

Devoy Barracks, Naas

Part V Assessment

April 2022

DEV-COA-00-XX-RP-A-0504

LDA
Ghníomhaireacht Forbartha Talún
Land Development Agency

COADY ARCHITECTS

MCORM
McCROSSAN O'ROURKE MANNING ARCHITECTS

MITCHELL + ASSOCIATES
Landscape Architecture Urban Design

BSM Est. 1968 Brady Shipman Martin
Celebrating. 50 Years.

MITCHELL MCDERMOTT

CS CONSULTING GROUP

JV TIERNEY & CO
MECHANICAL ELECTRICAL & SUSTAINABLE ENGINEERS

KILDARE COUNTY COUNCIL

5th April 2022

AD/AM

Land Development Agency,
Second Floor, Ashford House,
18-23 Tara Street,
Dublin 2, D02 VX67

Re: Proposed development of 219 dwellings on site at Devoy Barracks, Naas, Co. Kildare.

Dear Ms. Coyle,

I refer to the above proposed planning application. The proposal provides for the provision of 46 Part V units as detailed overleaf:

Kildare County Council's housing department have reviewed the latest revised proposal submitted by the Land Development Agency.

As per previous correspondence, while units would not be in accordance with Kildare County Council's preferences for Part V units for reasons set out in previous assessments of the scheme (i.e. clustering of units together, use of apartments and duplexes with shared access etc.), the approved housing body Clúid have indicated their satisfaction with the current proposal.

Accordingly, Kildare County Council hereby issue this letter of support on the basis that the proposed 46no. units will be going to Clúid and with the understanding that upon a favourable planning decision, the Part V proposal will be further reviewed and adjusted accordingly.

Should you require any further information or assistance please do not hesitate to contact me at 045 980632.

Yours sincerely,

Alan Dunney,
Senior Executive Officer

PTO/

Land Direct Agency – Devoy Barracks, Naas

Description		# Beds	# Units *	Area Sq Mtr/Unit (Gross)	Area (Sq Ft./Unit)	Total Gross Area (Sq.m)
Apartments & Duplexes						
C1/C2	Duplex	2	3	90	969	270
C1/C2	Duplex	2	3	81	872	243
C1/C2 EOT	Duplex	2	2	90	969	180
C1/C2 EOT	Duplex	2	2	81	872	162
D2	Apartment	1	1	52	560	52
D2	Apartment	1	1	52	560	52
D2	Duplex	2	1	91	980	91
E1/E2	Duplex	2	2	93	1001	186
E1/E2	Duplex	2	2	93	1001	186
E1/E2	Apartment	2	2	93	1001	186
E1/E2 EOT	Duplex	2	4	93	1001	372
E1/E2 EOT	Duplex	2	4	93	1001	372
E1/E2 EOT	Apartment	2	4	93	1001	372
K1/K2	Apartment	2	5	78	840	390
K1/K2	Apartment	2	5	79	850	395
K1/K2	Apartment	2	5	93	1001	465
			46			**3975**

Part V Assessment	
Project:	**Devoy Barracks, Naas**
Job ref:	**2569**
Date:	**06/04/2022**
Revision	**P01**
Table Description:	**The table below considers only the lands under ownership of the LDA in deducing the calculations.**

S.I.	Description	Area	Unit
1	**Overall development**		
	Total Apt/Duplex Exclusive plot area	20,614.00	m2
	Total Apt/Duplex floor area	13,596.00	m2
	Total area of house plots	8,044.50	m2
	Total area of all dwelling plots	28,658.50	m2
2	**Part V requirement**	20%	
	20% of total plot area	5,731.70	m2
	m2 of plot area achieved by acquiring 1m2 of house plot under Part V	1	m2
	m2 of plot area achieved by acquiring 1m2 of apt/duplex floor area under Part V	0.66	m2
	m2 of apt/duplex floor area required to achieve 20% of the total plot area	3,780.35	m2
3	**Check**		
	area of Part V requirement as % of apt/duplex exclusive plot area	27.8%	
	area of calculated Part V floor requirement as % of apt/duplex total floor area	27.8%	
4	**Current Part V Proposal**	21%	
	m2 of apt/duplex floor area in Current Part V Proposal:	3,903.50	m2
	Total number of units proposed:	46	units
	Difference between Part V requirement and Current Part V Proposal:	-123.15	m2

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Table Description:	**The table below considers only the lands under ownership of the LDA in deducing the calculations.**

S.I.	Proposed scheme (219 units)		Unit number	Area	unit	Method of measurement:
1	Duplex/apartment exclusive plot area:	A2/A3, B1/B2, C1/C2, D2, E1/E2, K1/K2, L1/L2 and X1-X7	27-219	20,614.00	m2	The calculation of the apartment exclusive plot area includes the full area of land on which the apartment block sits to include any open space, access roads and parking spaces that are for the exclusive use of apartment occupants. The calculation would include the footprint of any building on the plot but excludes the total sum of House Plot Areas and the total sum of the proposed Take in Charge Areas. (LDA Lands only)
2	Total internal gross floor area of duplex/apartments:	A2/A3, B1/B2, C1/C2, D2, E1/E2, K1/K2, L1/L2 and X1-X7	27-219	13,596.00		The calculation here should be the sum of the internal areas of apartments only.
3	Total plot area of each house on site:	F2	1	259.50	m2	A schedule of the plot sizes for each house i.e. the area of land the house sits on, plus the back garden, the front garden and any parking spaces allocated for the exclusive use of the house.
		F1	2	166.00	m2	
		F1	3	194.00	m2	
		F1	4	196.50	m2	
		F1	5	163.50	m2	
		F1	6	161.50	m2	
		F1	7	187.00	m2	
		F1	8	203.00	m2	
		F1	9	169.00	m2	
		F1	10	166.00	m2	
		F1	11	203.60	m2	
		F1	12	205.50	m2	
		F1	13	169.00	m2	
		F1	14	169.90	m2	
		F1	15	211.50	m2	
		F1	16	219.00	m2	
		F1	17	183.00	m2	
		F1	18	224.50	m2	
		F1	19	247.50	m2	
		F1	20	163.50	m2	
		F1	21	163.00	m2	
		F1	22	208.00	m2	
		F2	23	233.00	m2	
		F1	24	165.00	m2	
		F1	25	163.00	m2	
		F3	26	293.50	m2	
		F2	160	334.50	m2	
		F1	161	184.00	m2	
		F1	162	180.00	m2	
		F1	163	177.50	m2	
		F1	164	177.00	m2	
		F1	165	175.50	m2	
		F1	166	175,0	m2	
		F1	167	215.50	m2	
		F1	168	218.50	m2	
		F1	169	171.50	m2	
		F1	170	165.00	m2	
		F1	171	165.00	m2	
		F1	172	165.00	m2	
		F1	173	165.00	m2	
		F1	174	164.00	m2	
		F1	175	298.00	m2	
4	Total sum of house plots:		1-26, 160-175	8,044.50	m2	Total sum of house plots is a total of all house plots mentioned above.
5	Total plot areas (houses + duplex/apartments):		All units	28,658.50	m2	The total plot area is the sum of item 1 + 4
6	Total net area of site			3.97	ha	LDA Lands – Net Area only
7	All figures are subject to change as the design develops, and that further fluctuation should be envisioned during the construction phase.					
	All figures presented have been rounded to the nearest 5.					

Part V Assessment	
Project:	**Devoy Barracks, Naas**
Job ref:	**2569**
Date:	**06/04/2022**
Revision	**P01**
Table Description:	**The table below considers only the lands under ownership of the LDA in deducing the calculations.**

S.I.	Proposed scheme (46 units)	UnitTtype	Unit Number	Unit Area	Area	unit	Method of measurement:
1	Duplex/apartment exclusive plot area:	A2/A3, B1/B2, C1/C2, D2, E1/E2, K1/K2, L1/L2 and X1-X7	27-219		20,614.00	m2	The calculation of the apartment exclusive plot area includes the full area of land on which the apartment block sits to include any open space, access roads and parking spaces that are for the exclusive use of apartment occupants. The calculation would include the footprint of any building on the plot but excludes the total sum of House Plot Areas and the total sum of the proposed Take in Charge Areas. (LDA Lands only)
2	Total internal gross floor area of duplex/apartments currently proposed for Part V:	K2	104	78.1	3,903.50	m2	The calculation here should be the sum of the internal areas of apartments only.
		K2	105	78.9			
		K2	106	93.4			
		K1	117	78.1			
		K1	118	78.9			
		K1	119	93.4			
		E2	120	90.7			
		E2	121	90.7			
		E2	122	84.9			
		E1	123	84.9			
		E1	124	90.7			
		E1	125	90.7			
		E1	126	84.9			
		E1	127	90.7			
		E1	128	90.7			
		K2	133	78.1			
		K2	134	78.9			
		K2	135	93.4			
		D2	146	51.6			
		D2	147	51.6			
		D2	148	91.5			
		C1	149	90.7			
		C1	150	81.1			
		E1	151	90.7			
		E1	152	90.7			
		E1	153	84.9			
		E1	154	90.7			
		E1	155	90.7			
		E1	156	84.9			
		E2	157	84.9			
		E2	158	90.7			
		E2	159	90.7			
		K1	176	78.1			
		K1	177	78.9			
		K1	178	93.4			
		K1	193	78.1			
		K1	194	78.9			
		K1	195	93.4			
		C1	196	90.7			
		C1	197	81.1			
		C2	198	90.7			
		C2	199	81.1			
		C1	200	90.7			
		C1	201	81.1			
		C2	202	90.7			
		C2	203	81.1			

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S.I.	Proposed scheme (46 units)	UnitTtype	Unit Number	Unit Area	Area	unit	Method of measurement:
3	Total plot area of each house on site:	F2	1	259.50		m2	A schedule of the plot sizes for each house i.e. the area of land the house sits on, plus the back garden, the front garden and any parking spaces allocated for the exclusive use of the house.
		F1	2	166.00		m2	
		F1	3	194.00		m2	
		F1	4	196.50		m2	
		F1	5	163.50		m2	
		F1	6	161.50		m2	
		F1	7	187.00		m2	
		F1	8	203.00		m2	
		F1	9	169.00		m2	
		F1	10	166.00		m2	
		F1	11	203.60		m2	
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		F1	22	208.00		m2	
		F2	23	233.00		m2	
		F1	24	165.00		m2	
		F1	25	163.00		m2	
		F3	26	293.50		m2	
		F2	160	334.50		m2	
		F1	161	184.00		m2	
		F1	162	180.00		m2	
		F1	163	177.50		m2	
		F1	164	177.00		m2	
		F1	165	175.50		m2	
		F1	166	175,0		m2	
		F1	167	215.50		m2	
		F1	168	218.50		m2	
		F1	169	171.50		m2	
		F1	170	165.00		m2	
		F1	171	165.00		m2	
		F1	172	165.00		m2	
		F1	173	165.00		m2	
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		F1	175	298.00		m2	
4	Total sum of house plots:	1-26, 160-175		8,044.50		m2	Total sum of house plots is a total of all house plots mentioned above.
5	Total plot areas (houses + duplex/apartments):	All units		28,658.50		m2	The total plot area is the sum of item 1 + 4
6	Total net area of site			3.97		ha	LDA Lands – Net Area only
7	All figures are subject to change as the design develops, and that further fluctuation should be envisioned during the construction phase.						
	All figures presented have been rounded to the nearest 5.						

Project Devoy Barracks
No. of units 219
Part V units 46
29th March 2022

Kildare County Council
Comhairle Contae Chill Dara

clúid housing

LDA
Ghníomhaireacht Forbartha Talún
Land Development Agency

Description		# Beds	# Units *	Area Sq Mtr/Unit (Gross)	Area (Sq Ft./Unit)	Total Gross Area (Sq.m)	Build Cost €	Site works €	Abnormals €	Inflation 2022 - 2024 €	Total Cost / Unit €	Total Cost	Indirect Costs €	Professional Fees €	Parking Shortfall Contribution €	Utility Connections €	Finance Costs €	Margin €	Site EUV * €	VAT €	Total €	Total / unit €
C1/C2	2 bed duplex	2	3	90	958	270	224,887	76,713	9,580	28,278	**339,458**	1,018,374	26,335	45,979	6,438	17,847	78,048	71,581	-	154,113	1,418,715	472,905
C1/C2	2 bed duplex	2	3	81	862	243	202,619	69,041	8,622	25,471	**305,753**	917,259	26,335	45,979	6,438	17,847	70,970	65,090	-	140,462	1,290,381	430,127
C1/C2 EOT	2 bed duplex	2	2	90	958	180	238,413	76,713	9,580	29,507	**354,214**	708,427	17,557	30,653	4,292	11,898	54,098	49,615	-	106,726	983,266	491,633
C1/C2 EOT	2 bed duplex	2	2	81	862	162	214,793	69,041	8,622	26,577	**319,033**	638,066	17,557	30,653	4,292	11,898	49,173	45,098	-	97,227	893,964	446,982
D2	1 bed apartment	1	1	52	549	52	151,032	39,983	4,993	17,812	**213,820**	213,820	8,778	15,326	2,146	5,949	17,221	15,794	-	34,410	313,445	313,445
D2	1 bed apartment	1	1	52	549	52	151,032	39,983	4,993	17,812	**213,820**	213,820	8,778	15,326	2,146	5,949	17,221	15,794	-	34,410	313,445	313,445
D2	2 bed duplex	2	1	91	968	91	264,668	70,512	8,806	31,260	**375,245**	375,245	8,778	15,326	2,146	5,949	28,521	26,158	-	56,202	518,327	518,327
E1/E2	2 bed duplex	2	2	93	989	186	230,320	74,002	9,242	28,495	**342,058**	684,117	17,557	30,653	4,292	11,898	52,396	48,055	-	103,444	952,411	476,205
E1/E2	2 bed duplex	2	2	93	989	186	230,320	74,002	9,242	28,495	**342,058**	684,117	17,557	30,653	4,292	11,898	52,396	48,055	-	103,444	952,411	476,205
E1/E2	2 bed apartment	2	2	93	989	186	230,320	74,002	9,242	28,495	**342,058**	684,117	17,557	30,653	4,292	11,898	52,396	48,055	-	103,444	952,411	476,205
E1/E2 EOT	2 bed duplex	2	4	93	989	372	233,307	74,002	9,242	28,766	**345,317**	1,381,267	35,113	61,305	8,584	23,796	105,705	96,946	-	208,647	1,921,364	480,341
E1/E2 EOT	2 bed duplex	2	4	93	989	372	233,307	74,002	9,242	28,766	**345,317**	1,381,267	35,113	61,305	8,584	23,796	105,705	96,946	-	208,647	1,921,364	480,341
E1/E2 EOT	2 bed apartment	2	4	93	989	372	233,307	74,002	9,242	28,766	**345,317**	1,381,267	35,113	61,305	8,584	23,796	105,705	96,946	-	208,647	1,921,364	480,341
K1/K2	2 bed apartment	2	5	78	831	391	197,207	50,609	6,320	23,094	**277,230**	1,386,152	43,892	76,632	10,731	29,744	108,301	99,327	-	214,851	1,969,630	393,926
K1/K2	2 bed apartment	2	5	79	839	395	205,007	52,633	6,573	24,010	**288,223**	1,441,117	43,892	76,632	10,731	29,744	112,148	102,856	-	222,271	2,039,391	407,878
K1/K2	2 bed apartment	2	5	93	994	467	223,206	57,357	7,163	26,147	**313,873**	1,569,367	43,892	76,632	10,731	29,744	121,126	111,089	-	239,585	2,202,166	440,433
			46			**3975**						**14,677,797**									**20,564,052**	

