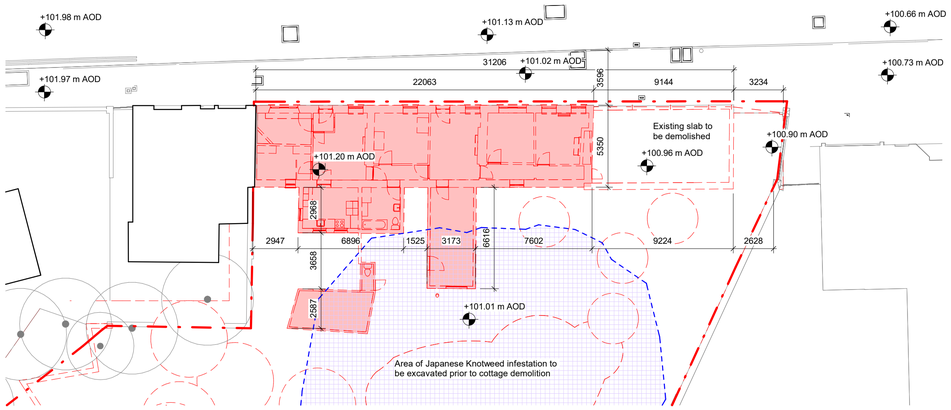
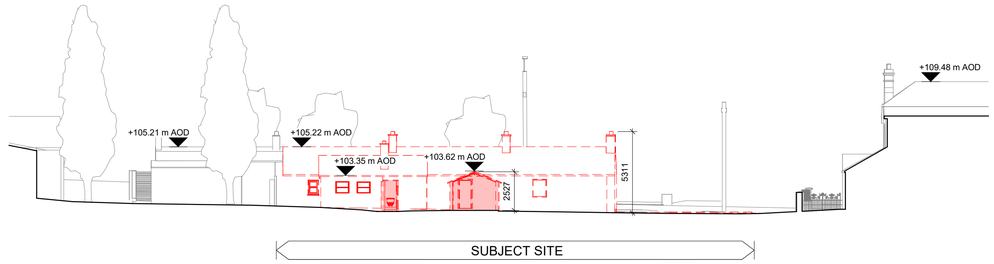
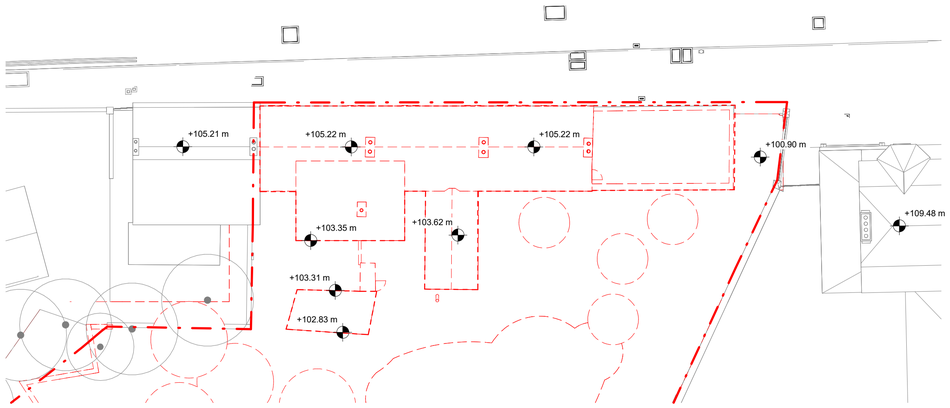
Planning - Demolition Site Layout Plan



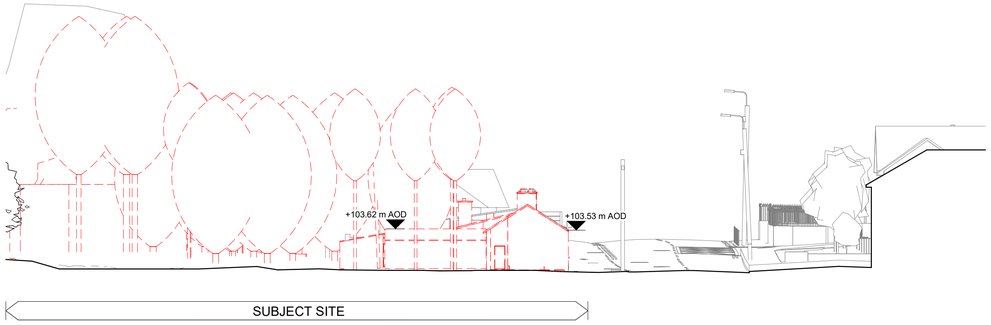
1 Planning - Demolition - Existing Cottages Ground Floor Plan
1 : 200



