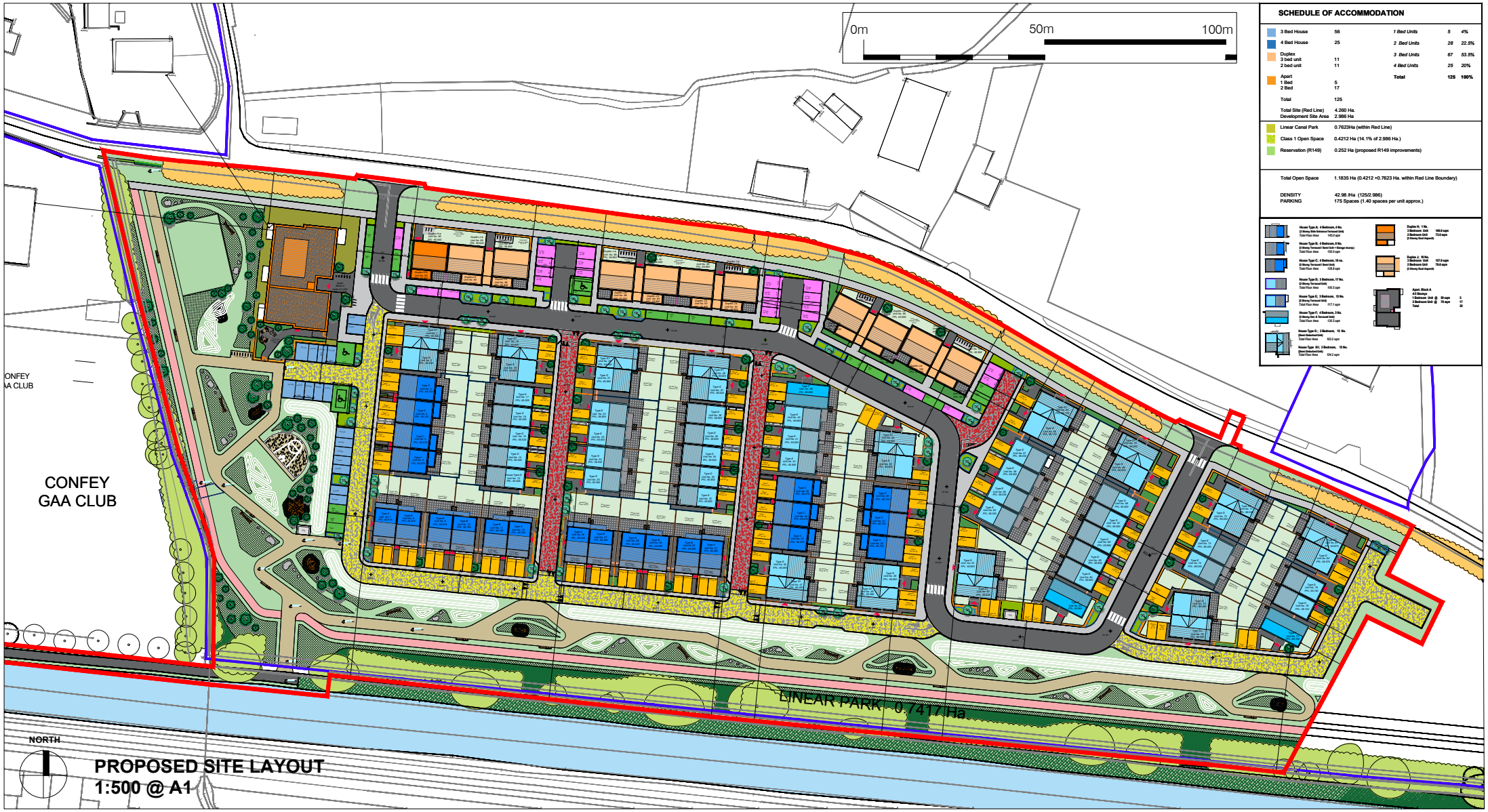

PROPOSED SITE LAYOUT
1:500 @ A1

SCHEDULE OF ACCOMMODATION

3 Bed House	56	*1 Bed Units*	*5*	*4%*
4 Bed House	25	*2 Bed Units*	*28*	*22.5%*
Duplex		*3 Bed Units*	*67*	*53.5%*
3 bed unit	11			
2 bed unit	11	*4 Bed Units*	*25*	*20%*
Apart		**Total**	**125**	**100%**
1 Bed	5			
2 Bed	17			
Total	125			
Total Site (Red Line)	4.260 Ha.			
Development Site Area	2.986 Ha			

Linear Canal Park	0.7623Ha (within Red Line)
Class 1 Open Space	0.4212 Ha (14.1% of 2.986 Ha.)
Reservation (R149)	0.252 Ha (proposed R149 improvements)

Total Open Space	1.1835 Ha (0.4212 +0.7623 Ha. within Red Line Boundary)
DENSITY	42.98 /Ha (125/2.986)
PARKING	175 Spaces (1.40 spaces per unit approx.)