DEVOY BARRACKS

MERITS BUILDING

CIVIL DEFENCE BUILDING

JOHN DEVOY ROAD

JOHN DEVOY ROAD

VISITOR CYCLE SPACES

LINEAR OPEN SPACE

SWALE

7

9

ST. PATRICK'S TERRACE

218-219 216-217 214-215 212-213 210-211 208-209 206-207 204-205

202-203

200-201

198-199

196-197

193-195

62-63 64-65 66-67 68-69 70-71 72-73 74-75

76-103

CRECHE PLAY AREA

SUBSTATION

CYCLE/ REFUSE STORE

COMMUNAL OPEN SPACE

CYCLE/ REFUSE STORE

OPEN SPACE

PEDESTRIAN ROUTE

60-61 58-59 56-57 54-55 52-53 50-51

COMMUNAL OPEN SPACE ON PODIUM

27-28 29-30 31-32 33-34 35-36 37-38

STREET 1

01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22

HOUSES

SUBSTATION

191-192 189-190 187-188 185-186 183-184 181-182 179-180

176-178

STREET 3

48-49 46-47 44-45 42-43 39-41

175 174 173 172 171 170 169 168

HOUSES

146-148 149-150 144-145 142-143 140-141 138-139 136-137

133-135

COMMUNAL OPEN SPACE

CYCLE/ REFUSE STORE

CYCLE/ REFUSE STORE

131-132 129-130

PEDESTRIAN ROUTE

151-153 154-156 157-159

104-106 107-108 109-110 111-112 113-114 115-116

126-128 123-125 120-122 117-119

COMMUNAL OPEN SPACE

CYCLE/ REFUSE STORE

STREET 3

STREET 1

STREET 4

STREET 2

STREET 2

23 24 25 26

167 166 165 164 163 162 161 160

4

9

7

8

OPEN SPACE

NEWBRIDGE ROAD (R445)

DEVOY TERRACE

EXISTING OPEN SPACE

ARCONAGH ESTATE

SUBSTATION

ARCONAGH ESTATE

99 100

1 2 13 12 14 15 37 36 38 39

Notes:

Do not scale from this drawing.
Use figured dimensions only.
All errors and omissions to be reported to the Architect.
This drawing to be read in conjunction with relevant consultant's drawings.
All dimensions are in millimetres and all levels are in meters to match Datum unless otherwise noted.
All levels given are relative to Ordnance Datum.

Contractor Design responsibility
It is noted that there are many elements within the works that require contractor design, and will be subject to certification as part of BCAR - see Preliminary Inspection Plan for clarity on certification required.

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N

GENERAL NOTES

EXTENT OF PLANNING APPLICATION OUTLINED IN RED

THIS DRAWING TO BE READ IN CONJUNCTION WITH-
ARCHITECT'S DRAWINGS
CONSULTANT ENGINEER'S DRAWINGS AND SPECIFICATIONS
LANDSCAPE ARCHITECT'S DRAWINGS AND SPECIFICATIONS

Map Refs.:
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LDA LANDS-
NET AREA 3.97ha

APPLICATION LANDS-
GROSS AREA 4.11ha

PROPOSED PART V ALLOCATION OF UNITS- 46 NO.

6 NO. TYPE C1,
NOS. 149, 150, 196, 197, 200, 201-
2 BED DUPLEX OVER 2 BED

4 NO. TYPE C2,
NOS. 198, 199, 202, 203-
2 BED DUPLEX OVER 2 BED DUPLEX

3 NO. TYPE D2
NOS. 146, 147, 148-
2 BED DUPLEX OVER 2 NO. 1 BED APARTMENTS

12 NO. TYPE E1,
NOS. 120, 121, 123, 124, 126, 127, 151, 152, 154, 155, 157, 158-
DUPLEX AT GROUND AND FIRST FLOOR

6 NO. TYPE E1,
NOS. 122, 125, 128, 153, 156, 159-
APARTMENT AT SECOND FLOOR

9 NO. TYPE K1,
NOS. 117, 118, 119, 176, 177, 178, 193, 194, 195-
2 BEDROOM OWN-DOOR APARTMENTS

6 NO. TYPE K2,
NOS. 104, 105, 106, 133, 134, 135-
2 BEDROOM OWN-DOOR APARTMENTS

Revisions:

Rev	Description	Date	By
P07	Issued for Planning	06/04/22	PMc
P06	Final issue incorporating all commentary	15/10/21	PMc
P05	Final issue incorporating all commentary	31/03/21	PMc
P04	Issued for Planning	26/03/21	PMc
P03	Redline boundary finalised- materials added	11/09/20	PMc
P02	Redline boundary finalised- materials added	11/09/20	PMc
P01	Final issue incorporating all commentary	08/09/20	PMc

Project:
Devoy Barracks, Naas, Co. Kildare

Client:
Land Development Agency

Title:
Proposed Part V Allocation Layout

Drawing / Document Name:
Project Number | Project | Originator | Volume | Level | Type | Role | Sheet Number
19024DEV-MCO-00-ZZ-DR-A- **0508**

Suitability Status : Code - Description: S4- For Stage Approval
Revision: P-07

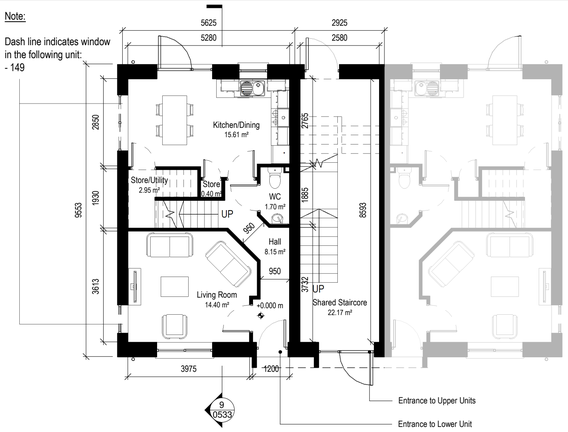
Scale @ A1	Drawn:	Checked:	Date:
1:500	PMcN	PMcN	Sept 2020

COADY ARCHITECTS
Mt Pleasant Business Ctr, Ranelagh, Dublin 6. D06 X7P8
Unit 8A Oran Point, Main St, Oranmore, Co. Galway, H91 Y36X
01 497 6766 | 091 788 325 | admin@coady.ie | www.coady.ie

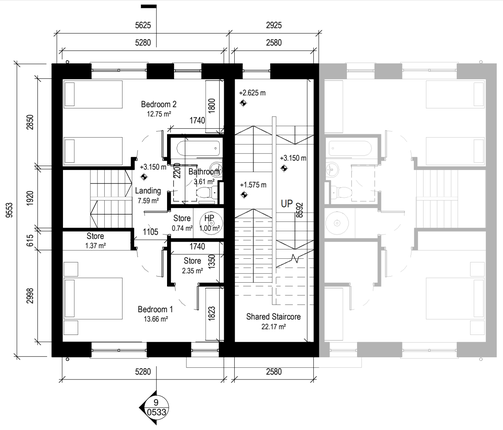
MCORM
McCROSSAN O'ROURKE MANNING ARCHITECTS

Note:

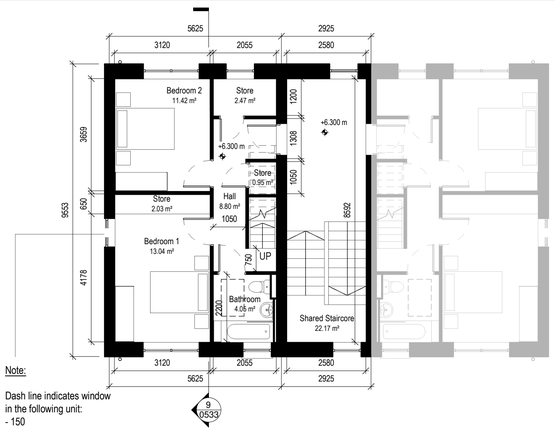
Dash line indicates window in the following unit:
- 149



1 Unit-Type-C1-00-Ground Floor
1 : 100



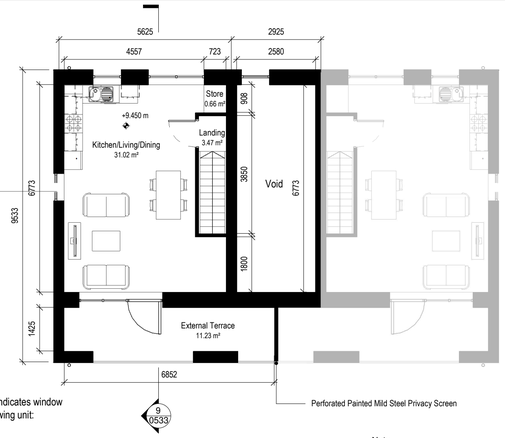
2 Unit-Type-C1-01-First Floor
1 : 100



Note:

Dash line indicates window in the following unit:
- 150

3 Unit-Type-C1-02-Second Floor
1 : 100



Note:

Dash line indicates window in the following unit:
- 150

4 Unit-Type-C1-03-Third Floor
1 : 100

Note:

Gable elevation for the following units:
- 149 / 150

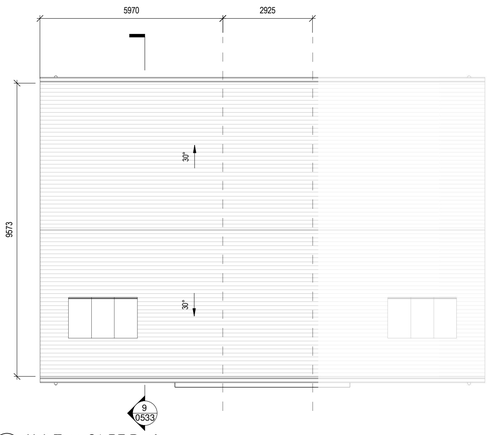
Notes:
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All dimensions are in millimetres and all levels are in meters to match Datums unless otherwise noted.
All levels given are relevant to ordance Datum.

Contractor Design Responsibility
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Key Plan - Type C1:





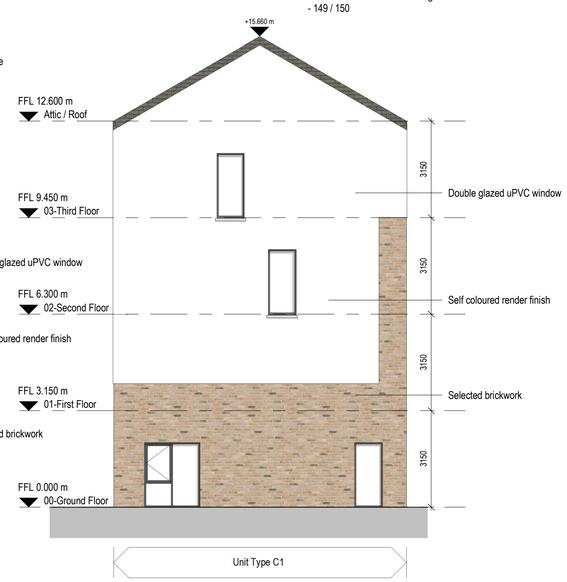
5 Unit-Type-C1-RF-Roof
1 : 100



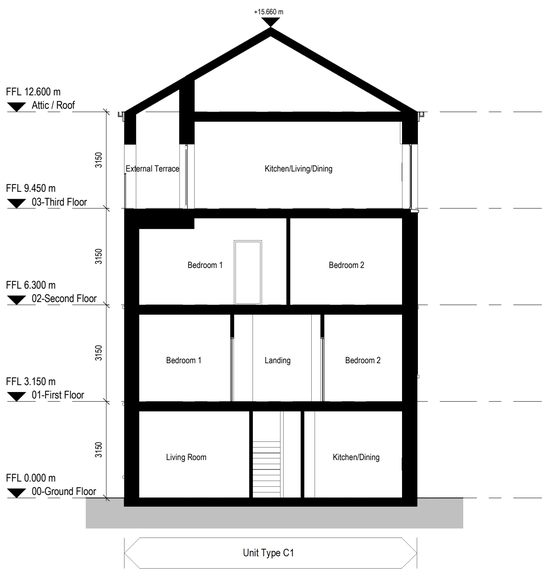
6 Unit-Type-C1-Front Elevation
1 : 100



7 Unit-Type-C1-Rear Elevation
1 : 100



8 Unit-Type-C1-End Gable Elevation
1 : 100



9 Unit-Type-C1-Section A
1 : 100

Lower Unit - 2 Bed Duplex

2569 - Unit Type C1 - 2 Bed Unit (2 Storey Lower Unit) - Gross Internal Area		
Name	**Area**	**DoHPLG Min. Area**
Ground Floor	45.37 m²	
First Floor	45.37 m²	
Grand total: 2	90.74 m²	73.00 m²

2569 - Unit Type C1 - 2 Bed Unit (2 Storey Lower Unit) - Aggregate Area Provisions		
Department	**Area**	**DoHPLG Min.**
Aggregate Bedroom Area	26.41 m²	24.40 m²
Aggregate Living Area	30.00 m²	30.00 m²

2569 - Unit Type C1 - 2 Bed Unit (2 Storey Lower Unit) - Storage Provisions		
Department	**Area**	**DoHPLG Min.**
Storage	7.80 m²	6.00 m²

2569 - Unit Type C1 - 2 Bed Unit (2 Storey Lower Unit) - Room Width Provisions		
Name	**Room Width**	**DoHPLG Min. Room Width**
Bedroom 1	2998mm	2800mm
Bedroom 2	2850mm	2800mm
Kitchen/Dining	2765mm	N/A
Living Room	3613mm	3600mm

2569 - Unit Type C1 - 2 Bed Unit (2 Storey Lower Unit) - Room Area Provisions		
Name	**Area**	**DoHPLG Min. Area**
Bedroom 1	13.66 m²	13.00 m²
Bedroom 2	12.75 m²	11.40 m²
External Terrace	Varies-Refer DR-A-0506	7.00 m²

Upper Unit - 2 Bed Duplex

2569 - Unit Type C1 - 2 Bed Unit (2 Storey Upper Unit) - Gross Internal Area		
Name	**Area**	**DoHPLG Min. Area**
Second Floor	45.37 m²	
Third Floor	35.76 m²	
Grand total: 2	81.13 m²	73.00 m²

2569 - Unit Type C1 - 2 Bed Unit (2 Storey Upper Unit) - Aggregate Area Provisions		
Department	**Area**	**DoHPLG Min.**
Aggregate Bedroom Area	24.45 m²	24.40 m²
Aggregate Living Area	31.02 m²	30.00 m²

2569 - Unit Type C1 - 2 Bed Unit (2 Storey Upper Unit) - Storage Provisions		
Department	**Area**	**DoHPLG Min.**
Storage	6.09 m²	6.00 m²

2569 - Unit Type C1 - 2 Bed Unit (2 Storey Upper Unit) - Room Width Provisions		
Name	**Room Width**	**DoHPLG Min. Room Width**
Bedroom 1	3120mm	2800mm
Bedroom 2	3120mm	2800mm
Kitchen/Living/Dining	4275mm	3600mm

2569 - Unit Type C1 - 2 Bed Unit (2 Storey Upper Unit) - Room Area Provisions		
Name	**Area**	**DoHPLG Min. Area**
Bedroom 1	13.04 m²	13.00 m²
Bedroom 2	11.42 m²	11.40 m²
External Terrace	11.23 m²	7.00 m²