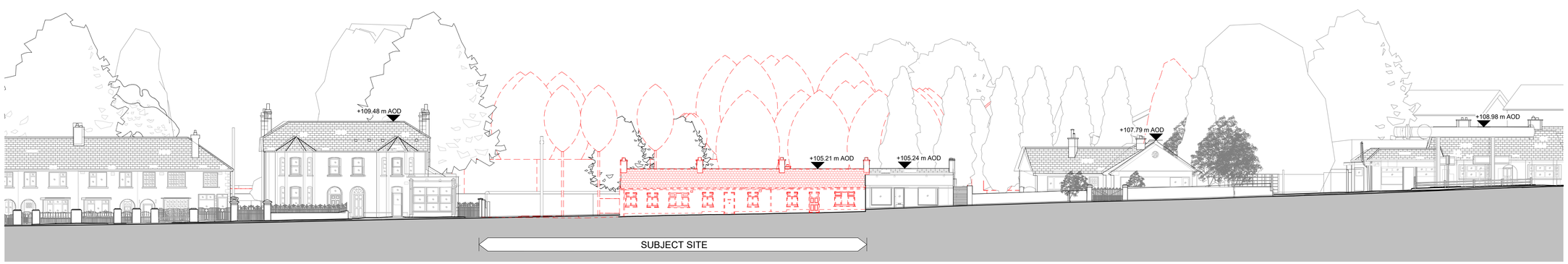
4 Planning - Demolition - Existing Cottages Rear Elevation
1 : 200



2 Planning - Demolition - Existing Cottages Roof Plan
1 : 200



5 Planning - Demolition - Existing Cottages Side Elevation
1 : 200



3 Planning - Demolition - Station Road Elevation
1 : 200

General Notes:

Approximate extent of Japanese Knotweed infestation as per survey carried out by LK Remediate on behalf of KCC. Knotweed to be excavated under supervision.

Approximate Area Above Ground: 466m²
Approximate Volume: 1,239m²

Existing Structures to be Demolished
Approximate Existing Cottage GFA: 175m2

Vegetation to be cleared as part of enabling works prior to main contract

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- *"Refurbishment Feasibility Assessment"* by Shay Cleary Architects

0 5 10 m

No	Date	By	Description
00	2024.02.01	SF	Issued for Stage 2 Approval
01	2024.07.22	SF	Issued for Section 179A Notification
02	2025.01.22	SF	Issued for Planning

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Project: an Triantán
Address: Station Road, Kildare
Client: Kildare County Council
Title: Planning - Existing Cottages Demolition Drawing
Number: 2308 - Z - Z - DR - SCA - AR - 1004
Purpose: P3 Statutory Submission - Planning Permission
Revision: 02
Scale @A1: 1 : 200
Package: 10-PLANNING
Date: 2024.02.01
Drawn: SF

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18 Palmerston Park, Rathmines, Dublin D06 EY64
t 01 402 5090
e info@sca.ie
w www.sca.ie

2-3 MELITTA RD

1223 CAMPION CRES.

1224 CAMPION CRES.

1227 CAMPION CRES.

1228 CAMPION CRES.

1229 CAMPION CRES.

1230 CAMPION CRES.

1231A CAMPION CRES.