Apartments	1 bed apartments	2 bed apartments	Total No.
Number	5	17	22

	1 bed	2 bed	3 bed	4 bed		Total
Houses			56	25		88
Duplexes		11	11			22
Apartments	5	17				22
Total Residential	5	28	67	25		125
	4.00%	22.40%	53.60%	20%		100%

Site Statistics

Total site Area	4.260 Ha
Development Site Area	2.986 Ha
Number of Units	125

Density	125 / 2.986	42.98 u.p.Ha
Gross Floor Area	(9646.5+2404 + 1576.5)	13627.1 sqm
Plot Ratio	13627.1 / 2.986	0.46
Site Coverage		21.74%
Dual Aspect	Houses	81 65%
96% Dual Aspect	Duplexes	22 17%
	Apartments	17 14%
Single Aspect	Apartments	5 4%
Total		125 100%

Communal Open Space for Apartment Block A

Unit Type	Min. Area Per Unit	No. of Units	Area Req'd.
1 bed apartment	5 m2	5	25 m2
2 bed apartment	7 m2	17	119 m2
Total Area Required			144 m2
Total Area Provided			164 m2

Communal Open Space for Duplex Units

Unit Type	Min. Area Per Unit	No. of Units	Area Req'd.
2 bed duplex	7 m2	11	77 m2
3 bed Duplex	9 m2	11	99 m2
Total Area Required			176m2
Total Area Provided			200 m2

Open Space	Area(Hectares)
Linear Park	0.7623 Ha.
Class 1 Open Space	0.4212 Ha (14.1% of 2.986 Ha.)
Total Open Space	1.1835 Ha. (28.2 % of 4.260 Ha.)

When considering a planning application for residential development, a separation distance of at least 16 metres between opposing windows serving habitable rooms (i.e. the rear ends of houses, duplex units and apartment units, above ground floor level and be maintained.
Sustainable & Compact Development, Table 5.3.1 Separation Distances

Unit No.	Description	Type	Level/Floor	Unit Size sq.m	Minimum Size required sq.m	Dwelling Aspect	Orientation	Number of bedrooms	Living / Kitchen room area provided sq.m.	Aggregate bedroom area provided sq.m	Aggregate bedroom area required sq.m	Storage area provided sq.m	Private / Garden / balcony provided sq.m
Apartment Block A													
Ground Floor													
A.U.01 type 1	2 bed apartment	Apartment	Ground Floor	77.6	73	Dual	S/W	2	26.3	23.9	22.8	6.7	12
A.U.02 type 2	1 bed apartment	Apartment	Ground Floor	51.3	45	Single	W	1	21.6	12.1	11.4	4.7	5.4
A.U.03 type 1	2 bed apartment	Apartment	Ground Floor	77.6	73	Dual	W/N	2	26.3	23.9	22.4	6.6	6
A.U.04 type 3	2 bed apartment	Apartment	Ground Floor	77.7	73	Dual	N/E	2	27.5	25.1	22.4	6.7	9
First Floor													
A.U.05 type 1	2 bed apartment	Apartment	First Floor	77.6	73	Dual	S/W	2	26.3	23.9	24.4	6.7	12.5
A.U.06 type 2	1 bed apartment	Apartment	First Floor	51.3	45	Single	W	1	22.1	11.9	11.4	4.5	5.4
A.U.07 type 1	2 bed apartment	Apartment	First Floor	77.6	73	Dual	N/W	2	26.3	23.9	22.8	6.6	6
A.U.08 type 3	2 bed apartment	Apartment	First Floor	77.7	73	Dual	N/E	2	27.5	25.1	22.8	6.7	9
A.U.09 type 3	2 bed apartment	Apartment	First Floor	77.7	73	Dual	W/E	2	27.5	25.1	22.8	6.5	10
Second Floor													
A.U.10 type 1	2 bed apartment	Apartment	Second Floor	77.6	73	Dual	S/W	2	26.3	23.9	24.4	6.7	12.5
A.U.11 type 2	1 bed apartment	Apartment	Second Floor	51.3	45	Single	W	1	22.1	11.9	11.4	4.5	5.4
A.U.12 type 1	2 bed apartment	Apartment	Second Floor	77.6	73	Dual	N/W	2	26.3	23.9	22.8	6.6	6
A.U.13 type 3	2 bed apartment	Apartment	Second Floor	77.7	73	Dual	N/E	2	27.5	25.1	22.8	6.7	9
A.U.14 type 3	2 bed apartment	Apartment	Second Floor	77.7	73	Dual	W/E	2	27.5	25.1	22.8	6.5	10
Third Floor													
A.U.15 type 1	2 bed apartment	Apartment	Third Floor	77.6	73	Dual	S/W	2	26.3	23.9	24.4	6.7	12.5
A.U.16 type 2	1 bed apartment	Apartment	Third Floor	51.3	45	Single	W	1	22.1	11.9	11.4	4.5	5.4
A.U.17 type 1	2 bed apartment	Apartment	Third Floor	77.6	73	Dual	N/W	2	26.3	23.9	22.8	6.6	6
A.U.18 type 3	2 bed apartment	Apartment	Third Floor	77.7	73	Dual	N/E	2	27.5	25.1	22.8	6.7	9
A.U.19 type 3	2 bed apartment	Apartment	Third Floor	77.7	73	Dual	W/E	2	27.5	25.1	22.8	6.5	10
Fourth Floor													
A.U.20 type 2	1 bed apartment	Apartment	Fourth Floor	51.3	45	Single	W	1	21.6	12.1	11.4	4.7	5.4
A.U.21 type 1	2 bed apartment	Apartment	Fourth Floor	77.6	73	Dual	N/W	2	26.3	23.9	22.8	6.6	6
A.U.22 type 3	2 bed apartment	Apartment	Fourth Floor	77.7	73	Dual	N/E	2	27.5	25.1	22.8	6.7	9
				1614.5	1576.5								

