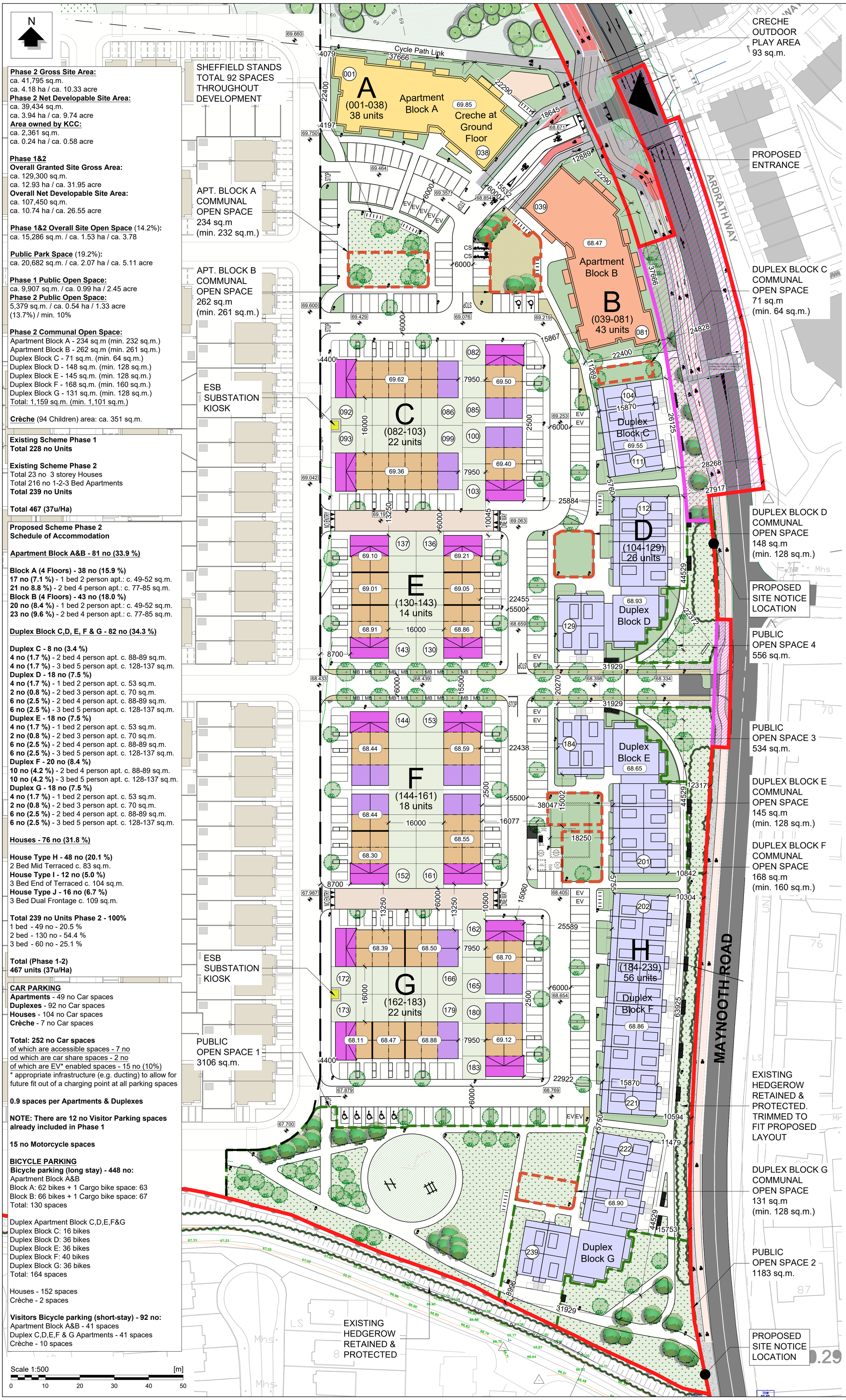

Phase 2 Gross Site Area:
ca. 41,795 sq.m.
ca. 4.18 ha / ca. 10.33 acre
Phase 2 Net Developable Site Area:
ca. 39,434 sq.m.
ca. 3.94 ha / ca. 9.74 acre
Area owned by KCC:
ca. 2,361 sq.m.
ca. 0.24 ha / ca. 0.58 acre