1232 CAMPION CRES.

1233 CAMPION CRES.

1234 CAMPION CRES.

KILMORE HOUSE,
STATION RD

SHERRY FITZGERALD,
STATION RD

VILLA MARIA,
STATION RD

4 DARA PARK

5 DARA PARK

Road Level +100.66 m AOD

Parapet +109.48 m AOD

Footpath +100.78 m AOD

Road Level +100.90 m AOD

FRL +107.91 m AOD

Parapet +108.23 m AOD

Footpath +101.18 m AOD

Parapet +104.72 m AOD

Road Level +101.26 m AOD

FRL +110.92 m AOD

FRL +104.51 m AOD

Parapet +111.25 m AOD

Road Level +101.20 m AOD

Shared Surface +101.38 m AOD

Footpath +101.27 m AOD

Shared Surface +101.49 m AOD

FRL +108.21 m AOD

Parapet +108.54 m AOD

Footpath +101.52 m AOD

Ridge +105.21 m AOD

Road Level +101.93 m AOD

FRL +111.27 m AOD

Parapet +111.60 m AOD

FRL +111.27 m AOD

Parapet +111.60 m AOD

FRL +111.27 m AOD

Parapet +111.60 m AOD

Road Level +102.60 m AOD

Road Level +103.69 m AOD

FRL +111.62 m AOD

Parapet +111.94 m AOD

FRL +111.62 m AOD

Parapet +111.95 m AOD

FRL +111.62 m AOD

Parapet +111.95 m AOD

+101.46 m

+101.84 m

+101.84 m

+101.84 m

FRL +104.93 m AOD

Shared Surface +101.84 m AOD

Shared Surface +101.80 m AOD

+101.65 m

+101.52 m

+101.49 m

Ridge +107.98 m AOD

Parapet +107.98 m AOD

FRL +111.57 m AOD

Parapet +111.90 m AOD

FRL +111.42 m AOD

Parapet +111.75 m AOD

FRL +111.27 m AOD

Parapet +111.60 m AOD

Parapet +111.44 m AOD

Ridge +111.44 m AOD

Refer to BSLA drawings for further information on landscape proposals

Refer to BSLA drawings for further information on landscape proposals

Blue / green roof system

Proposed active landscape features to BSLA specification

Visitor bicycle parking to include 4no. spaces for cargo bikes / adapted cycles

Selected facing brick to home zone walls

Wayleave zone reservation for diversion of existing buried services.
Refer to Cundall civil engineering drawings "ATR-CDL-ZZ-XX-D-C-14001" & "ATR-CDL-ZZ-XX-D-C-14011" for further details.

New dished kerb to new vehicular entrance
Refer to drawing K114-CCSC-ZZ-XX-DR-C-0001 for further details on road markings

Ramped transition from carriageway to shared surface

New development signage landscape feature integrated into public open space

New boundary wall, subject to agreement with neighbouring property owner

STOP

1 **Planning - Proposed Site Layout Plan**
1 : 200

0 5 10 m

General Notes:

Site Information:
Area 5032 m²

LAP Zoning B: Existing Residential / Infill

Proposed Development Overview:
Proposed 30no. units
- 5no. 3 bedroom apartments;
- 1no. 3 bedroom three storey house;
- 2no. 2 bedroom two storey houses;
- 2no. 2 bedroom apartments;
- 10no. 2 bedroom apartments;
- 10no. 1 bedroom apartments;

Universal Design
- 5no. 1 bedroom apartments
- 4no. 2 bedroom apartments

Density 60.6 units per hectare

Open Space Provision
610sqm (12%)

Car Parking
- 26no. spaces
- Of which 4no. accessible spaces

Cycle Parking
- 54no. residents spaces
- Of which 4no. suitable for adapted / cargo cycles
- 16no. visitor spaces
- Of which 4no. suitable for adapted / cargo cycles

Site Boundary

Resin bound gravel permeable shared surface - Addeset by Addgrip or similar Flush kerbs unless otherwise noted

Resin bound gravel permeable shared surface, selected colour to contrasting pathway

Flush wide textured kerb paving providing wayfinding and navigation assistance

Two tone natural stone paving is bespoke paving pattern

Grass lawn, refer to Landscape Architects drawings and specification

Proposed planting areas, refer to Landscape Architects drawings and specification

Raised table & entrance footpath. Refer to Civil Engineer's drawings and specification

Permeable paving to entrances and rear gardens

No	Date	By	Description
00	2024.02.01	SF	Issued for Stage 2 Approval
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Project: an Triantán
Address: Station Road, Kildare
Client: Kildare County Council
Title: Planning - Proposed Site Layout Plan
Number: 2308 - Z - Z - DR - SCA - AR - 1005
Purpose: P3 Statutory Submission - Planning Permission
Revision: 02
Scale @A1: As indicated
Package: 10-PLANNING
Date: 2024.02.01
Drawn: SF

SHAY CLEARY ARCHITECTS
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t 01 402 5090
e info@sca.ie
w www.sca.ie

1 **Planning - Proposed Ground Floor Plan**
1 : 200

General Notes:

