

No proposed alterations to existing rubble stone walls surrounding the site.

Provision of 5no. restricted access heated shower/change areas and cleaner store adjacent Universally accessible WC / Standard WCs and Changing Places Facility is also provided opposite

Former storage building on the site to be demolished to accommodate new water sports activity centre. Suspected asbestos in existing roof - to be surveyed and removed by specialist prior to demolition - Refer to CEMP for further details

This area dedicated to external plant items - Refer to Building Services Engineer drawings

Note: Facility generally to be wheelchair accessible with level access threshold available to each of the blocks. Facilities block contains TGD M compliant bathroom, changing & showering facilities in addition to a 'Changing Places' facility. Refer to Floorplan: 2257-P-1100-P01

Trough style washdown area with lockers to reverse side for secure storage of users belongings reverse side of external covered circulation area also secured with roller shutter or similar out of hours

Facility secured out of hours with use of perforated metal overhead roller shutters or similar

Heated drying room - Subdivided by club or similar

Roof overhangs in this area to provide shelter for temporary upright storage of canoes/kayaks against wall while people use showers etc

Boat washdown area - Limestone paving dishd locally to discreet stainless steel drainage channel or similar before discharging to collection tank for UV filtration. Refer to Engineers drawings/report for details.

Universally accessible parking bay to be delineated using dark coloured paving slabs or similar in this area

For details of hard / soft ground treatment surrounding buildings please refer to Landscape Plan

Turning area has been designed to cater for emergency vehicle and fire tender. Turning and setdown/unloading area only for car/boat trailer drop off. No parking

No proposed alterations to existing overflow parking area. Scheme to be shielded to 1100mm high. Existing fence to southern edge to be replaced by 1100mm high cast in situ fairfaced concrete wall or limestone clad wall

No proposed alterations to existing gasscrete shared pedestrian and vehicular surface except where indicated

Note: For details regarding foul / storm drainage please refer to Engineers drawings and report accompanying this application.

Existing tree to be removed in this location as indicated in order to accommodate the proposed building

Existing fence delineating edge of carpark to be removed to accommodate proposed building. Note: Localised storm drainage works required here which will temporarily displace some parking along this edge

Proposed raingarden combined with raised central seating area. Refer to Section BB for details

Covered external space associated with the community space to be provided here. Area secured after hours through use of discreet overhead roller shutter or gates as per Faillte Ireland specification Note: Green roof factors into engineers calculations for rainwater attenuation.

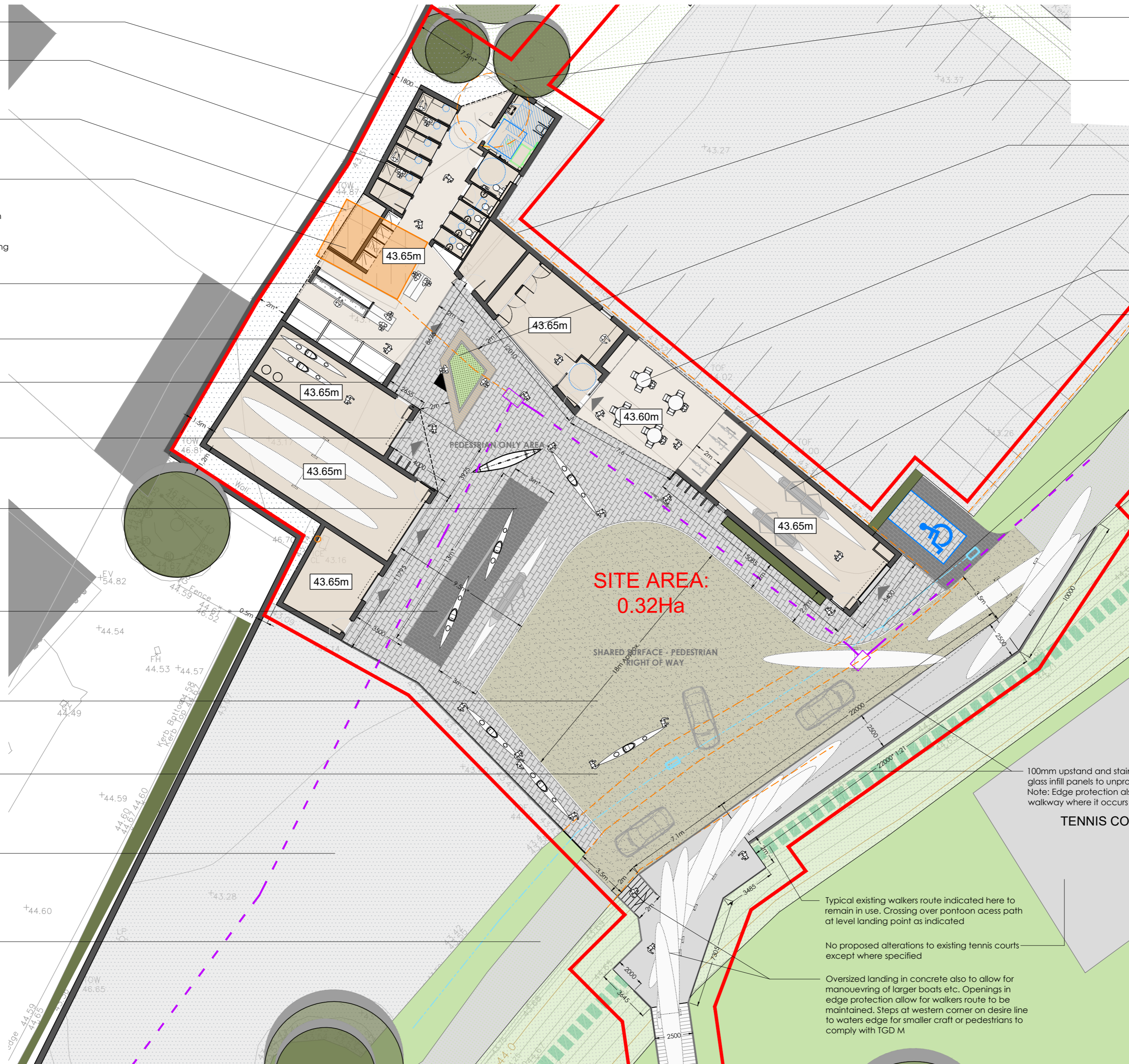
Discreet bike storage for facility users only. Additional bike storage provided elsewhere on site by the council. Refer to Site Plan drawing 2257-P-1001-P01