Note: For Unit Type C1, DoHPLG Min. Area refers to the standards set out in the document by Department of Housing, Planning and Local Government, Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (2020)

Refer to Site Plan for:
- Finished floor levels to survey datum
- Orientation
- Private open space for ground floor - refer to DR-A-0506

Revisions:

Rev	Description	Date	By
1	Part V submission	03-09-2020	BL
2	Draft issue	04-09-2020	BL
3	Updated Annotation	08-09-2020	BL
4	Issue for Pre-Application	11-09-2020	AS
5	Draft Planning Issue	23-02-2021	AS
6	Issue for Planning	26-03-2021	AS
7	Issued for Planning	31-03-2021	AS
8	Draft planning issue	01-10-2021	BL
9	Issued for pre-application	15-10-2021	BL
10	Issued for Planning	06-04-2022	BL

Project:
Devoy Barracks, Naas, Co Kildare

Client:
Land Development Agency

Title:
Unit Type C1 - Proposed Plans, Sections & Elevations

Drawing / Document Name:

Project Number	Project	Originator	Volume	Level	Type	Role	Sheet Number
2569	DEV	COA	00	ZZ	DR	A	0533

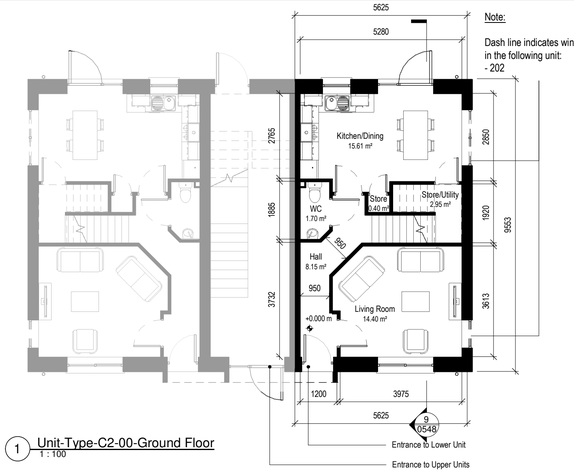
Suitability Status : Code - Description
S4 - For Stage Approval

Revision: **P-10**

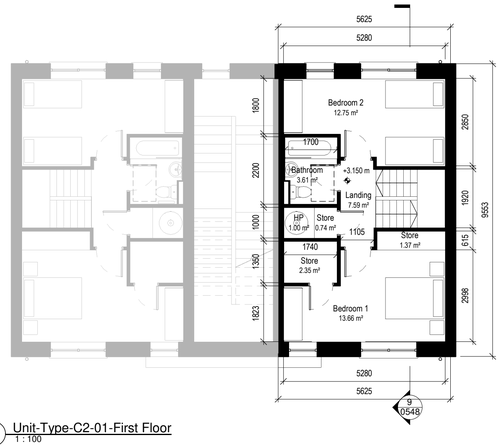
Scale @ A1	Drawn:	Checked:	Date:
1 : 100	Anthony Stafford	William Gleeson	09-06-2020

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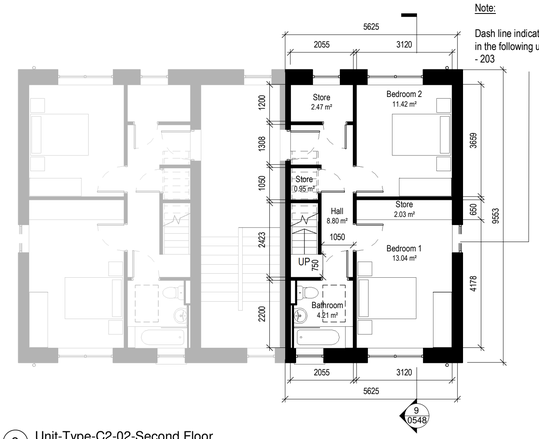
MCORM
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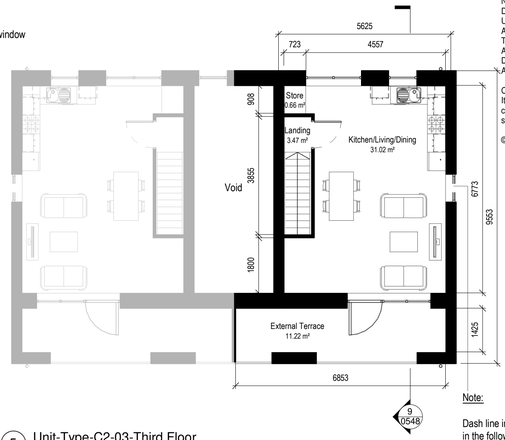
1 Unit-Type-C2-00-Ground Floor
1 : 100



2 Unit-Type-C2-01-First Floor
1 : 100



3 Unit-Type-C2-02-Second Floor
1 : 100



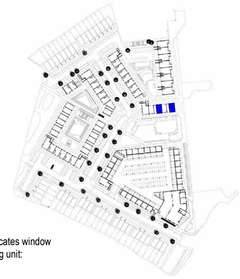
5 Unit-Type-C2-03-Third Floor
1 : 100

Notes:
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Contractor Design Responsibility
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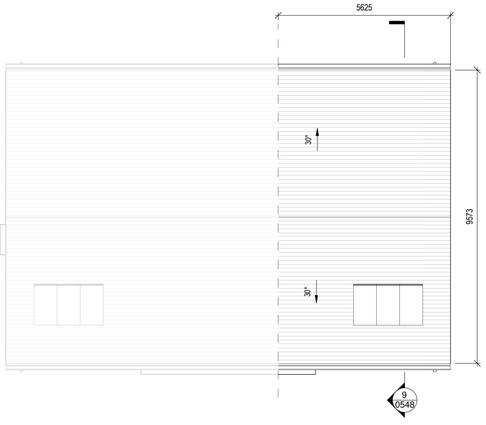
Key Plan - Type C2:



Note:
Dash line indicates window in the following unit:
- 202

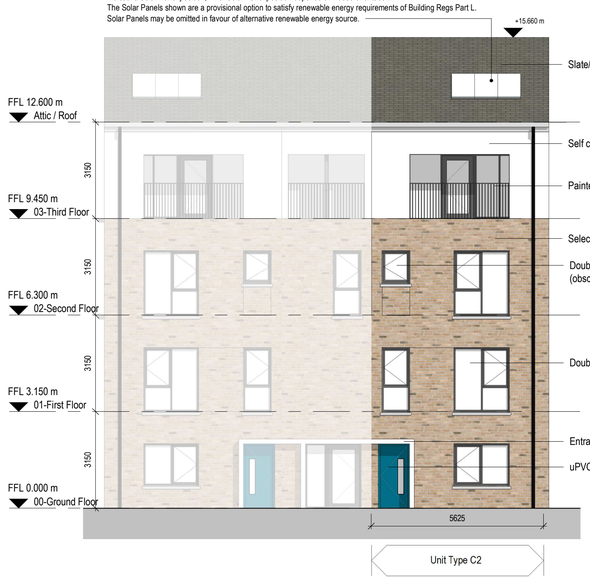
Note:
Dash line indicates window in the following unit:
- 203

Note:
Dash line indicates window in the following unit:
- 203



4 Unit-Type-C2-RF-Roof
1 : 100

Indicative Solar Panel position. Final Solar Panel position depends on house orientation.
The Solar Panels shown are a provisional option to satisfy renewable energy requirements of Building Regs Part L.
Solar Panels may be omitted in favour of alternative renewable energy source.

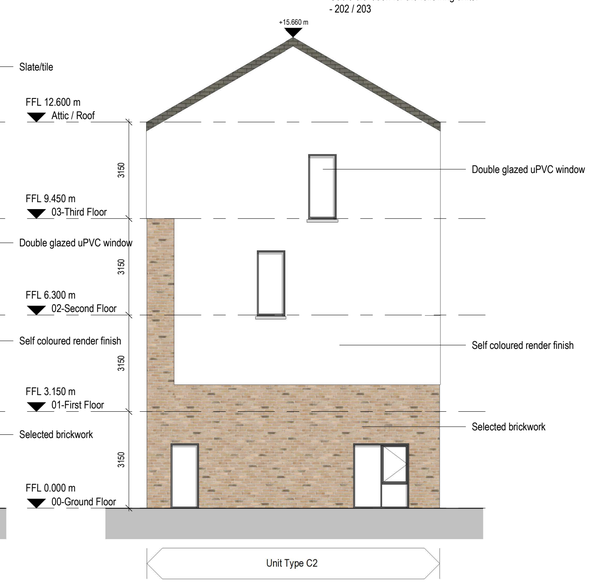


6 Unit-Type-C1-Front Elevation
1 : 100

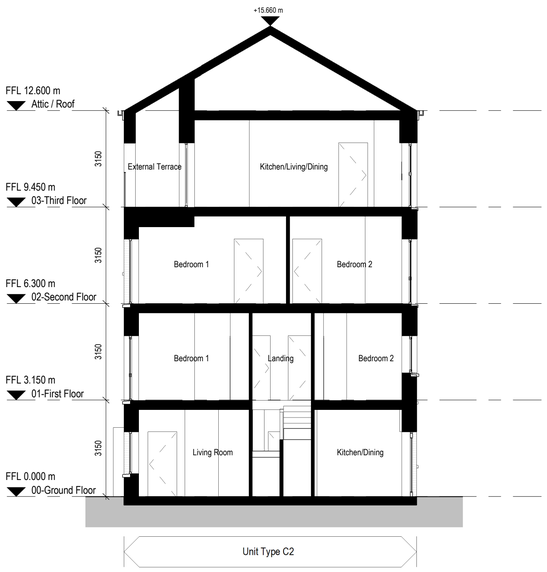


7 Unit-Type-C1-Rear Elevation
1 : 100

Note:
Gable elevation for the following units:
- 202 / 203



8 Duplex Type C2 - Side Elevation
1 : 100



9 Unit-Type-C2-Section A
1 : 100

Lower Unit - 2 Bed Duplex

2569 - Unit Type C2 - 2 Bed Unit (2 Storey Lower Unit) - Gross Internal Area		
Name	**Area**	**DoHPLG Min. Area**
Ground Floor	45.37 m²	
First Floor	45.37 m²	
Grand total: 2	90.74 m²	73.00 m²

2569 - Unit Type C2 - 2 Bed Unit (2 Storey Lower Unit) - Aggregate Area Provisions		
Department	**Area**	**DoHPLG Min.**
Aggregate Bedroom Area	26.41 m²	24.40 m²
Aggregate Living Area	30.00 m²	30.00 m²

2569 - Unit Type C2 - 2 Bed Unit (2 Storey Lower Unit) - Storage Provisions		
Department	**Area**	**DoHPLG Min.**
Storage	7.80 m²	6.00 m²

2569 - Unit Type C2 - 2 Bed Unit (2 Storey Lower Unit) - Room Width Provisions		
Name	**Room Width**	**DoHPLG Min. Room Width**
Bedroom 1	2998mm	2800mm
Bedroom 2	2850mm	2800mm
Kitchen/Dining	2765mm	N/A
Living Room	3613mm	3600mm

2569 - Unit Type C2 - 2 Bed Unit (2 Storey Lower Unit) - Room Area Provisions		
Name	**Area**	**DoHPLG Min. Area**
Bedroom 1	13.66 m²	13.00 m²
Bedroom 2	12.75 m²	11.40 m²
External Terrace	Varies-Refer DR-A-0506	7.00 m²

Upper Unit - 2 Bed Duplex

2569 - Unit Type C2 - 2 Bed Unit (2 Storey Upper Unit) - Gross Internal Area		
Name	**Area**	**DoHPLG Min. Area**
Second Floor	45.37 m²	
Third Floor	35.76 m²	
Grand total: 2	81.13 m²	73.00 m²

2569 - Unit Type C2 - 2 Bed Unit (2 Storey Upper Unit) - Aggregate Area Provisions		
Department	**Area**	**DoHPLG Min.**
Aggregate Bedroom Area	24.45 m²	24.40 m²
Aggregate Living Area	31.02 m²	30.00 m²

2569 - Unit Type C2 - 2 Bed Unit (2 Storey Upper Unit) - Storage Provisions		
Department	**Area**	**DoHPLG Min.**
Storage	6.09 m²	6.00 m²

2569 - Unit Type C2 - 2 Bed Unit (2 Storey Upper Unit) - Room Width Provisions		
Name	**Room Width**	**DoHPLG Min. Room Width**
Bedroom 1	3120mm	2800mm
Bedroom 2	3120mm	2800mm
Kitchen/Living/Dining	4275mm	3600mm

2569 - Unit Type C2 - 2 Bed Unit (2 Storey Upper Unit) - Room Area Provisions		
Name	**Area**	**DoHPLG Min. Area**
Bedroom 1	13.04 m²	13.00 m²
Bedroom 2	11.42 m²	11.40 m²
External Terrace	11.23 m²	7.00 m²

Note: For Unit Type C2, DoHPLG Min. Area refers to the standards set out in the document by Department of Housing, Planning and Local Government, Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (2020)

Refer to Site Plan for:
- Finished floor levels to survey datum
- Orientation
- Private open space for ground floor - refer to DR-A-0506

Revisions:

Rev	Description	Date	By
1	Issued for Planning	06-04-2022	BL

Project:
Devoy Barracks, Naas, Co Kildare

Client:
Land Development Agency

Title:
Unit Type C2 - Proposed Plans, Sections & Elevations

Drawing / Document Name:
Project Number | Project | Originator | Volume | Level | Type | Role | Sheet Number
2569 DEV-COA-00-ZZ-DR-A-0548

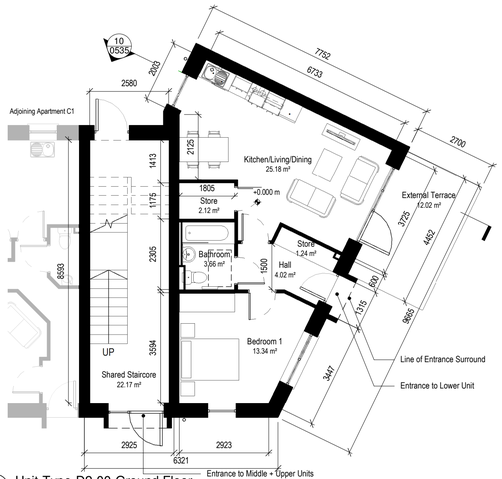
Suitability Status : Code - Description
S4 - For Stage Approval

Revision:
P- 1

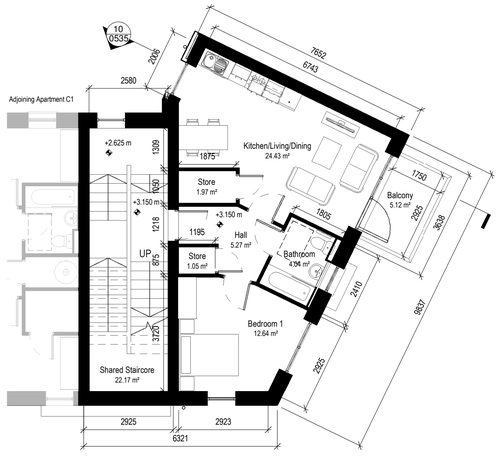
Scale @ A1: 1 : 100
Drawn: Brian Lee
Checked: Eimear McGonigle
Date: 26-01-2022

