

SCHEDULE OF ACCOMMODATION

3 Bed House	56	*1 Bed Units*	*4*	*4%*
4 Bed House	25	*2 Bed Units*	*26*	*22.5%*
Duplex		*3 Bed Units*	*67*	*53.5%*
3 bed unit	11			
2 bed unit	11	*4 Bed Units*	*25*	*20%*
Apart		**Total**	**122**	**100%**
1 Bed	4			
2 Bed	15			
Total	125			

Total Site (Red Line)	4.295 Ha.
Development Site Area	2.868 Ha
Net Development Site	2.8102 Ha *(2.868Ha. minus R149 Attenuation 0.0578Ha)*
Linear Canal Park	0.8036Ha (within Red Line)
Class 1 Open Space	0.3816 Ha (13.5% of 2.8102 Ha.)
Total Open Space	1.1824 Ha (0.3816 +0.8036 Ha. within Red Line Boundary)
DENSITY	43.41 /Ha (122/2.8102)
PARKING	179 Spaces (1.40 spaces per unit approx. and 4 No. Creche Spaces)

House Type A: 4 Bedroom, 4 No.
(3 Storey Side Entrance Terraced Unit)
Total Floor Area 145.0 sqm

House Type B: 4 Bedroom, 8 No.
(3 Storey Terraced / Semi Unit + Garage incorp.)
Total Floor Area 150.0 sqm

House Type C: 4 Bedroom, 10 no.
(2 Storey Terraced / Semi Unit)
Total Floor Area 128.8 sqm

House Type D: 3 Bedroom, 17 No.
(3 Storey Terraced Unit)
Total Floor Area 100.5 sqm

House Type E: 3 Bedroom, 13 No.
(2 Storey Terraced Unit)
Total Floor Area 117.1 sqm

House Type F: 4 Bedroom, 3 No.
(2 Storey Det. & Terraced Unit)
Total Floor Area 130.0 sqm

House Type C : 3 Bedroom, 13 No.
(Semi Detached Unit)
Total Floor Area 103.2 sqm

House Type G1: 3 Bedroom, 13 No.
(Semi Detached Unit)
Total Floor Area 124.2 sqm

Duplex H: 1 No.
3 Bedroom Unit 100.8 sqm
2 Bedroom Unit 73.8 sqm
(3 Storey Dual Aspect)

Duplex J: 10 No.
3 Bedroom Unit 137.0 sqm
2 Bedroom Unit 79.6 sqm
(3 Storey Dual Aspect)

Apart. Block A
4-5 Storeys
1 Bedroom Unit @ 50 sqm 4
2 Bedroom Unit @ 76 sqm 15
Total 19

Creche (GF- yellow hatch) 218 sqm

CO.	DATE	DRWN.	DESCRIPTION
A	A	FC	FGHFGHFGH

PROPOSED SITE LAYOUT
1:1000 @ A1

0m 50m 100m 200m

GENERAL NOTES:

ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE

DIMENSIONS ARE NOT TO BE SCALED FROM THIS DRAWING

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS

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
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FURTHER INFORMATION

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:	1:1000 @ A1	DRAWN BY:	RC
FILE NAME:		CHECKED BY:	RC
DRAWING NO:	2410_SITE_0508-a	REVISION:	-

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