Single storey storage area to accommodate doubles rowing sculls or similar. Fitted with high level north facing glass. See 3d views

Note: Parking requirement in compliance with the current Development plan to be provided elsewhere by KCC. Refer to Architects Planning Report

Lamp standard to be relocated from this position - Refer to Services Engineer Public lighting layout/report for lighting proposal for the works

Fair faced concrete retaining wall here where access route up and over berm is proposed. Note: Integrity of berm is to be maintained. Refer to Engineers drawings and cross section drawings for further detail. Note: Proposed works to the berm are the subject of OPW conditions granted under a separate Section 9 application.



SITE AREA: 0.32Ha

SHARED SURFACE - PEDESTRIAN RIGHT OF WAY

100mm upstand and stainless steel balustrading with glass infill panels to unprotected edge of sloped access. Note: Edge protection also required along berm walkway where it occurs in line with sloped access here

TENNIS CO

Typical existing walkers route indicated here to remain in use. Crossing over pontoon access path at level landing point as indicated

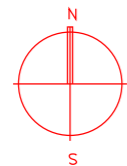
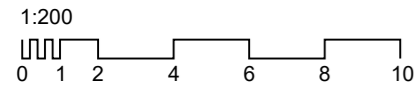
No proposed alterations to existing tennis courts except where specified

Oversized landing in concrete also to allow for manoeuvring of larger boats etc. Openings in edge protection allow for walkers route to be maintained. Steps at western corner on desire line to waters edge for smaller craft or pedestrians to comply with TGD M

	Demolished / Removed / Altered
	Proposed Public Lighting
	Proposed Constuction
	Proposed Enclosed Floor Area
	Proposed Covered Circulation
	Proposed Finished Floor Level
	Existing Walking Route Maintained
	Extent of Existing Low Level Planting
	Extent of Existing Grass
	Extent of Existing Grassed Berm
	Extent of Existing Carpark Area
	Extent of Existing Grasscrete
	Extent of Proposed Raingarden
	Extent of Proposed Shared Surface (Colour Macadam/Bonded Aggregate)
	Extent of Proposed Limestone Paving
	Extent of Proposed Washdown Area & Accessible Parking Circulation
	Extent of Proposed Pontoon Access (Fairfaced concrete path / Landing)
	Extent of Proposed Pontoon Access (Suspended walkway - Fibre cement)
	Extent of ZAP surrounding doveccote

PROPOSED SITE LAYOUT

SCALE 1:200



STANDARD INSTRUCTIONS

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2 IMMEDIATELY INFORM THE ARCHITECT IF ANY WORK SHOWN ON THIS DRAWING IS NOT IN ACCORDANCE WITH THE RELEVANT CODES OF PRACTICE RECOGNISED GOOD PRACTICE THROUGHOUT THE INDUSTRY AND DOES NOT COMPLY WITH THE RELEVANT LOCAL AUTHORITY BYELAWS OR BUILDING REGULATIONS. IMMEDIATELY ADVISE THE ARCHITECT / QUANTITY SURVEYOR OF THE EFFECT UPON PROGRAMME AND COST OF ANY ALTERATIONS TO THE PROPOSED WORKS SHOWN ON THIS DRAWING. THIS DRAWING SUPERSEDES ALL PREVIOUS ISSUES OF THE SAME DRAWING NUMBER WITH EARLIER REVISIONS. THIS DRAWING IS COPYRIGHT TO KENNETH HENNESSY ARCHITECTS LTD. AND THE CONTENTS MUST NOT BE DISCLOSED TO ANYONE WITHOUT PRIOR AGREEMENT.

GENERAL NOTES

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REVISION REGISTER

REV	DATE	DESCRIPTION	DRAWN	CHECKED	APPROVED
P01	15.07.2024	ISSUED FOR PLANNING - SECTION 177 AE	AQ	KH	KB



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STATUS: PLANNING

CLIENT: KILKENNY COUNTY COUNCIL

PROJECT: 'NORE RIVER FACILITIES KILKENNY' AT COUNTY HALL, JOHNS STREET LOWER, COLLEGE PARK, KILKENNY, CO. KILKENNY

DRAWING TITLE: PROPOSED SITE LAYOUT

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