- 1 Bedroom Apartment
- 1 Bedroom Apartment (UD)
- 2 Bedroom House
- 2 Bedroom Apartment / Duplex
- 2 Bedroom Apartment (UD)
- 3 Bedroom Duplex
- 3 Storey House
- Ancillary / Service Building
- Reservation wayleave for existing foul line diversion to be agreed with Uisce Éireann
- Refer to Housing Quality Assessment for critical areas
- Resin bound gravel permeable shared surface - Addeset by Addgrip or similar Flush kerbs unless otherwise noted
- Resin bound gravel permeable shared surface, selected colour to contrasting pathway
- Flush wide textured kerb paving providing wayfinding and navigation assistance
- Two tone natural stone paving is bespoke paving pattern
- Grass lawn, refer to Landscape Architects drawings and specification
- Proposed planting areas, refer to Landscape Architects drawings and specification
- Raised table & entrance footpath. Refer to Civil Engineer's drawings and specification
- Permeable paving to entrances and rear gardens

Area Schedule - NIA

Name	Unit Number	Area	Min Area
UNIT A1	01	88.33 m²	85.00 m²
UNIT A2	02	73.95 m²	63.00 m²
UNIT A3	03	89.80 m²	73.00 m²
UNIT A4	04	103.04 m²	85.00 m²
UNIT B1	09	73.06 m²	63.00 m²
UNIT B2	10	88.18 m²	73.00 m²
UNIT B3	07	73.95 m²	63.00 m²
UNIT B4	08	89.80 m²	73.00 m²
UNIT B5	05	66.14 m²	63.00 m²
UNIT B6	06	89.80 m²	73.00 m²
UNIT C1	11	72.94 m²	63.00 m²
UNIT C2	12	55.10 m²	45.00 m²
UNIT C3	13	110.96 m²	90.00 m²
UNIT C4	14	55.98 m²	45.00 m²
UNIT C5	15	55.10 m²	45.00 m²
UNIT C6	16	111.96 m²	90.00 m²
UNIT C7	17	55.98 m²	45.00 m²
UNIT C8	18	55.10 m²	45.00 m²
UNIT C9	19	111.96 m²	90.00 m²
UNIT C10	20	86.85 m²	73.00 m²
UNIT C11	21	93.08 m²	73.00 m²
UNIT C12	22	82.37 m²	73.00 m²
UNIT C13	23	93.08 m²	73.00 m²
UNIT D1	24	55.98 m²	45.00 m²
UNIT D2	25	55.10 m²	45.00 m²
UNIT D3	26	111.96 m²	90.00 m²
UNIT D4	27	55.98 m²	45.00 m²
UNIT D5	28	55.10 m²	45.00 m²
UNIT D6	29	111.96 m²	90.00 m²
UNIT D7	30	118.73 m²	100.00 m²

0 5 10 m

No	Date	By	Description
00	2024.02.01	SF	Issued for Stage 2 Approval
01	2024.07.22	SF	Issued for Section 179A Notification
02	2025.01.22	SF	Issued for Planning

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Notify Architect of any discrepancies. All dimensions to be checked on site. Do not scale drawing, use figured dimensions only. Levels are relative to Ordnance Datum Malin Head. To be read in conjunction with relevant consultant drawings.

Project: an Triantán
Address: Station Road, Kildare
Client: Kildare County Council
Title: Planning - Proposed Ground Floor Plan
Number: 2308 - Z - Z - DR - SCA - AR - 1006
Purpose: P3 Statutory Submission - Planning Permission
Revision: 02
Scale @A1: 1 : 200
Package: 10-PLANNING
Date: 2024.02.01
Drawn: SF/CE

SHAY CLEARY ARCHITECTS
18 Palmerston Park, Rathmines, Dublin D06 EY64
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e info@sca.ie
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1 **Planning - Proposed First Floor Plan**
1 : 200

General Notes:

- 1 Bedroom Apartment
- 1 Bedroom Apartment (UD)
- 2 Bedroom House
- 2 Bedroom Apartment / Duplex
- 2 Bedroom Apartment (UD)
- 3 Bedroom Duplex
- 3 Storey House
- Ancillary / Service Building
- Reservation wayleave for existing foul line diversion to be agreed with Uisce Éireann

Refer to Housing Quality Assessment for critical areas

Area Schedule - NIA

Name	Unit Number	Area	Min Area
UNIT A1	01	88.33 m²	85.00 m²
UNIT A2	02	73.95 m²	63.00 m²
UNIT A3	03	89.80 m²	73.00 m²
UNIT A4	04	103.04 m²	85.00 m²
UNIT B1	09	73.06 m²	63.00 m²
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Project: an Triantán
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Client: Kildare County Council
Title: Planning - Proposed First Floor Plan
Number: 2308 - Z - Z - DR - SCA - AR - 1007
Purpose: P3 Statutory Submission - Planning Permission
Revision: 02
Scale @A1: 1 : 200
Package: 10-PLANNING
Date: 2024.02.01
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