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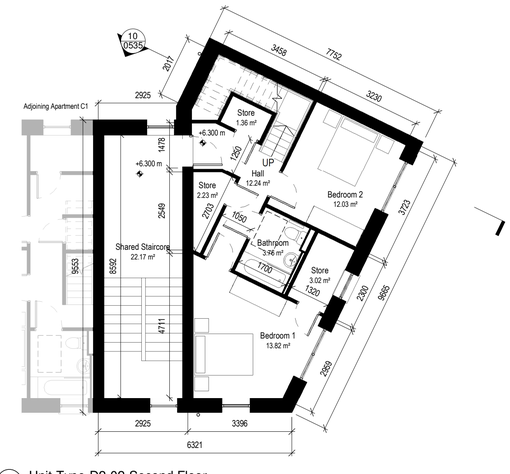
MCORM
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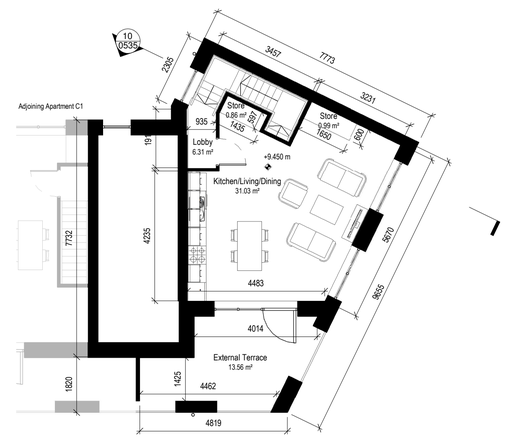
1 Unit-Type-D2-00-Ground Floor
1 : 100



2 Unit-Type-D2-01-First Floor
1 : 100



3 Unit-Type-D2-02-Second Floor
1 : 100



4 Unit-Type-D2-03-Third Floor
1 : 100

Notes:
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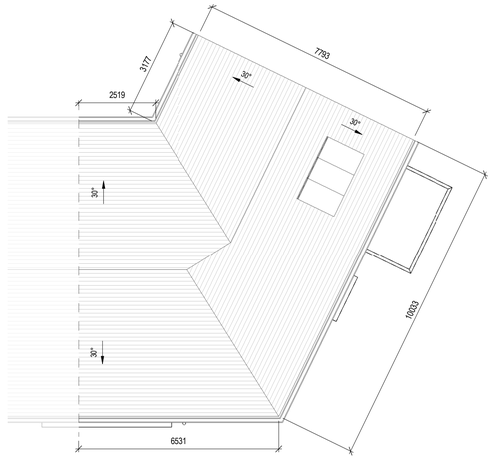
Contractor Design Responsibility
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Key Plan - Type D2:



N



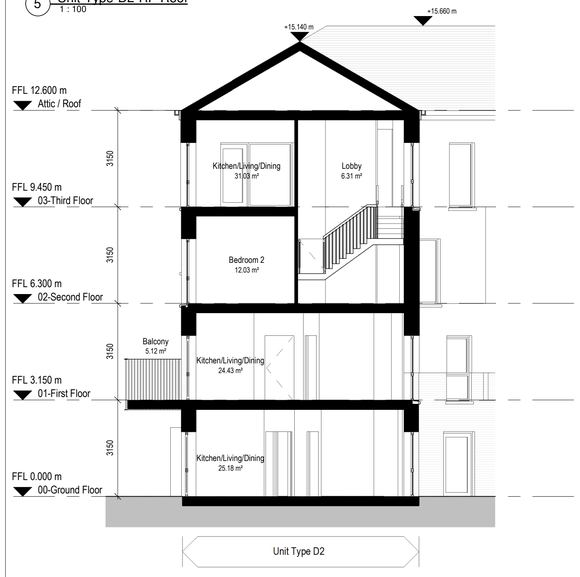
5 Unit-Type-D2-RF-Roof
1 : 100



6 Unit-Type-D2-Front Elevation-01
1 : 100



8 Unit-Type-D2-Rear Elevation-01
1 : 100



10 Unit-Type-D2-Section A
1 : 100

Lower Unit - 1 Bed Apartment

2569 - Unit Type D2 - 1 Bed Unit (Ground Floor Apt.) - Gross Internal Area		
Name	**Area**	**DoHPLG Min. Area**
Ground Floor	51.60 m²	45.00 m²

2569 - Unit Type D2 - 1 Bed Unit (Ground Floor Apt.) - Aggregate Area Provisions		
Department	**Area**	**DoHPLG Min.**
Aggregate Bedroom Area	13.34 m²	11.40 m²
Aggregate Living Area	25.18 m²	23.00 m²

2569 - Unit Type D2 - 1 Bed Unit (Ground Floor Apt.) - Storage Provisions		
Department	**Area**	**DoHPLG Min.**
Storage	3.36 m²	3.00 m²

2569 - Unit Type D2 - 1 Bed Unit (Ground Floor Apt.) - Room Width Provisions		
Name	**Room Width**	**DoHPLG Min. Room Width**
Bedroom 1	2923mm	2800mm
Kitchen/Living/Dining	3725mm	3300mm

2569 - Unit Type D2 - 1 Bed Unit (Ground Floor Apt.) - Room Area Provisions		
Name	**Area**	**DoHPLG Min. Area**
Bedroom 1	13.34 m²	11.40 m²
External Terrace	12.02 m²	5.00 m²

Note: For Unit Type D2, DoHPLG Min. Area refers to the standards set out in the document by Department of Housing, Planning and Local Government, Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (2020)

Middle Unit - 1 Bed Apartment

2569 - Unit Type D2 - 1 Bed Unit (First Floor Apt.) - Gross Internal Area		
Name	**Area**	**DoHPLG Min. Area**
First Floor	51.60 m²	45.00 m²

2569 - Unit Type D2 - 1 Bed Unit (First Floor Apt.) - Aggregate Area Provisions		
Department	**Area**	**DoHPLG Min.**
Aggregate Bedroom Area	12.64 m²	11.40 m²
Aggregate Living Area	24.42 m²	23.00 m²

2569 - Unit Type D2 - 1 Bed Unit (First Floor Apt.) - Storage Provisions		
Department	**Area**	**DoHPLG Min.**
Storage	3.01 m²	3.00 m²

2569 - Unit Type D2 - 1 Bed Unit (First Floor Apt.) - Room Width Provisions		
Name	**Room Width**	**DoHPLG Min. Room Width**
Bedroom 1	2923mm	2800mm
Kitchen/Living/Dining	3638mm	3300mm

2569 - Unit Type D2 - 1 Bed Unit (First Floor Apt.) - Room Area Provisions		
Name	**Area**	**DoHPLG Min. Area**
Bedroom 1	12.64 m²	11.40 m²
Balcony	5.12 m²	5.00 m²

Refer to Site Plan for:
- Finished floor levels to survey datum
- Orientation

Upper Unit - 2 Bed Duplex

2569 - Unit Type D2 - 2 Bed Unit (Upper Duplex) - Gross Internal Area		
Name	**Area**	**DoHPLG Min. Area**
Second Floor	51.60 m²	
Third Floor	39.91 m²	
Grand total: 2	91.51 m²	73.00 m²

2569 - Unit Type D2 - 2 Bed Unit (Upper Duplex) - Aggregate Area Provisions		
Department	**Area**	**DoHPLG Min.**
Aggregate Bedroom Area	25.85 m²	25.00 m²
Aggregate Living Area	31.03 m²	30.00 m²

2569 - Unit Type D2 - 2 Bed Unit (Upper Duplex) - Storage Provisions		
Department	**Area**	**DoHPLG Min.**
Storage	8.45 m²	6.00 m²

2569 - Unit Type D2 - 2 Bed Unit (Upper Duplex) - Room Width Provisions		
Name	**Room Width**	**DoHPLG Min. Room Width**
Bedroom 1	2923mm	2800mm
Bedroom 2	3230mm	2800mm
Kitchen/Living/Dining	4236mm	3600mm

2569 - Unit Type D2 - 2 Bed Unit (Upper Duplex) - Room Area Provisions		
Name	**Area**	**DoHPLG Min. Area**
Bedroom 1	13.82 m²	13.00 m²
Bedroom 2	12.03 m²	11.40 m²
External Terrace	13.56 m²	7.00 m²

Revisions:

2	Draft issue	04-09-2020	BL
3	Updated Annotation	08-09-2020	BL
4	Issue for Pre-Application	11-09-2020	AS
5	Draft Planning Issue	23-02-2021	AS
6	Issue for Planning	26-03-2021	AS
7	Issued for Planning	31-03-2021	AS
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11	Issued for Planning	06-04-2022	BL
Rev	Description	Date	By

Project:
Devoy Barracks, Naas, Co Kildare

Client:
Land Development Agency

Title:
Unit Type D2 - Proposed Plans, Sections & Elevations

Drawing / Document Name:
Project Number | Project | Originator | Volume | Level | Type | Role | Sheet Number
2569 DEV-COA-00-ZZ-DR-A-0535

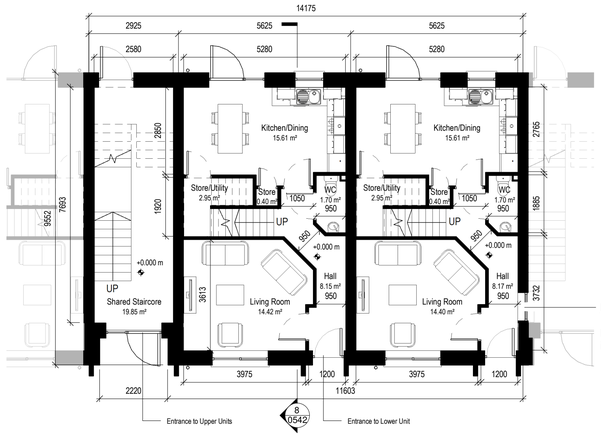
Suitability Status : Code - Description
S4 - For Stage Approval

Revision:
P- 11

Scale @ A1	Drawn:	Checked:	Date:
1 : 100	Anthony Stafford	William Gleeson	09-06-2020

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Unit 8A Oran Point, Main St, Oranmore, Co. Galway, H91 Y36X
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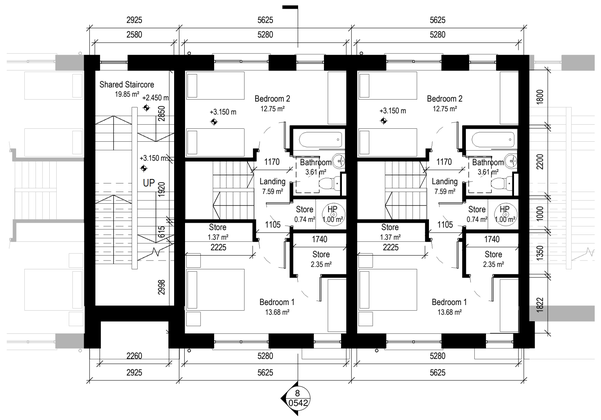
MCORM
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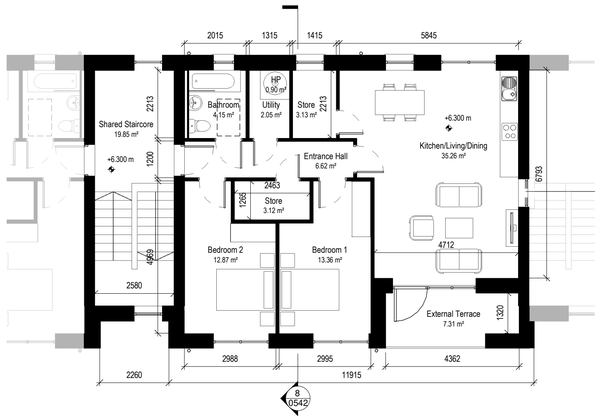
Note:

Dash line indicates window in the following unit:
- 121
- 152

1 Unit-Type-E1-00-Ground Floor
1 : 100



2 Unit-Type-E1-01-First Floor
1 : 100



Note:

Dash line indicates window in the following unit:
- 122
- 153

3 Unit-Type-E1-02-Second Floor
1 : 100

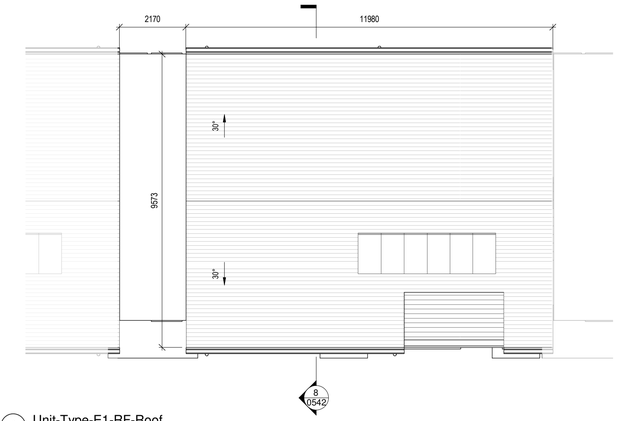
Notes:
Do not scale from this drawing.
Use figured dimensions only.
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This drawing to be read in conjunction with relevant consultant's drawings.
All dimensions are in millimetres and all levels are in meters to match Datums unless otherwise noted.
All levels given are relevant to ordance Datum.

Contractor Design Responsibility
It is noted that there are many elements within the works that require contractor design, and will be subject to certification as part of BCAR – see Preliminary Inspection Plan for clarity on certification required.