Apartments	1 bed apartments	2 bed apartments	Total No.
Number	5	17	22

House Type	Number	Description	Height	Bedspaces	Car Spaces	Gross Floor Area	Living/Room g	Living/Kit	Bedroom1	Bedroom2	Bedroom3	Bedroom4	Agg. Bedroom	Storage	Garden / PA	Total GFA sq.m.
House TypeA	4	4 Bed Semi.	3 Storey	3.5	1	145	18.3	39.2	16.7	14.9	8.5	8.4	48.5	Sq.m.	50 sq.m. min	580
House TypeB	8	4 Bed Terr.	3 Storey	3.5	1	150	18.9	40	17	13.7	11.3	7.2	49.2	8	50	1200
House TypeC	10	4 Bed Semi / T	2 Storey	3.5	1	128.8	18.9	48.7	13	11.4	7.4	7.1	38.9	6	50	1288
House TypeD	17	3 Bed Terr.	2 Storey	3.5	1	100.5	20.2	35.1	13.4	11.6	7.1		32.1	5.8	40	1708.5
House TypeE	13	3 Bed Semi / T	2 Storey	3.5	1	117.1	18	37.2	15.3	11.4	7.3		34	5	40	1522.3
House TypeF	3	4 Bed det. Te	2 Storey	3.5	1	130.5	20.7	44.2	13.3	11.5	8.5	7.2	40.5	6	50	391.5
House TypeG	13	3 Bed Semi	2 Storey	3.5	1	103.2	14	34.8	13	12.6	7.1		32.7	5.4	40	1341.6
House TypeG1	13	3 Bed Semi	2 Storey	3.5	1	124.2	20.7	40.6	14.1	11.7	8.7		34.5	6.1	40	1614.6
Dupl. Type H-a(Lr.)	1	2 Bed dupl	1 Floor	1.5	1	73		30	11.6	11.4			23	4.7	11	73
Dupl. Type H-b(Uppr.)	1	3 Bed dupl	2 Floor	3.5	1	140		30	15.1	13	11		39.1	9.5	11	140
Dupl. Type J-a (Lr.)	10	2 Bed Duple	1 Floor	1.5	1	79.6		31.8	14	11.4			25.4	6.9	11	796
Dupl. Type J-b (Uppr.)	10	3 Bed Duple	2 Floor	3.5	1	137		42	15.1	13.4	12		40.5	12.6	11	1370
Total	103															12025.5

Application Site
Extent of Ownership
Wayleave

ITM Coordinates:
X,Y= 700809, 737230

OS Map Sheets: 3194-06, 3194-07, 3194-A
OS Licence No. CYAL 50383112
Tailte Éireann - Surveying ©

PLANNING

PROJECT TITLE:	Residential Development at Confey,Leixlip, Co. Kildare for Leixlip and Newbridge SPV Limited		
DRAWING TITLE:	Proposed Site Layout		
PROJECT NO:	2410	DATE:	28-07-2026
SCALE:	1:500 @ A1	DRAWN BY:	RC
FILE NAME:		CHECKED BY:	RC
DRAWING NO:	2410_SITE_0508-01	REVISION:	-

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