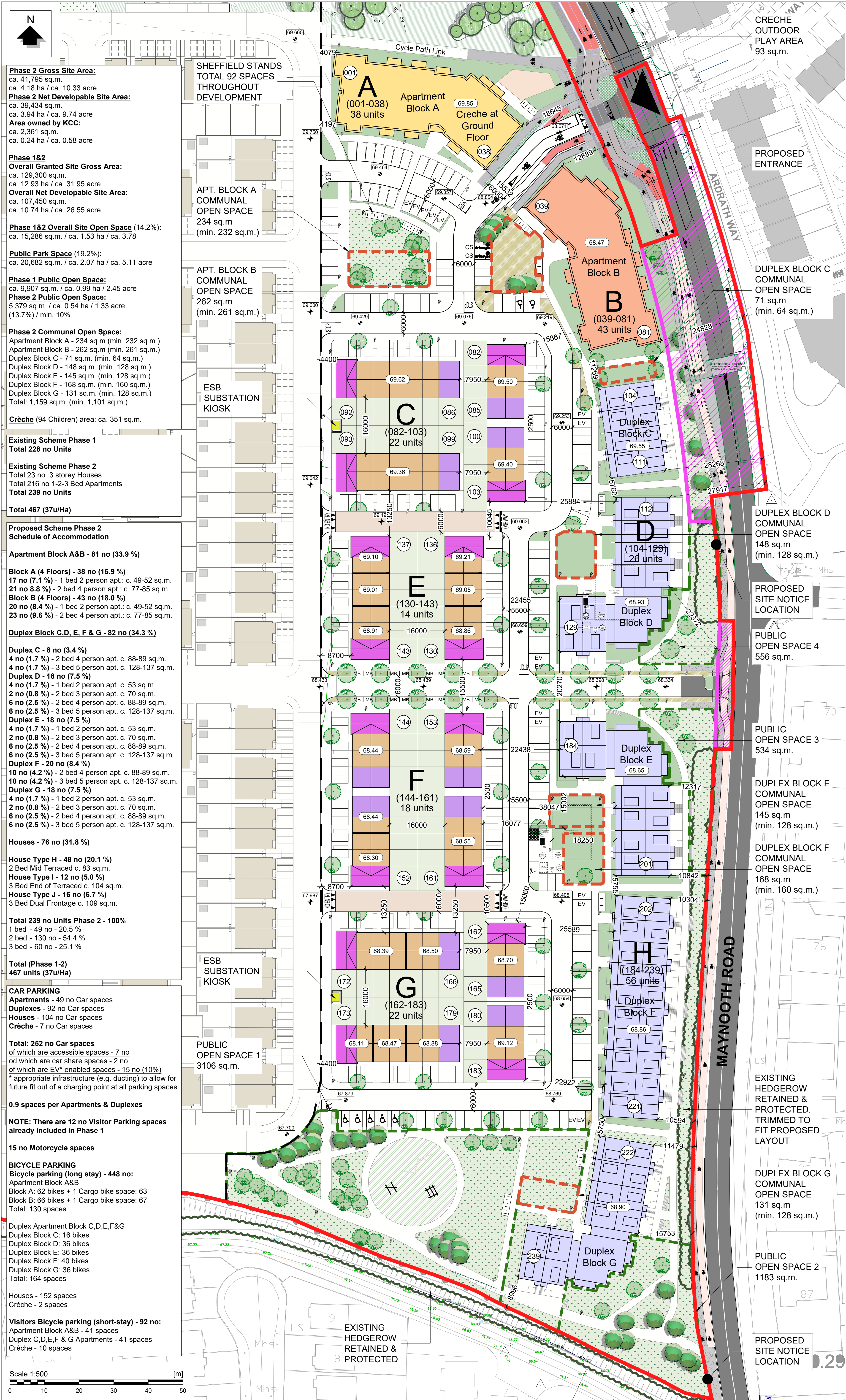




Phase 2 Gross Site Area:
ca. 41,795 sq.m.
ca. 4.18 ha / ca. 10.33 acre
Phase 2 Net Developable Site Area:
ca. 39,434 sq.m.
ca. 3.94 ha / ca. 9.74 acre
Area owned by KCC:
ca. 2,361 sq.m.
ca. 0.24 ha / ca. 0.58 acre

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

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
of 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 DISCREPANCIES 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 MECHANICAL SERVICES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS
 7. ALL PROPRIETARY ITEMS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS
 8. CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF STRUCTURE, SERVICES 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
Kilnagh Woods Project (PHASE 2)
Maynooth Road, Celbridge, Co. Kildare

DRAWING
Proposed Phase 2 Site Layout Plan

SCALE
1:500 @ A1

JOB NO.
2439

DRAWN BY
JB

DATE
AUGUST 2025

DRAWING NUMBER
KWC-00-XXX-DR-JFA-AR-PP1110

REVISION
-

DRAWING LOCATION
Kilnagh Woods Project (PHASE 2) - current 200-current drawings phase 2 design options

DRAWING STATUS
LRD_PLANNING