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Key Plan - Type E1:





4 Unit-Type-E1-RF-Roof
1 : 100



5 Duplex Type E1 - Front Elevation
1 : 100



6 Duplex Type E1 - Rear Elevation
1 : 100

N

Lower Unit - 2 Bed Duplex

2569 - Unit Type E1 - 2 Bed Unit (2 Storey Lower Unit) - Gross Internal Area		
Name	**Area**	**DoHPLG Min. Area**
Ground Floor	45.37 m²	
First Floor	45.37 m²	
Grand total: 2	90.74 m²	73.00 m²

2569 - Unit Type E1 - 2 Bed Unit (2 Storey Lower Unit) - Aggregate Area Provisions		
Department	**Area**	**DoHPLG Min.**
Aggregate Bedroom Area	26.43 m²	24.40 m²
Aggregate Living Area	30.02 m²	30.00 m²

2569 - Unit Type E1 - 2 Bed Unit (2 Storey Lower Unit) - Room Area Provisions		
Name	**Area**	**DoHPLG Min. Area**
Bedroom 1	13.68 m²	13.00 m²
Bedroom 2	12.75 m²	11.40 m²
External Terrace	18.00 m²	7.00 m²

2569 - Unit Type E1 - 2 Bed Unit (2 Storey Lower Unit) - Room Width Provisions		
Name	**Room Width**	**DoHPLG Min. Room Width**
Bedroom 1	2998mm	2800mm
Bedroom 2	2850mm	2800mm
Kitchen/Dining	2934mm	N/A
Living Room	3975mm	3600mm

2569 - Unit Type E1 - 2 Bed Unit (2 Storey Lower Unit) - Storage Provisions		
Department	**Area**	**DoHPLG Min.**
Storage	7.80 m²	6.00 m²

Note: For Unit Type E1, DoHPLG Min. Area refers to the standards set out in the document by Department of Housing, Planning and Local Government, Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (2020)

Upper Unit - 2 Bed Apartment

2569 - Unit Type E1 - 2 Bed Unit (Upper Apartment) - Gross Internal Area		
Name	**Area**	**DoHPLG Min. Area**
Second Floor	84.93 m²	
Grand total: 1	84.93 m²	73.00 m²

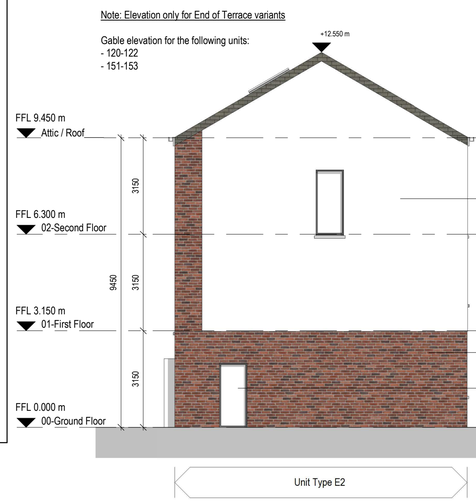
2569 - Unit Type E1 - 2 Bed Unit (Upper Apartment) - Aggregate Area Provisions		
Department	**Area**	**DoHPLG Min.**
Aggregate Bedroom Area	26.23 m²	24.40 m²
Aggregate Living Area	35.26 m²	30.00 m²

2569 - Unit Type E1 - 2 Bed Unit (Upper Apartment) - Room Area Provisions		
Name	**Area**	**DoHPLG Min. Area**
Bedroom 1	13.36 m²	13.00 m²
Bedroom 2	12.87 m²	11.40 m²
External Terrace	7.29 m²	7.00 m²

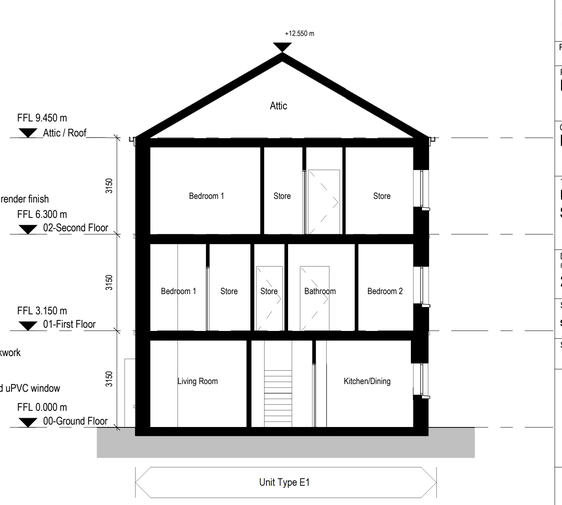
2569 - Unit Type E1 - 2 Bed Unit (Upper Apartment) - Room Width Provisions		
Name	**Room Width**	**DoHPLG Min. Room Width**
Bedroom 1	2995mm	2800mm
Bedroom 2	2988mm	2800mm
Kitchen/Living/Dining	4713mm	3600mm

2569 - Unit Type E1 - 2 Bed Unit (Upper Apartment) - Storage Provisions		
Department	**Area**	**DoHPLG Min.**
Storage	6.25 m²	6.00 m²

Refer to Site Plan for:
- Finished floor levels to survey datum
- Orientation



7 Duplex Type E1 - Side Elevation (End of Terrace)
1 : 100



8 Unit-Type-E1-Section A
1 : 100

Revisions:

Rev	Description	Date	By
1	Draft Planning Issue	23-02-2021	AS
2	Issue for Planning	26-03-2021	AS
3	Issued for Planning	31-03-2021	AS
4	Issued for Planning	09-04-2021	AS
5	Draft planning issue	01-10-2021	BL
6	Issued for pre-application	15-10-2021	BL
7	Issued for Planning	06-04-2022	BL

Project:
Devoy Barracks, Naas, Co Kildare

Client:
Land Development Agency

Title:
Unit Type E1 - Proposed Plans, Sections & Elevations

Drawing / Document Name:

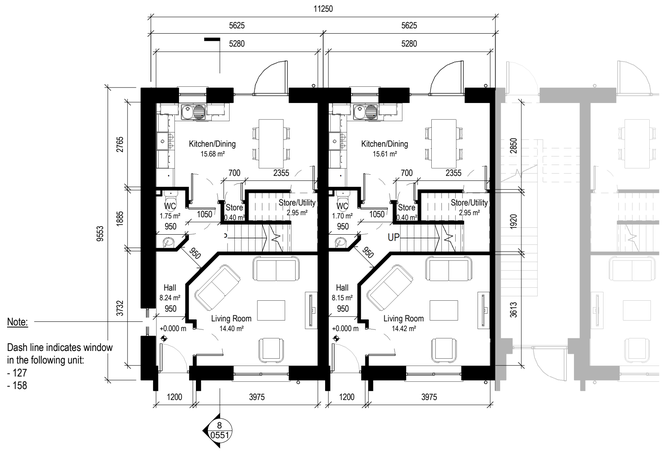
Project Number	Project	Originator	Volume	Level	Type	Role	Sheet Number
2569	DEV	COA	00	ZZ	DR	A	0542

Suitability Status : Code - Description: **S4 - For Stage Approval**
Revision: **P- 7**

Scale @ A1	Drawn:	Checked:	Date:
1 : 100	Anthony Stafford	William Gleeson	10-02-2021

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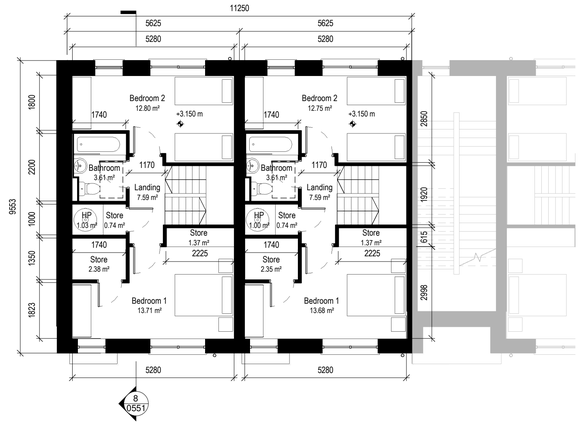
MCORM
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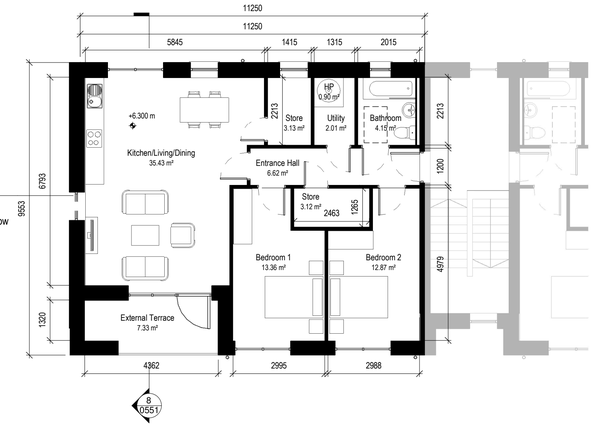


Note:

Dash line indicates window in the following unit:
- 127
- 158

1 Unit-Type-E2-00-Ground Floor
1 : 100

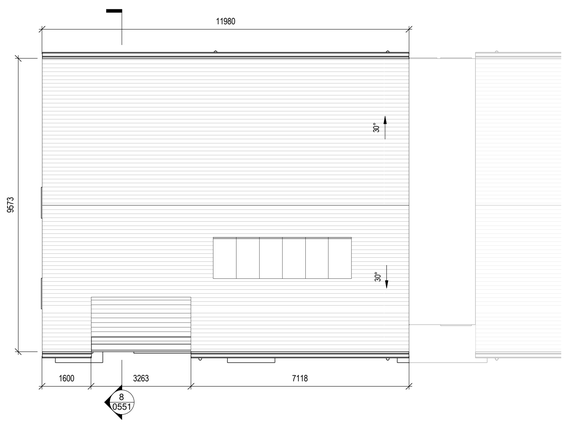




Note:

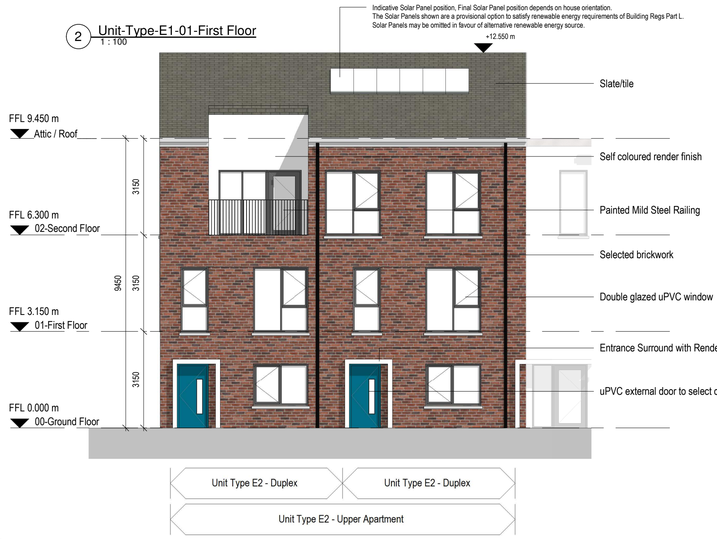
Dash line indicates window in the following unit:
- 128
- 159

3 Unit-Type-E1-02-Second Floor
1 : 100



4 Unit-Type-E2-RF-Roof
1 : 100

Indicative Solar Panel position, Final Solar Panel position depends on house orientation.
The Solar Panels shown are a provisional option to satisfy renewable energy requirements of Building Regs Part L.
Solar Panels may be omitted in favour of alternative renewable energy source.



2 Unit-Type-E1-01-First Floor
1 : 100

5 Duplex Type E2 - Front Elevation
1 : 100



6 Duplex Type E2 - Rear Elevation
1 : 100

Lower Unit - 2 Bed Duplex

2569 - Unit Type E2 - 2 Bed Unit (2 Storey Lower Unit) - Gross Internal Area		
Name	**Area**	**DoHPLG Min. Area**
Ground Floor	45.37 m²	
First Floor	45.37 m²	
Grand total: 2	90.74 m²	73.00 m²

2569 - Unit Type E2 - 2 Bed Unit (2 Storey Lower Unit) - Aggregate Area Provisions		
Department	**Area**	**DoHPLG Min.**
Aggregate Bedroom Area	26.43 m²	24.40 m²
Aggregate Living Area	30.02 m²	30.00 m²

2569 - Unit Type E2 - 2 Bed Unit (2 Storey Lower Unit) - Room Area Provisions		
Name	**Area**	**DoHPLG Min. Area**
Bedroom 1	13.68 m²	13.00 m²
Bedroom 2	12.75 m²	11.40 m²
External Terrace	18.00 m²	7.00 m²

2569 - Unit Type E2 - 2 Bed Unit (2 Storey Lower Unit) - Room Width Provisions		
Name	**Room Width**	**DoHPLG Min. Room Width**
Bedroom 1	2998mm	2800mm
Bedroom 2	2850mm	2800mm
Kitchen/Dining	2934mm	N/A
Living Room	3975mm	3600mm

2569 - Unit Type E2 - 2 Bed Unit (2 Storey Lower Unit) - Storage Provisions		
Department	**Area**	**DoHPLG Min.**
Storage	7.80 m²	6.00 m²

Note: For Unit Type E2, DoHPLG Min. Area refers to the standards set out in the document by Department of Housing, Planning and Local Government, Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (2020)

Upper Unit - 2 Bed Apartment

2569 - Unit Type E2 - 2 Bed Unit (Upper Apartment) - Gross Internal Area		
Name	**Area**	**DoHPLG Min. Area**
Second Floor	84.93 m²	
Grand total: 1	84.93 m²	73.00 m²

2569 - Unit Type E2 - 2 Bed Unit (Upper Apartment) - Aggregate Area Provisions		
Department	**Area**	**DoHPLG Min.**
Aggregate Bedroom Area	26.23 m²	24.40 m²
Aggregate Living Area	35.26 m²	30.00 m²

2569 - Unit Type E2 - 2 Bed Unit (Upper Apartment) - Room Area Provisions		
Name	**Area**	**DoHPLG Min. Area**
Bedroom 1	13.36 m²	13.00 m²
Bedroom 2	12.87 m²	11.40 m²
External Terrace	7.29 m²	7.00 m²

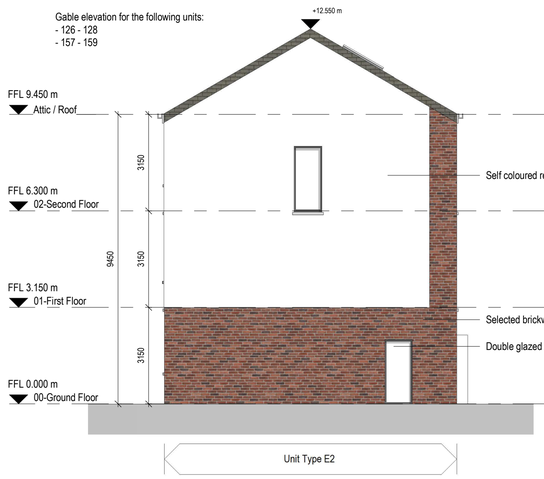
2569 - Unit Type E2 - 2 Bed Unit (Upper Apartment) - Room Width Provisions		
Name	**Room Width**	**DoHPLG Min. Room Width**
Bedroom 1	2995mm	2800mm
Bedroom 2	2988mm	2800mm
Kitchen/Living/Dining	4713mm	3600mm

2569 - Unit Type E2 - 2 Bed Unit (Upper Apartment) - Storage Provisions		
Department	**Area**	**DoHPLG Min.**
Storage	6.25 m²	6.00 m²

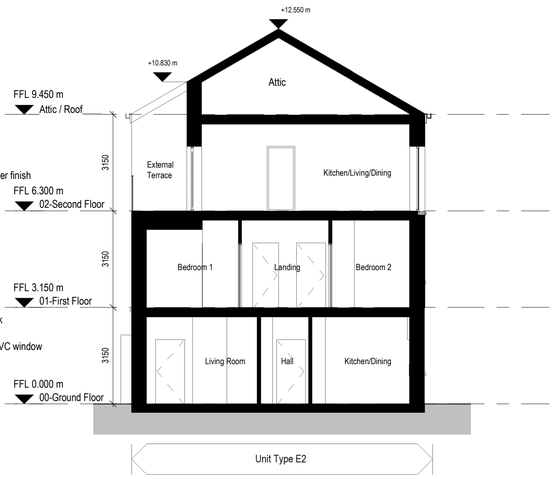
Refer to Site Plan for:
- Finished floor levels to survey datum
- Orientation

Note: Elevation only for End of Terrace variants

Gable elevation for the following units:
- 126 - 128
- 157 - 159



7 Duplex Type E2 - Side Elevation (End of Terrace)
1 : 100



8 Unit-Type-E2-Section A
1 : 100

Notes:
Do not scale from this drawing.
Use figured dimensions only.
All errors and omissions to be reported to the Architect.
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All dimensions are in millimetres and all levels are in meters to match Datums unless otherwise noted.
All levels given are relevant to ordance Datum.

Contractor Design Responsibility
It is noted that there are many elements within the works that require contractor design, and will be subject to certification as part of BCAR – see Preliminary Inspection Plan for clarity on certification required.