Phase 1&2
Overall Granted Site Gross Area:
ca. 129,300 sq.m.
ca. 12.93 ha / ca. 31.95 acre
Overall Net Developable Site Area:
ca. 107,450 sq.m.
ca. 10.74 ha / ca. 26.55 acre

Phase 1&2 Overall Site Open Space (14.2%)**:**
ca. 15,286 sq.m. / ca. 1.53 ha / ca. 3.78

Public Park Space (19.2%)**:**
ca. 20,682 sq.m. / ca. 2.07 ha / ca. 5.11 acre

Phase 1 Public Open Space:
ca. 9,907 sq.m. / ca. 0.99 ha / 2.45 acre
Phase 2 Public Open Space:
5,379 sq.m. / ca. 0.54 ha / 1.33 acre
(13.7%) / min. 10%

Phase 2 Communal Open Space:
Apartment Block A - 234 sq.m (min. 232 sq.m.)
Apartment Block B - 262 sq.m (min. 261 sq.m.)
Duplex Block C - 71 sq.m. (min. 64 sq.m.)
Duplex Block D - 148 sq.m. (min. 128 sq.m.)
Duplex Block E - 145 sq.m. (min. 128 sq.m.)
Duplex Block F - 168 sq.m. (min. 160 sq.m.)
Duplex Block G - 131 sq.m. (min. 128 sq.m.)
Total: 1,159 sq.m. (min. 1,101 sq.m.)

Crèche (94 Children) area: ca. 351 sq.m.

Existing Scheme Phase 1
Total 228 no Units

Existing Scheme Phase 2
Total 23 no 3 storey Houses
Total 216 no 1-2-3 Bed Apartments
Total 239 no Units

Total 467 (37u/Ha)

Proposed Scheme Phase 2
Schedule of Accommodation

Apartment Block A&B - 81 no (33.9 %)

Block A (4 Floors) - 38 no (15.9 %)
17 no (7.1 %) - 1 bed 2 person apt.: c. 49-52 sq.m.
21 no 8.8 %) - 2 bed 4 person apt.: c. 77-85 sq.m.
Block B (4 Floors) - 43 no (18.0 %)
20 no (8.4 %) - 1 bed 2 person apt.: c. 49-52 sq.m.
23 no (9.6 %) - 2 bed 4 person apt.: c. 77-85 sq.m.

Duplex Block C,D, E, F & G - 82 no (34.3 %)

Duplex C - 8 no (3.4 %)
4 no (1.7 %) - 2 bed 4 person apt. c. 88-89 sq.m.
4 no (1.7 %) - 3 bed 5 person apt. c. 128-137 sq.m.
Duplex D - 18 no (7.5 %)
4 no (1.7 %) - 1 bed 2 person apt. c. 53 sq.m.
2 no (0.8 %) - 2 bed 3 person apt. c. 70 sq.m.
6 no (2.5 %) - 2 bed 4 person apt. c. 88-89 sq.m.
6 no (2.5 %) - 3 bed 5 person apt. c. 128-137 sq.m.
Duplex E - 18 no (7.5 %)
4 no (1.7 %) - 1 bed 2 person apt. c. 53 sq.m.
2 no (0.8 %) - 2 bed 3 person apt. c. 70 sq.m.
6 no (2.5 %) - 2 bed 4 person apt. c. 88-89 sq.m.
6 no (2.5 %) - 3 bed 5 person apt. c. 128-137 sq.m.
Duplex F - 20 no (8.4 %)
10 no (4.2 %) - 2 bed 4 person apt. c. 88-89 sq.m.
10 no (4.2 %) - 3 bed 5 person apt. c. 128-137 sq.m.
Duplex G - 18 no (7.5 %)
4 no (1.7 %) - 1 bed 2 person apt. c. 53 sq.m.
2 no (0.8 %) - 2 bed 3 person apt. c. 70 sq.m.
6 no (2.5 %) - 2 bed 4 person apt. c. 88-89 sq.m.
6 no (2.5 %) - 3 bed 5 person apt. c. 128-137 sq.m.

