



Scale 1:500
0 10 20 30 40 50 [m]



Part V Schedule of Accommodation

Phase 1: 228 units (48.8%)
Phase 2: 239 units (51.2%)
Total overall: 467 units (100%)

Requirement overall: 10% = 47 units

PHASE 1 - 7 no units (1.5%)

2 no units (0.4%)
- 4 Bed Semi-Detached House
Type B2 & Type B3 (S09)
B2: c. 153 sq.m.
B3: c. 158.5 sq.m.

5 no units (1.1%)
- 3 Bed Duplex (own door) Apartment
Type G2 (P01)
c. 125 sq.m.

PHASE 2 - 40 no units (8.5%)

Apartment Block A (4 Floors)

18 no units (3.8%)
- 1 bed 2 person Apartment
c. 49-52 sq.m.

22 no units (4.7%)
- 2 bed 4 person Apartment
c. 77-85 sq.m.

Part V Units breakdown - 47 no (10%):

1 Bed - 18 no - 3.8%
2 Bed - 22 no - 4.7%
3 Bed - 5 no - 1.1%
4 Bed - 2 no - 0.4%

GENERAL NOTES

1. COPYRIGHT RESERVED
2. DO NOT SCALE DRAWING. USE PROVIDED DIMENSIONS ONLY
3. ALL DISCREPANCIES TO BE REPORTED TO ARCHITECT
4. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL LEVELS AND DIMENSIONS
5. ALL WORK IS TO BE TO STRUCTURAL ENGINEERS DETAILS
6. ALL PROPOSED WORK MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS
7. CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF STRUCTURE, SERVICES AND SERVICES

REV	DATE	DESCRIPTION	BY

LEGEND

Building Types - Blocks

- Apartment Block A (1&2 Bed Apt.)
- Apartment 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
- 62.50 Road Levels
- 60.2 House Number
- Connection to Adjoining Property

OS License No.: 50438989_1
Map Sheets: 3193-C, 3259-01, 3259-02
CYAL50454316
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DRAFT FOR DISCUSSION PURPOSES ONLY

JFA ARCHITECTS

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CLIENT
Seattle Construction Ltd

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

DRAWING
Proposed Phase 2 Site Layout Plan
Part V - Phase 1 & Phase 2

SCALE	JOB NO.
1:500 @ A1	2439
DRAWN BY	FM
DATE	JULY 2025
DRAWING NUMBER	REVISION
KWC-00-XXX-DR-JFA-AR-PP1111	
DRAWING LOCATION	
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DRAWING STATUS	
LRD_PLANNING	



Comhairle Contae Chill Dara

Kildare County Council

25th July 2025

Seattle Construction Limited
Ardee House
River Road
Blanchardstown
Dublin 15

By email

**Re: Part V Proposal - Proposed Residential Development at Kilwoghan Woods,
Maynooth**

To whom it may concern,

I refer to your recent Part V Proposal submitted. I would like to confirm your engagement with Kildare County Council in relation to the Part V Agreement.

Please note that there is no formal Part V Agreement in place and the mix of units proposed haven't been accepted. This letter is for correspondence purposes only.

Yours sincerely,


Siobhán O'Callaghan
Housing Section