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Key Plan - Type E2:



N

Revisions:

Rev	Description	Date	By
1	Issued for Planning	06-04-2022	BL

Project:
Devoy Barracks, Naas, Co Kildare

Client:
Land Development Agency

Title:
Unit Type E2 - Proposed Plans, Sections & Elevations

Drawing / Document Name:
Project Number: 2569 | Project | Originator | Volume | Level | Type | Role | Sheet Number: DEV-COA-00-ZZ-DR-A-0551

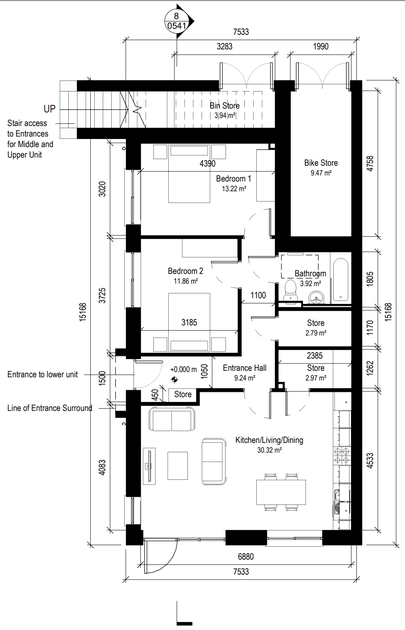
Suitability Status : Code - Description
S4 - For Stage Approval

Revision: P- 1

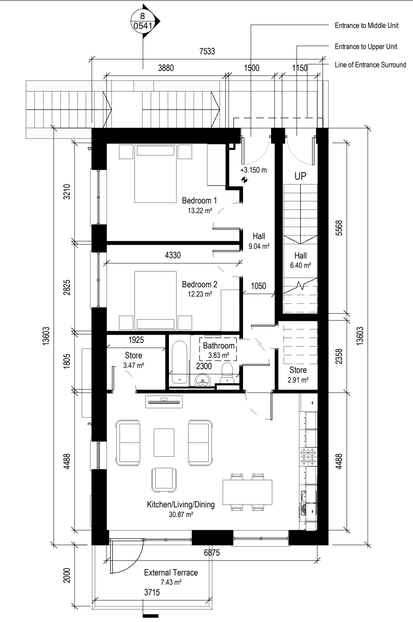
Scale @ A1	Drawn:	Checked:	Date:
1 : 100	Brian Lee	Eimear McGonigle	26-01-2022

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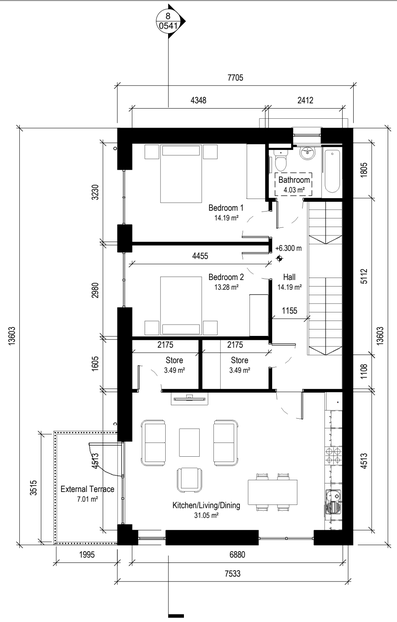
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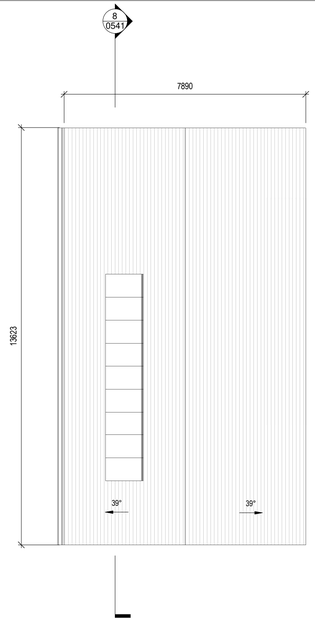
1 Unit-Type-K1-00-Ground Floor
1 : 100



2 Unit-Type-K1-01-First Floor
1 : 100



3 Unit-Type-K1-02-Second Floor
1 : 100



4 Unit-Type-K1-RF-Roof
1 : 100

Notes:
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Use figured dimensions only.
All errors and omissions to be reported to the Architect.
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All levels given are relevant to ordance Datum.

Contractor Design Responsibility
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Key Plan - Type K1:



N

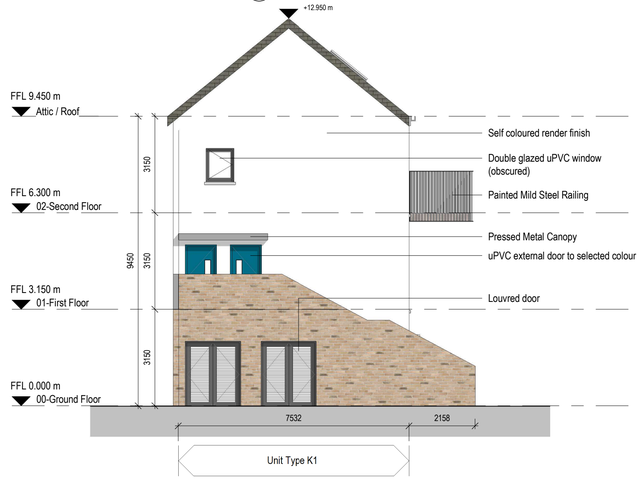
Note: For Unit Type K1, DoHPLG Min. Area refers to the standards set out in the document by Department of Housing, Planning and Local Government, Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (2020)

Refer to Site Plan for:

- Finished floor levels to survey datum
- Orientation



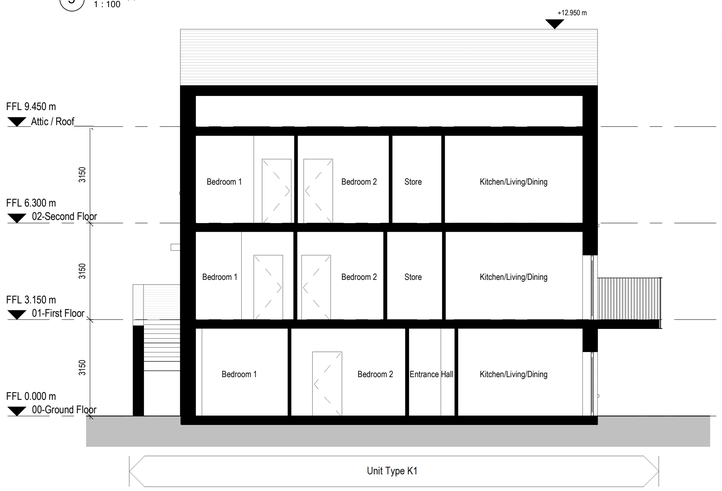
5 Unit-Type-K1-Front Elevation
1 : 100



6 Unit-Type-K1-Rear Elevation
1 : 100



7 Unit-Type-K1-Side Elevation
1 : 100



8 Unit-Type-K1-Section A
1 : 100

Lower Unit - 2 Bed Apartment

2569 - Unit Type K1 - 2 Bed Unit (Lower Unit) - Gross Internal Area		
Name	**Area**	**DoHPLG Min. Area**
Ground Floor	78.12 m²	73.00 m²

2569 - Unit Type K1 - 2 Bed Unit (Lower Unit) - Aggregate Area Provisions		
Department	**Area**	**DoHPLG Min.**
Aggregate Bedroom Area	25.08 m²	24.40 m²
Aggregate Living Area	30.32 m²	30.00 m²

2569 - Unit Type K1 - 2 Bed Unit (Lower Unit) - Storage Provisions		
Department	**Area**	**DoHPLG Min.**
Storage	6.16 m²	6.00 m²

2569 - Unit Type K1 - 2 Bed Unit (Lower Unit) - Room Width Provisions		
Name	**Room Width**	**DoHPLG Min. Room Width**
Bedroom 1	3020mm	2800mm
Bedroom 2	3185mm	2800mm
Kitchen/Living/Dining	4083mm	3600mm

2569 - Unit Type K1 - 2 Bed Unit (Lower Unit) - Room Area Provisions		
Name	**Area**	**DoHPLG Min. Area**
Bedroom 1	13.22 m²	13.00 m²
Bedroom 2	11.86 m²	11.40 m²
External Terrace	7.44 m²	7.00 m²

Middle Unit - 2 Bed Apartment

2569 - Unit Type K1 - 2 Bed Unit (Middle Unit) - Gross Internal Area		
Name	**Area**	**DoHPLG Min. Area**
First Floor	78.89 m²	73.00 m²

2569 - Unit Type K1 - 2 Bed Unit (Middle Unit) - Aggregate Area Provisions		
Department	**Area**	**DoHPLG Min.**
Aggregate Bedroom Area	25.45 m²	24.40 m²
Aggregate Living Area	30.87 m²	30.00 m²

2569 - Unit Type K1 - 2 Bed Unit (Middle Unit) - Storage Provisions		
Department	**Area**	**DoHPLG Min.**
Storage	6.38 m²	6.00 m²

2569 - Unit Type K1 - 2 Bed Unit (Middle Unit) - Room Width Provisions		
Name	**Room Width**	**DoHPLG Min. Room Width**
Bedroom 1	3210mm	2800mm
Bedroom 2	2825mm	2800mm
Kitchen/Living/Dining	4488mm	3600mm

2569 - Unit Type K1 - 2 Bed Unit (Middle Unit) - Room Area Provisions		
Name	**Area**	**DoHPLG Min. Area**
Bedroom 1	13.22 m²	13.00 m²
Bedroom 2	12.23 m²	11.40 m²
External Terrace	7.43 m²	7.00 m²

Upper Unit - 2 Bed Apartment

2569 - Unit Type K1 - 2 Bed Unit (Upper Unit) - Gross Internal Area		
Name	**Area**	**DoHPLG Min. Area**
Second Floor	86.98 m²	
First Floor	6.40 m²	
Grand total: 2	93.38 m²	73.00 m²

2569 - Unit Type K1 - 2 Bed Unit (Upper Unit) - Aggregate Area Provisions		
Department	**Area**	**DoHPLG Min.**
Aggregate Bedroom Area	27.47 m²	24.40 m²
Aggregate Living Area	31.05 m²	30.00 m²

2569 - Unit Type K1 - 2 Bed Unit (Upper Unit) - Storage Provisions		
Department	**Area**	**DoHPLG Min.**
Storage	6.98 m²	6.00 m²

2569 - Unit Type K1 - 2 Bed Unit (Upper Unit) - Room Width Provisions		
Name	**Room Width**	**DoHPLG Min. Room Width**
Bedroom 1	3230mm	2800mm
Bedroom 2	2980mm	2800mm
Kitchen/Living/Dining	4513mm	3600mm

2569 - Unit Type K1 - 2 Bed Unit (Upper Unit) - Room Area Provisions		
Name	**Area**	**DoHPLG Min. Area**
Bedroom 1	14.19 m²	13.00 m²
Bedroom 2	13.28 m²	11.40 m²
External Terrace	7.01 m²	7.00 m²

Revisions:

Rev	Description	Date	By
1	Draft issue	04-09-2020	BL
2	Updated Annotation	08-09-2020	BL
3	Issue for Pre-Application	11-09-2020	AS
4	Draft Planning Issue	23-02-2021	AS
5	Issue for Planning	26-03-2021	AS
6	Issued for Planning	31-03-2021	AS
7	Draft planning issue	01-10-2021	BL
8	Issued for pre-application	15-10-2021	BL
9	Issued for Planning	06-04-2022	BL

Project:
Devoy Barracks, Naas, Co Kildare

Client:
Land Development Agency

Title:
Unit Type K1 - Proposed Plans, Sections & Elevations

Drawing / Document Name:

Project Number	Project	Originator	Volume	Level	Type	Role	Sheet Number
2569	DEV	COA	00	ZZ	DR	A	0541

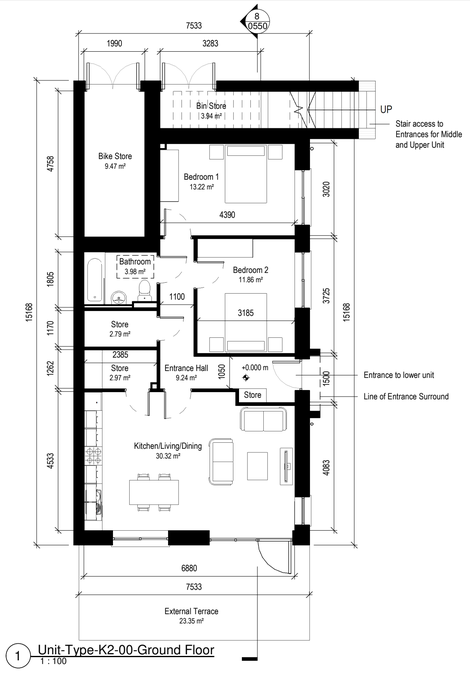
Suitability Status : Code - Description
S4 - For Stage Approval

Revision: P- 9

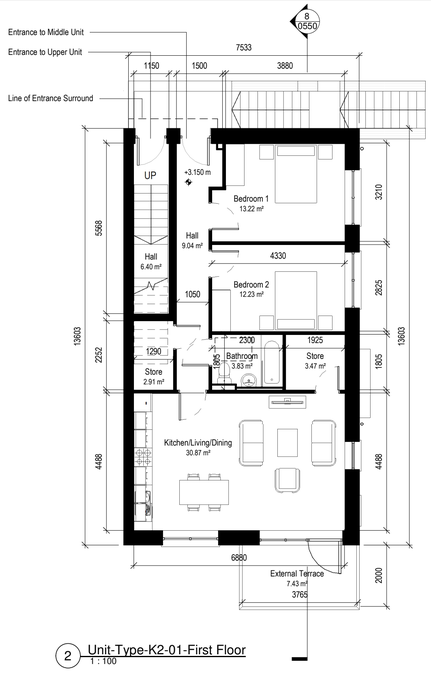
Scale @ A1	Drawn:	Checked:	Date:
1 : 100	Brian Lee	Will Gleeson	06-08-2020

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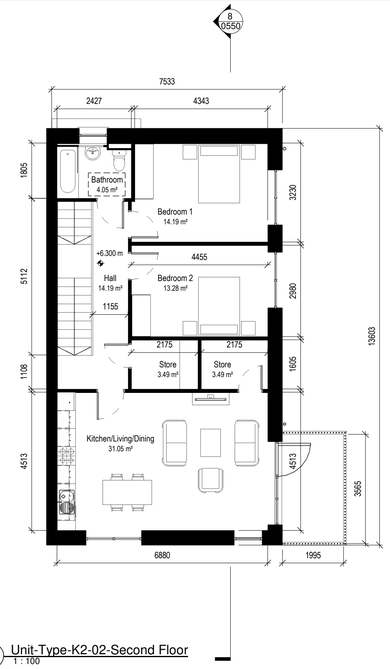
MCORM
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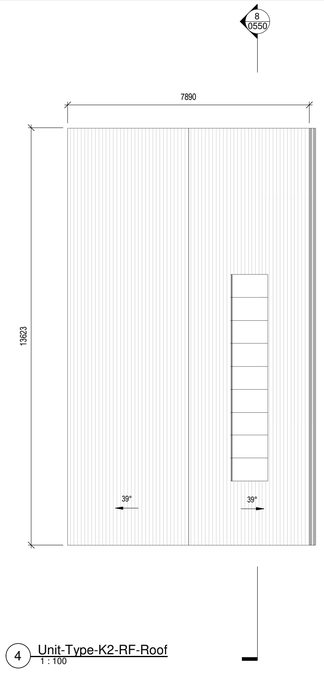
1 Unit-Type-K2-00-Ground Floor
1 : 100



