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, 9 No. (2 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. (2 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 130.5 sqm

House Type G ; 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 140.0 sqm; 2 Bedroom Unit 73.0 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 @ 56 sqm = 4; 2 Bedroom Unit @ 76 sqm = 15; Total = 19

Creche (GF- yellow hatch) 218 sqm

CONFEY GAA CLUB

CLASS 1 OPEN SPACE 0.3816 Ha.

R149 Attenuation 587 sqm

R149 Attenuation 472 sqm

LINEAR PARK 0.8036 Ha

0m 50m 100m

NORTH

PROPOSED SITE LAYOUT
1:500 @ A1

	1 Bed	2 Bed	3 Bed	4 Bed		Total
Total Residential	4	26	67	25		122
	3.00%	22.00%	55.00%	20%		100%

Site Statistics

Total site Area (Red Line boundary)		4.295 Ha
Development Site Area		2.868 Ha
2.868 Ha. (Minus Attenuation / Strale Area 0.0578 Ha.)		2.8102 Ha
Number of Units		122

Open Space		
Linear Park	0.8036 Ha	
Class 1 Open Space	0.3816 Ha (13.57% of 2.8102 Ha.)	
Total Open Space	1.1824 Ha. (27.52 % of 4.295 Ha.)	

Density	122 / 2.8102	43.41 u p/Ha
Gross Floor Area	(12025.5 + 1369.9)	13395.42 sqm
Plot Ratio	13395.5 / 2.986	0.4489
Site Coverage		21.74%

Dual Aspect	Houses	81	66%
96% Dual Aspect	Duplexes	22	18%
	Apartments	15	13%
Single Aspect	Apartments	4	3%
Total		122	100%

Creche	Age Group	No. of Children	Sqm. Per child	Area sqm
Reception Area				15
Office				11.7
Kitchen				8.1
Laundry				5.6
Staff Room				22.7
Baby Room	0-1 yr	8	3.5	28.5
Wobblers Room	1-2.5yr	14	3.16	44.3
Toddlers Room	2.5-5yr	12	2.42	29.1
Circulation / WCs				53
Total No. of Children		34		
Total Area				218
Outdoor Play Area*				126

*14 Wobblers @ 9 sqm per child = 126 sqm
*12 Toddlers @ 9 sqm per child = 126 sqm
(Staggered Outdoor play time for Wobblers & Toddlers)

Car Parking	
On Curtilage	118
Duplex - Allocated	22
Apartment Allocated	19
Creche	4
Visitor Spaces	17
(incl. 3 no accessible & 6 no. EV Spaces	
Car Parking (1.47 space per unit av.)	179 spaces

Cycle Parking		
Houses (with rear access	60	On curtilage 208
Houses (without rear ac	20	2 no. spaces per unit on curt. 40
Duplexes	22	2 no. spaces per unit on curt. 66
Aparts	36 + 18	54
Creche	18	18
Visitor Cycle Parking	16	Sheffield stands 16
Total Cycle Spaces		402

Unit No.	Description	Type	Level/Floor	Unit Size sq.m.	Min Unit 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 terrace/ balconies provided sq.m.
Apartment Block A													
Ground Floor													
A1/G/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
Creche													
First Floor													
A1/1/05 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
A1/1/06 type 2	1-bed apartment	Apartment	First Floor	51.3	45	Single	W	1	22.1	11.9	11.4	4.5	6.2
A1/1/07 type 1	2-bed apartment	Apartment	First Floor	77.6	73	Dual	NW	2	26.3	23.9	22.8	6.6	8
A1/1/08 type 3	2-bed apartment	Apartment	First Floor	77.7	73	Dual	N/E	2	27.5	25.1	22.8	6.7	8
A1/1/09 type 3	2-bed apartment	Apartment	First Floor	77.7	73	Dual	S/E	2	27.8	25.1	22.8	6.5	12
Second Floor													
A1/2/10 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
A1/2/11 type 2	1-bed apartment	Apartment	Second Floor	51.3	45	Single	W	1	22.1	11.9	11.4	4.5	6.2
A1/2/12 type 1	2-bed apartment	Apartment	Second Floor	77.6	73	Dual	NW	2	26.3	23.9	22.8	6.6	8
A1/2/13 type 3	2-bed apartment	Apartment	Second Floor	77.7	73	Dual	N/E	2	27.5	25.1	22.8	6.7	8
A1/2/14 type 3	2-bed apartment	Apartment	Second Floor	77.7	73	Dual	S/E	2	27.8	25.1	22.8	6.5	12
Third Floor													
A1/3/15 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
A1/3/16 type 2	1-bed apartment	Apartment	Third Floor	51.3	45	Single	W	1	22.1	11.9	11.4	4.5	6.2
A1/3/17 type 1	2-bed apartment	Apartment	Third Floor	77.6	73	Dual	NW	2	26.3	23.9	22.8	6.6	8
A1/3/18 type 3	2-bed apartment	Apartment	Third Floor	77.7	73	Dual	N/E	2	27.5	25.1	22.8	6.7	8
A1/3/19 type 3	2-bed apartment	Apartment	Third Floor	77.7	73	Dual	S/E	2	27.8	25.1	22.8	6.5	12
Fourth Floor													
A1/4/20 type 2	1-bed apartment	Apartment	Fourth Floor	51.3	45	Single	W	1	21.6	12.1	11.4	4.7	6.2
A1/4/21 type 1	2-bed apartment	Apartment	Fourth Floor	77.6	73	Dual	NW	2	26.3	23.9	22.8	6.6	8
A1/4/22 type 3	2-bed apartment	Apartment	Fourth Floor	77.7	73	Dual	N/E	2	27.5	25.1	22.8	6.7	8
		22		1368.9									

Apartments	1 bed apartments	2 bed apartments	Total No.
Number	4	15	19

House Type	Number	Description	Height	Bedspaces	Car Spaces	Gross Floor Area	Living/Room sq.m	Living Area sq.m	Bedroom 1 sq.m	Bedroom 2 sq.m	Bedroom 3 sq.m	Bedroom 4 sq.m	Agg. Bedroom Storage sq.m	Garden / PA sq.m	Total GFA sq.m.
House Type A	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 Type B	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 Type C	10	4 Bed Semi/ Te	2 Storey	3.5	1	128.8	18.9	48.7	13	11.4	7.4	7.1	38.9	6 50	1288
House Type D	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 Type E	13	3 Bed Semi / T	2 Storey	3.5	1	117.1	16	37.2	15.3	11.4	7.3		34	5 40	1522.3
House Type F	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 Type G	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 Type G1	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 Duplex	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 Duplex	2 Floor	3.5	1	137		42	15.1	13.4	12		40.5	12.6 11	1370
Total	103														12025.5

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:	10-11-2026
SCALE:	1:500 @ A1	DRAWN BY:	RC
FILE NAME:		CHECKED BY:	RC
DRAWING NO:	2410_SITE_0508-01a	REVISION:	-

TĒGOS ARCHITECTS

TĒGOS (Architects) Ltd.
www.tegos.ie
admin@tegos.ie

Dublin
D16 WSW5

TĒGOS (Architects) Ltd.
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