



GENERAL NOTES

The Developer/Contractor/Builder is to ensure that the building under construction complies with the 2010 Building Regulations in respect of all trades involved in the construction of this development.

The Developer/Contractor/Builder should notify BCA of any intended deviations from these plans prior to commencement of development.

All Site Development works to be carried out in accordance with the recommendations for Site Development Works for Housing Areas' Dept. of Environment.

Contractors must verify all dimensions at the job before commencing any work. No working dimensions to be scaled. This drawing is for the purpose of planning only. Dimensions to blockwork only.

Revision

Date	Rev
28-01-19	A
31-01-19	B
15-02-19	C
28-06-19	K
19-07-19	L
22-07-19	M
23-07-19	N
12-08-19	O
14-08-19	P
02-09-19	Q
10-09-19	R
25-09-19	S

KEY LEGEND

- TYPE A - 4 BED SEMI DETACHED UNITS
- TYPE A / AD - 4 BED SEMI D UNITS (DUAL ASPECT)
- TYPE B - 3 BED SEMI DETACHED UNITS
- TYPE B / BD - 3 BED SEMI D UNITS (DUAL ASPECT)
- TYPE DD / D - 3 BED SEMI DETACHED UNITS
- TYPE E - 3 BED END OF TERRACE UNIT
- TYPE ED - 3 BED END OF TERRACE (DUAL ASPECT)
- TYPE F - 2 BED MID-TERRACE UNIT
- TYPE FG - 2 BED MID-TERRACE UNIT (FRONT GABLE)
- TYPE L & M / J & K - 1 BED MAISONETTE (DUAL ASPECT)
- TYPE L & M - 1 BED MAISONETTE
- TYPE N & O - 2 BED MAISONETTE
- TYPE N, O, ND & OD - 2 BED MAISONETTE
- APARTMENT BLOCK C (16 APARTMENTS)
- APARTMENT BLOCK D - WITH CRECHE (10 APARTMENTS)
- DUPLEX BLOCK UNIT TYPE G & H - 2 BED & 3 BED DUPLEX APARTMENTS
- APARTMENT BLOCK F & L (40 APARTMENTS IN EACH BLOCK)
- CYCLE LANE
- GREEN SPACE
- USABLE PUBLIC OPEN SPACE
- EXISTING / NEIGHBOURING GREEN SPACE
- OUTLINE OF LAND IN THE OWNERSHIP OF THE APPLICANT
- SITE BOUNDARY

Location of Site Notice 1 at entrance to Brooklands

Location of Site Notice 2

Location of Site Notice 3

Location of Site Notice 4

Location of Site Notice 5

Description	Unit Type	Quantity	Block Area	Total Area
4 Bed Semi Detached	A	38	48 7P	135.8
4 Bed Semi Detached Dual Frontage	AD	6	48 7P	135.8
3 Bed Semi Detached	B	29	38 5P	118.4
3 Bed Semi Detached Dual Frontage	BD	3	38 5P	118.4
3 Bed Semi Detached Unit	D	1	38 5P	116.8
3 Bed Semi Detached Unit Dual Frontage	DD	1	38 5P	122.8
3 Bed End of Terrace	E	11	38 5P	106.4
3 Bed End of Terrace Dual Frontage	ED	3	38 5P	108.1
2 Bed Mid Terrace	F	4	28 4P	98.4
2 Bed Mid Terrace (Front Gable)	FG	16	28 4P	98.4
2 Bed GF Apartment to Duplex Block	G	27	28 4P	83.7
3 Bed FF Duplex Unit	H	27	38 5P	125.6
2 Bed GF Apartment to Duplex Block	GD	7	28 4P	83.7
3 Bed FF Duplex Unit	HD	7	38 5P	125.6
1 Bed Own Door Maisonette	J	2	18 2P	55.8
1 Bed Own Door Maisonette	K	2	18 2P	63.2
1 Bed Own Door Maisonette	L	4	18 2P	55.8
1 Bed Own Door Maisonette	M	4	18 2P	63.2
1 Bed Own Door Maisonette	N	3	28 4P	72.1
1 Bed Own Door Maisonette	ND	1	28 4P	72.1
2 Bed Own Door Maisonette	O	3	28 4P	76.3
2 Bed Own Door Maisonette	OD	1	28 4P	75.7
2 Bed Apartment - Block D	AD-2-4	9	28 4P	81.5
2 Bed Apartment - Block C	AC-2-4	14	28 4P	84.5
1 Bed Apartment - Block C	AC-1-2	1	18 2P	63.9
3 Bed Apartment - Block C	AC-3-5	1	38 5P	70.7
2 Bed Apartment - Block F	AF-2-3	11	28 4P	88.6
2 Bed Apartment - Block F	AF-2-4	29	28 4P	78.1
2 Bed Apartment - Block L	AL-2-4	29	28 4P	81.5
2 Bed Apartment - Block L	AL-2-3	11	28 3P	80.7

Site Statistics	Permitted under the CDP 2017-2023
Ground Floor Total Area's	13,596.2 m ²
Gross Building Floor Area's	33,654.7 m ²
Folio Boundaries Applicable to this Application Incl. Liffey (Not Red Line)	106,400.0 m ²
Total Area (Residential Zoning)	81,080.0 m ²
Total Site Redline Area for this Application (Excluding Liffey)	103,826.0 m ²
Total Land Holding (Blue Boundary Line)	945,892.0 m ²
Total Area (Residential Zoning)	20.04 ha
Plot Ratio	Gross 0.32, Net 0.42, Permitted 0.5 - 1.0
Site Coverage	13.12% (< 50% permitted under the CDP)
Site Coverage of Residential Zoned Land	16.77%
Public Open Space % of redline Site (Excluding Liffey)	30.44% (> 15% Required under the CDP 17.4.7)
Public Open Space % of Residential Lands	15.68%
Density - **	37.62 (20-30 per hectare. LAP KDA 3 - 12.2.3)

** This figure is in the context of the overall residential zoning, but should be read in conjunction with general guidance and decisions received from ABP in relation to SHD projects.

SITE LAYOUT-GA

Scale 1:500 @ A0

Client: Westar Investments Ltd.

Job: Clane KDA1 SHD

Location: Lands at Captoe & Abbeylands, Clane, Co. Kildare

Drawing Title: SITE LAYOUT - GA

bca brian connolly associates
CONSULTING ENGINEERS

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Planning - SHD 02c

job no.	18002
date	02.11.18
scale	1:500 @ A0
drawn by	Mark Archibald
cad ref no.	
planning ref no.	300
fire ref no.	
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