2 Unit-Type-K2-01-First Floor
1 : 100



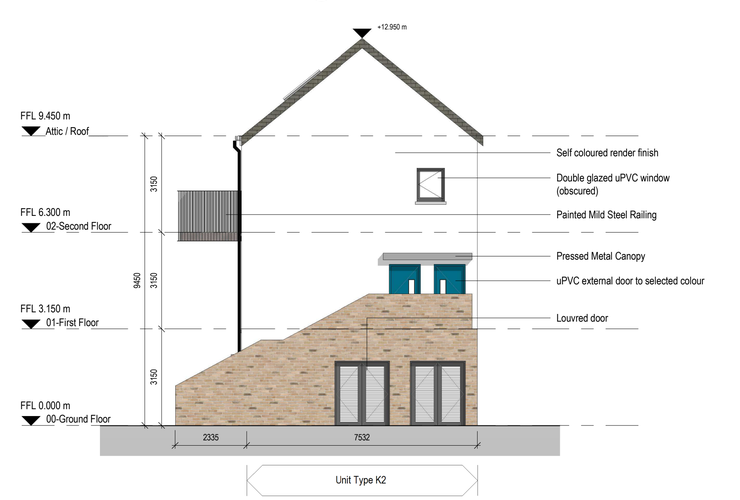
3 Unit-Type-K2-02-Second Floor
1 : 100



4 Unit-Type-K2-RF-Roof
1 : 100



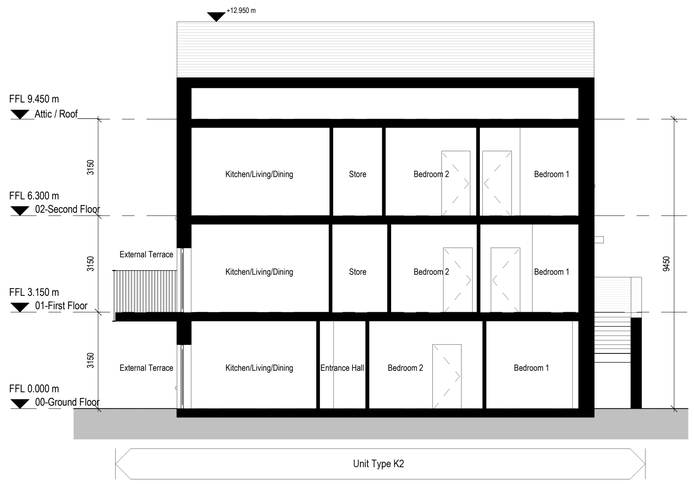
5 Unit-Type-K2-Front Elevation
1 : 100



6 Unit-Type-K2-Rear Elevation
1 : 100



7 Unit-Type-K2-Side Elevation
1 : 100



8 Unit-Type-K2-Section A
1 : 100

Lower Unit - 2 Bed Apartment

2569 - Unit Type K2 - 2 Bed Unit (Lower Unit) - Gross Internal Area		
Name	**Area**	**DoHPLG Min. Area**
Ground Floor	78.12 m²	73.00 m²

2569 - Unit Type K2 - 2 Bed Unit (Lower Unit) - Aggregate Area Provisions		
Department	**Area**	**DoHPLG Min.**
Aggregate Bedroom Area	25.08 m²	24.40 m²
Aggregate Living Area	30.32 m²	30.00 m²

2569 - Unit Type K2 - 2 Bed Unit (Lower Unit) - Room Width Provisions		
Name	**Room Width**	**DoHPLG Min. Room Width**
Bedroom 1	3020mm	2800mm
Bedroom 2	3185mm	2800mm
Kitchen/Living/Dining	4083mm	3600mm

2569 - Unit Type K2 - 2 Bed Unit (Lower Unit) - Room Area Provisions		
Name	**Area**	**DoHPLG Min. Area**
Bedroom 1	13.22 m²	13.00 m²
Bedroom 2	11.86 m²	11.40 m²
External Terrace	7.44 m²	7.00 m²

2569 - Unit Type K2 - 2 Bed Unit (Lower Unit) - Storage Provisions		
Department	**Area**	**DoHPLG Min.**
Storage	6.16 m²	6.00 m²

Middle Unit - 2 Bed Apartment

2569 - Unit Type K2 - 2 Bed Unit (Middle Unit) - Gross Internal Area		
Name	**Area**	**DoHPLG Min. Area**
First Floor	78.89 m²	73.00 m²

2569 - Unit Type K2 - 2 Bed Unit (Middle Unit) - Aggregate Area Provisions		
Department	**Area**	**DoHPLG Min.**
Aggregate Bedroom Area	25.45 m²	24.40 m²
Aggregate Living Area	30.87 m²	30.00 m²

2569 - Unit Type K2 - 2 Bed Unit (Middle Unit) - Room Width Provisions		
Name	**Room Width**	**DoHPLG Min. Room Width**
Bedroom 1	3210mm	2800mm
Bedroom 2	2825mm	2800mm
Kitchen/Living/Dining	4488mm	3600mm

2569 - Unit Type K2 - 2 Bed Unit (Middle Unit) - Room Area Provisions		
Name	**Area**	**DoHPLG Min. Area**
Bedroom 1	13.22 m²	13.00 m²
Bedroom 2	12.23 m²	11.40 m²
External Terrace	7.43 m²	7.00 m²

2569 - Unit Type K2 - 2 Bed Unit (Middle Unit) - Storage Provisions		
Department	**Area**	**DoHPLG Min.**
Storage	6.38 m²	6.00 m²

Upper Unit - 2 Bed Apartment

2569 - Unit Type K2 - 2 Bed Unit (Upper Unit) - Gross Internal Area		
Name	**Area**	**DoHPLG Min. Area**
Second Floor	86.98 m²	
First Floor	6.40 m²	
Grand total: 2	93.38 m²	73.00 m²

2569 - Unit Type K2 - 2 Bed Unit (Upper Unit) - Aggregate Area Provisions		
Department	**Area**	**DoHPLG Min.**
Aggregate Bedroom Area	27.47 m²	24.40 m²
Aggregate Living Area	31.05 m²	30.00 m²

2569 - Unit Type K2 - 2 Bed Unit (Upper Unit) - Room Width Provisions		
Name	**Room Width**	**DoHPLG Min. Room Width**
Bedroom 1	3230mm	2800mm
Bedroom 2	2980mm	2800mm
Kitchen/Living/Dining	4513mm	3600mm

2569 - Unit Type K2 - 2 Bed Unit (Upper Unit) - Room Area Provisions		
Name	**Area**	**DoHPLG Min. Area**
Bedroom 1	14.19 m²	13.00 m²
Bedroom 2	13.28 m²	11.40 m²
External Terrace	7.01 m²	7.00 m²

2569 - Unit Type K2 - 2 Bed Unit (Upper Unit) - Storage Provisions		
Department	**Area**	**DoHPLG Min.**
Storage	6.98 m²	6.00 m²

Notes:
Do not scale from this drawing.
Use figured dimensions only.
All errors and omissions to be reported to the Architect.
This drawing to be read in conjunction with relevant consultant's drawings.
All dimensions are in millimetres and all levels are in meters to match Datums unless otherwise noted.
All levels given are relevant to ordance Datum.

Contractor Design Responsibility
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Key Plan - Type K2:



N

Note: For Unit Type K2, DoHPLG Min. Area refers to the standards set out in the document by Department of Housing, Planning and Local Government, Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (2020)

Refer to Site Plan for:

- Finished floor levels to survey datum
- Orientation

Revisions:

Rev	Description	Date	By
1	Issued for Planning	06-04-2022	BL

Project:
Devoy Barracks, Naas, Co Kildare

Client:
Land Development Agency

Title:
Unit Type K2 - Proposed Plans, Sections & Elevations

Drawing / Document Name:

Project Number	Project	Originator	Volume	Level	Type	Role	Sheet Number
2569	DEV	COA	00	ZZ	DR	A	0550

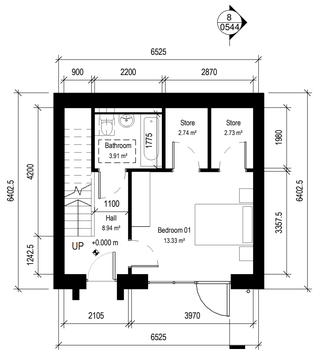
Suitability Status : Code - Description
S4 - For Stage Approval

Revision: P- 1

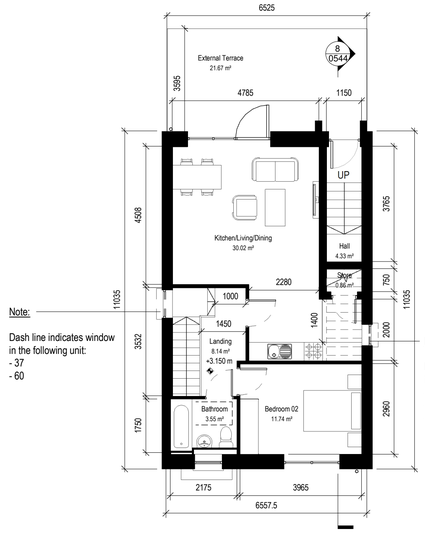
Scale @ A1: 1 : 100 | Drawn: Brian Lee | Checked: Eimear McGonigle | Date: 26-01-2022

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1 GA-TYP-L1-00-Ground-Floor-Plan
1 : 100



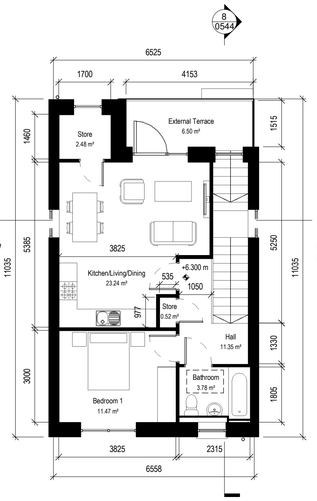
Note:

Dash line indicates window in the following unit:
- 37
- 60

Note:

Dash line indicates window in the following unit:
- 27
- 50
- 62

2 GA-TYP-L1-01-First-Floor-Plan
1 : 100



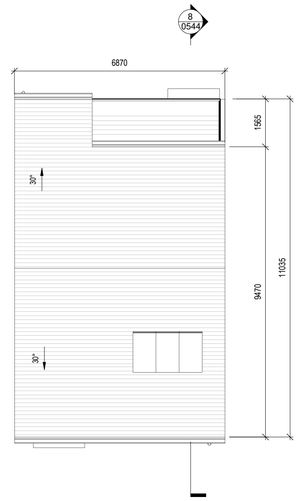
Note:

Dash line indicates window in the following unit:
- 38
- 61

Note:

Dash line indicates window in the following unit:
- 28
- 51
- 63

3 GA-TYP-L1-02-Second-Floor-Plan
1 : 100



4 GA-TYP-L1-RF-Roof-Plan
1 : 100

Notes:
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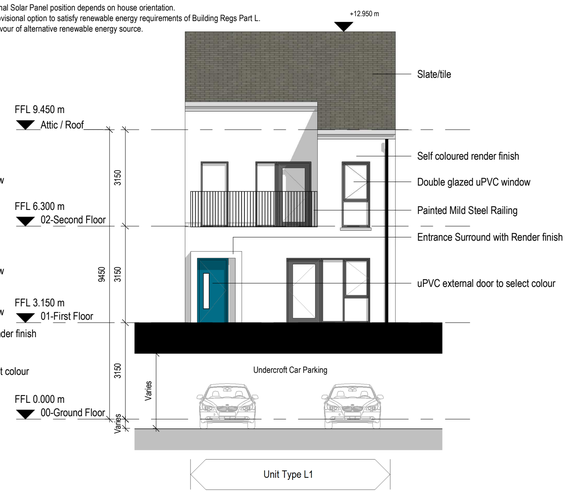
Key Plan - Type L1:



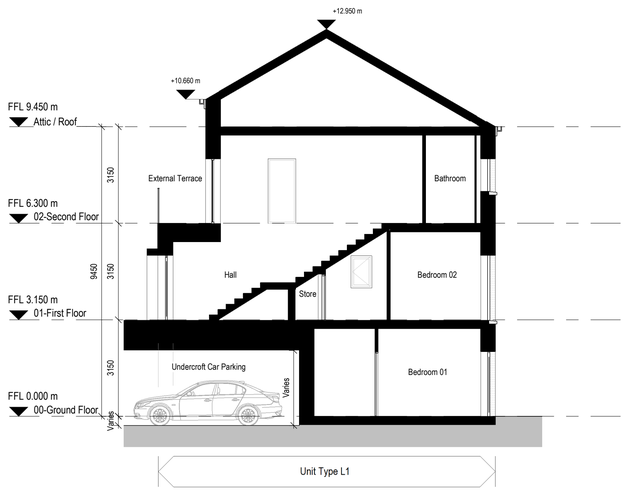
N



5 Unit-Type-L1-Front Elevation
1 : 100



6 Unit-Type-L1-Rear Elevation
1 : 100



8 Unit-Type-L1-Section A
1 : 100

Note: For Unit Type L1, DoHPLG Min. Area refers to the standards set out in the document by Department of Housing, Planning and Local Government, Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (2020)

Refer to Site Plan for:
- Finished floor levels to survey datum
- Orientation

Lower Unit - 2 Bed Duplex

2569 - Unit Type L1 - 2 Bed Unit (Lower Unit) - Aggregate Area Provisions		
Department	**Area**	**DoHPLG Min.**
Aggregate Bedroom Area	25.07 m²	24.40 m²
Aggregate Living Area	30.02 m²	30.00 m²

2569 - Unit Type L1 - 2 Bed Unit (Lower Unit) - Gross Internal Area		
Name	**Area**	**DoHPLG Min. Area**
Ground Floor	33.63 m²	
First Floor	56.57 m²	
Grand total: 2	90.20 m²	73.00 m²

2569 - Unit Type L1 - 2 Bed Unit (Lower Unit) - Room Area Provisions		
Name	**Area**	**DoHPLG Min. Area**
Bedroom 01	13.33 m²	13.00 m²
Bedroom 02	11.74 m²	11.40 m²
External Terrace	21.67 m²	7.00 m²

2569 - Unit Type L1 - 2 Bed Unit (Lower Unit) - Room Width Provisions		
Name	**Room Width**	**DoHPLG Min. Room Width**
Bedroom 01	3358mm	2800mm
Bedroom 02	2960mm	2800mm
Kitchen/Living/Dining	3985mm	3600mm

2569 - Unit Type L1 - 2 Bed Unit (Lower Unit) - Storage Provisions		
Department	**Area**	**DoHPLG Min.**
Storage	6.34 m²	6.00 m²

Upper Unit - 1 Bed Apartment

2569 - Unit Type L1 - 1 Bed Unit (Upper Unit) - Aggregate Area Provisions		
Department	**Area**	**DoHPLG Min.**
Aggregate Bedroom Area	11.47 m²	11.40 m²
Aggregate Living Area	23.24 m²	23.00 m²

2569 - Unit Type L1 - 1 Bed Unit (Upper Unit) - Gross Internal Area		
Name	**Area**	**DoHPLG Min. Area**
First Floor	4.33 m²	
Second Floor	55.13 m²	
Grand total: 2	59.46 m²	45.00 m²

2569 - Unit Type L1 - 1 Bed Unit (Upper Unit) - Room Area Provisions		
Name	**Area**	**DoHPLG Min. Area**
Bedroom 1	11.47 m²	11.40 m²
External Terrace	6.50 m²	4.00 m²