Houses - 76 no (31.8 %)

House Type H - 48 no (20.1 %)
2 Bed Mid Terraced c. 83 sq.m.
House Type I - 12 no (5.0 %)
3 Bed End of Terraced c. 104 sq.m.
House Type J - 16 no (6.7 %)
3 Bed Dual Frontage c. 109 sq.m.

Total 239 no Units Phase 2 - 100%
1 bed - 49 no - 20.5 %
2 bed - 130 no - 54.4 %
3 bed - 60 no - 25.1 %

Total (Phase 1-2)
467 units (37u/Ha)

CAR PARKING
Apartments - 49 no Car spaces
Duplexes - 92 no Car spaces
Houses - 104 no Car spaces
Crèche - 7 no Car spaces

Total: 252 no Car spaces
of which are accessible spaces - 7 no
od which are car share spaces - 2 no
of which are EV* enabled spaces - 15 no (10%)
* appropriate infrastructure (e.g. ducting) to allow for future fit out of a charging point at all parking spaces

0.9 spaces per Apartments & Duplexes

NOTE: There are 12 no Visitor Parking spaces already included in Phase 1

15 no Motorcycle spaces

BICYCLE PARKING
Bicycle parking (long stay) - 448 no:
Apartment Block A&B
Block A: 62 bikes + 1 Cargo bike space: 63
Block B: 66 bikes + 1 Cargo bike space: 67
Total: 130 spaces

Duplex Apartment Block C,D,E,F&G
Duplex Block C: 16 bikes
Duplex Block D: 36 bikes
Duplex Block E: 36 bikes
Duplex Block F: 40 bikes
Duplex Block G: 36 bikes
Total: 164 spaces

Houses - 152 spaces
Crèche - 2 spaces

Visitors Bicycle parking (short-stay) - 92 no:
Apartment Block A&B - 41 spaces
Duplex C,D,E,F & G Apartments - 41 spaces
Crèche - 10 spaces

GENERAL NOTES
1. COPYRIGHT RESERVED
2. DO NOT SCALE DRAWING. USE FIGURED DIMENSIONS ONLY.
3. ALL DISCREPENCIES TO BE REPORTED TO ARCHITECT.
4. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL LEVELS AND DIMENSIONS.
5. ALL STRUCTURE TO BE TO STRUCTURAL ENGINEERS DETAILS.
6. ALL MECH & ELEC SERVICES TO SERVICES ENGINEERS DETAILS.
7. ALL PROPRIETARY ITEMS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
8. CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF STRUCTURE FINISHES AND SERVICES.

REV	DATE	DESCRIPTION	BY

LEGEND

- Phase 2 Application Site (Circa 4.18 ha outlined in red)
- Lands taken in charge by KCC Subject to Letter of Consent
- Communal Open Space
- Public Open Space

Building Types - Blocks
- **Apt. Block A** (1&2 Bed Apt.)
- **Apt. Block B** (1&2 Bed Apt.)
- **Duplex Block C** (2&3 Bed Apt.)
- **Duplex Block D** (1,2&3 Bed Apt.)
- **Duplex Block E** (1,2&3 Bed Apt.)
- **Duplex Block F** (2&3 Bed Apt.)
- **Duplex Block G** (1,2&3 Bed Apt.)

Building Types - Houses
- **Type H** (2 Bed Mid Terraced)
- **Type I** (3 Bed End of Terraced)
- **Type J** (3 Bed Dual Frontage)

Building Types - Other
- ESB Kiosk
- Existing Buildings

Other
- 94.60 Finished Floor Levels
- +61.40 Road Levels
- 062 House Number
- Connection to Adjoining Property

OS License No.: 50436969_1
Map Sheets:
3193-C, 3259-01, 3259-02

CYAL50454316
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CLIENT
Seattle Construction Ltd

PROJECT
Kilwoghan Woods Project (PHASE 2)
Maynooth Road, Celbridge, Co. Kildare.

DRAWING
Permitted Phase 2 Site Layout Plan

SCALE	JOB NO.
1:500 @ A1	2439
DRAWN BY	JB
DATE	SEPTEMBER 2026
DRAWING NUMBER	REVISION
KWC-00-XXX-DR-JFA-AR-P1100	-

DRAWING LOCATION
\\dublin\jobs\24 jobs\2439 - crodaun 2100-current drawings\03 - phase 2 design options\amended planning application

DRAWING STATUS
LRD_PLANNING