2569 - Unit Type L1 - 1 Bed Unit (Upper Unit) - Room Width Provisions		
Name	**Room Width**	**DoHPLG Min. Room Width**
Bedroom 1	3000mm	2800mm
Kitchen/Living/Dining	3825mm	3300mm

2569 - Unit Type L1 - 1 Bed Unit (Upper Unit) - Storage Provisions		
Department	**Area**	**DoHPLG Min.**
Storage	3.00 m²	3.00 m²

Revisions:

Rev	Description	Date	By
1	Draft planning issue	01-10-2021	BL
2	Issued for pre-application	15-10-2021	BL
3	Issued for Planning	06-04-2022	BL

Project:
Devoy Barracks, Naas, Co Kildare

Client:
Land Development Agency

Title:
Unit Type L1 - Proposed Plans, Sections & Elevations Sheet 1

Drawing / Document Name:
Project Number: 2569 | Project | Originator | Volume | Level | Type | Role | Sheet Number: DEV-COA-00-ZZ-DR-A-0544

Suitability Status : Code - Description: S4 - For Stage Approval

Revision: P- 3

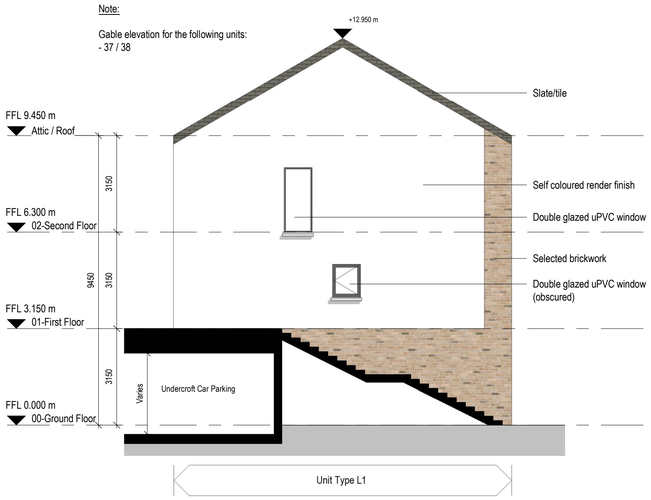
Scale @ A1: 1 : 100 | Drawn: Brian Lee | Checked: Eimear McGonigle | Date: 08-09-2021

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Note:

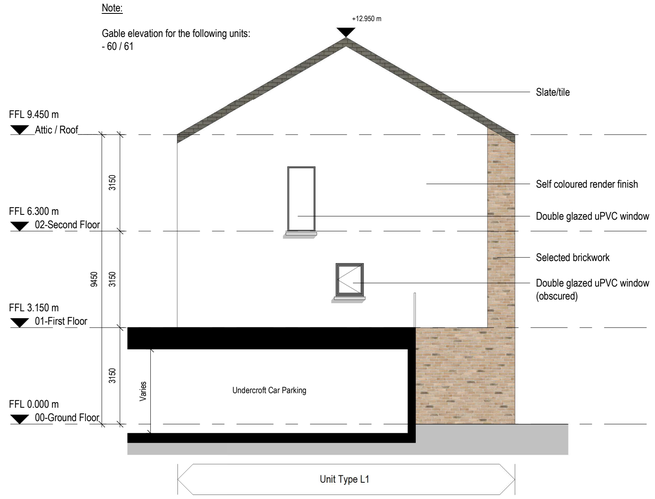
Gable elevation for the following units:
- 37 / 38



2 Unit-Type-L1-Side Elevation 01
1 : 100

Note:

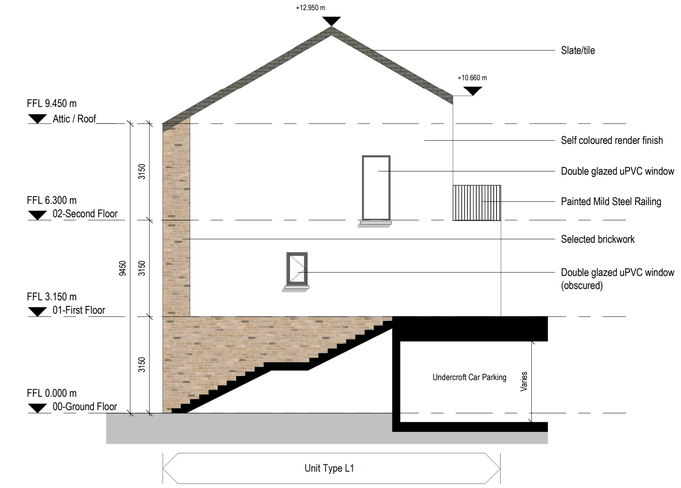
Gable elevation for the following units:
- 60 / 61



1 Unit-Type-L1-Side Elevation 02
1 : 100

Note:

Gable elevation for the following units:
- 27 / 28



3 Unit-Type-L1-Side Elevation 03
1 : 100

Note:

Gable elevation for the following units:
- 50 / 51

4 Unit-Type-L1-Side Elevation 04
1 : 100

Note:

Gable elevation for the following units:
- 62 / 63

5 Unit-Type-L1-Side Elevation 05
1 : 100

Notes:
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Contractor Design Responsibility
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Key Plan - Type L1:



N

Revisions:

Rev	Description	Date	By
1	Issued for Planning	06-04-2022	BL

Project:
Devoy Barracks, Naas, Co Kildare

Client:
Land Development Agency

Title:
Unit Type L1 - Proposed Plans, Sections & Elevations Sheet 2

Drawing / Document Name:

Project Number	Project	Originator	Volume	Level	Type	Role	Sheet Number
2569	DEV	COA	00	ZZ	DR	A	0545

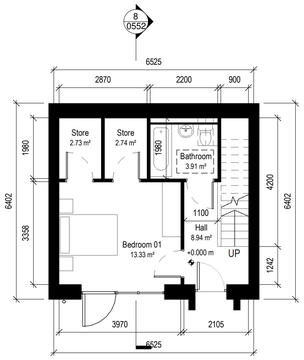
Suitability Status : Code - Description
S4 - For Stage Approval

Revision:
P- 1

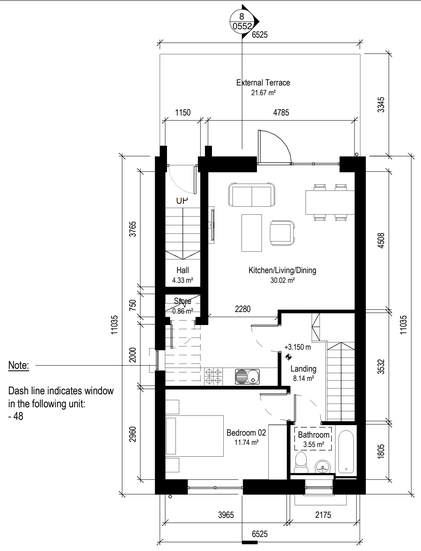
Scale @ A1	Drawn:	Checked:	Date:
1 : 100	Brian Lee	Eimear McGonigle	09-02-2022

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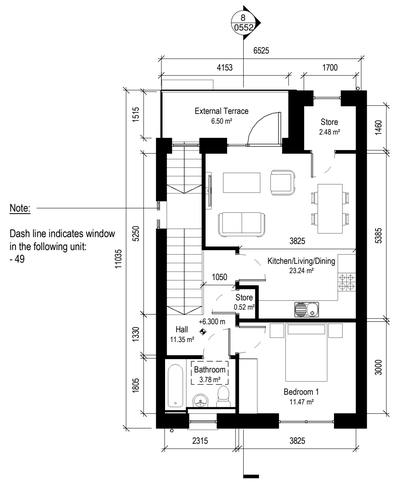
1 GA-TYP-L2-00-Ground-Floor-Plan
1 : 100



Note:

Dash line indicates window in the following unit:
- 48

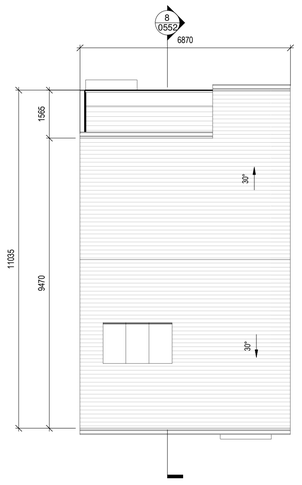
2 GA-TYP-L2-01-First-Floor-Plan
1 : 100



Note:

Dash line indicates window in the following unit:
- 49

3 GA-TYP-L2-02-Second-Floor-Plan
1 : 100



4 GA-TYP-L2-RF-Roof-Plan
1 : 100

Notes:
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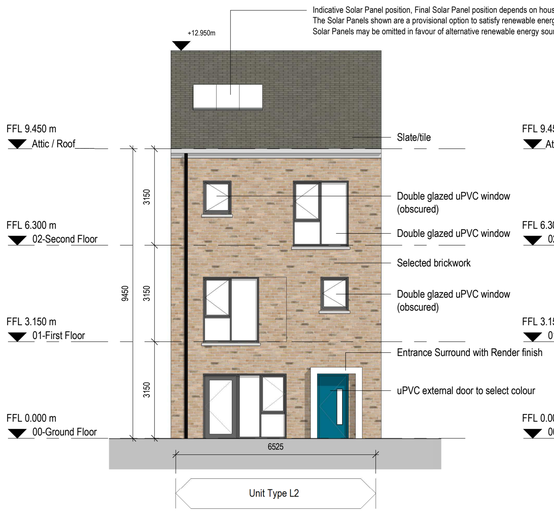
Contractor Design Responsibility
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Key Plan - Type L2:



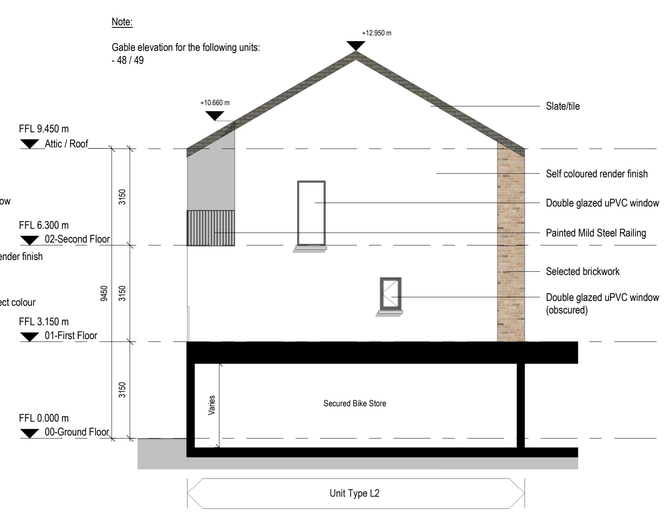
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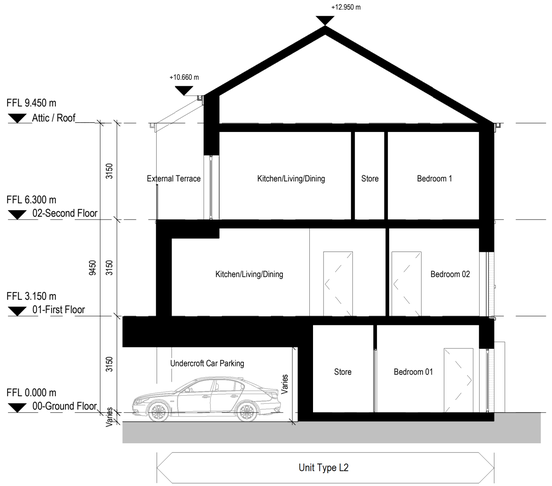
5 Unit-Type-L2-Front Elevation
1 : 100



6 Unit-Type-L2-Rear Elevation
1 : 100



7 Unit-Type-L2-Side Elevation 01
1 : 100



8 Unit-Type-L2-Section A
1 : 100

Note: For Unit Type L1, DoHPLG Min. Area refers to the standards set out in the document by Department of Housing, Planning and Local Government, Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (2020)

Refer to Site Plan for:
- Finished floor levels to survey datum
- Orientation

Lower Unit - 2 Bed Duplex

2569 - Unit Type L2 - 2 Bed Unit (Lower Unit) - Aggregate Area Provisions		
Department	**Area**	**DoHPLG Min.**
Aggregate Bedroom Area	25.07 m²	24.40 m²
Aggregate Living Area	30.02 m²	30.00 m²

2569 - Unit Type L2 - 2 Bed Unit (Lower Unit) - Gross Internal Area		
Name	**Area**	**DoHPLG Min. Area**
Ground Floor	33.63 m²	
First Floor	56.57 m²	
Grand total: 2	90.20 m²	73.00 m²

2569 - Unit Type L2 - 2 Bed Unit (Lower Unit) - Room Area Provisions		
Name	**Area**	**DoHPLG Min. Area**
Bedroom 01	13.33 m²	13.00 m²
Bedroom 02	11.74 m²	11.40 m²
External Terrace	21.67 m²	7.00 m²

2569 - Unit Type L2 - 2 Bed Unit (Lower Unit) - Room Width Provisions		
Name	**Room Width**	**DoHPLG Min. Room Width**
Bedroom 01	3358mm	2800mm
Bedroom 02	2960mm	2800mm
Kitchen/Living/Dining	3985mm	3600mm

2569 - Unit Type L2 - 2 Bed Unit (Lower Unit) - Storage Provisions		
Department	**Area**	**DoHPLG Min.**
Storage	6.34 m²	6.00 m²

Upper Unit - 1 Bed Apartment

2569 - Unit Type L2 - 1 Bed Unit (Upper Unit) - Aggregate Area Provisions		
Department	**Area**	**DoHPLG Min.**
Aggregate Bedroom Area	11.47 m²	11.40 m²
Aggregate Living Area	23.24 m²	23.00 m²

2569 - Unit Type L2 - 1 Bed Unit (Upper Unit) - Gross Internal Area		
Name	**Area**	**DoHPLG Min. Area**
First Floor	4.33 m²	
Second Floor	55.13 m²	
Grand total: 2	59.46 m²	45.00 m²

2569 - Unit Type L2 - 1 Bed Unit (Upper Unit) - Room Area Provisions		
Name	**Area**	**DoHPLG Min. Area**
Bedroom 1	11.47 m²	11.40 m²
External Terrace	6.50 m²	4.00 m²

2569 - Unit Type L2 - 1 Bed Unit (Upper Unit) - Room Width Provisions		
Name	**Room Width**	**DoHPLG Min. Room Width**
Bedroom 1	3000mm	2800mm
Kitchen/Living/Dining	3825mm	3300mm

2569 - Unit Type L2 - 1 Bed Unit (Upper Unit) - Storage Provisions		
Department	**Area**	**DoHPLG Min.**
Storage	3.00 m²	3.00 m²

Revisions:

Rev	Description	Date	By
1	Issued for Planning	06-04-2022	BL

Project:
Devoy Barracks, Naas, Co Kildare

Client:
Land Development Agency

Title:
Unit Type L2 - Proposed Plans, Sections & Elevations

Drawing / Document Name:
Project Number: 2569 | Project | Originator | Volume | Level | Type | Role | Sheet Number: DEV-COA-00-ZZ-DR-A-0552

Suitability Status : Code - Description: S4 - For Stage Approval
Revision: P- 1

Scale @ A1: 1 : 100 | Drawn: Brian Lee | Checked: Eimear McGonigle | Date: 26-01-2022

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