CAR PARKING REQUIREMENTS:

PRIVATE PARKING REQUIRED:	2 SPACES PER DWELLING. 1.25 SPACES PER APARTMENT.
VISITOR PARKING REQUIRED:	0.25 SPACES PER DWELLING AND APARTMENT.
TOTAL REQUIRED: TOTAL PROVIDED:	44 SPACES 46 SPACES (INCLUDING 2 DISABLED)

SPACE REQUIREMENTS:

PRIVATE OPEN SPACE (P.O.S) 1 OR 2 BED DWELLING: 3 BED DWELLING: 1 BED APARTMENT: 2 BED APARTMENT:	 48 M² 60-75 M² 10 M² 10-20 M²
SITE AREA	0.9267 Ha
PUBLIC OPEN SPACE REQUIRED:	NOT LESS THAN 10% OF TOTAL SITE AREA (or 0.0928Ha)
TOTAL PROVIDED: (GREEN AREA)	0.1450 Ha (or 15.6% OF SITE AREA)

UNIT TYPES: 17 HOUSES AND 8 APARTMENTS

A B

HOUSE TYPE A - 5 PERSON
3 BED TWO STOREY | SEMI-DETACHED
AREA = 103.35m²

HOUSE TYPE B - 4 PERSON
2 BED TWO STOREY | SEMI-DETACHED
AREA = 89.56m²

UNIT TYPE C - 3 & 2 PERSON APARTMENT
2 BED 3 PERSON | GROUND FLOOR
AREA = 73.29m²
1 BED 2 PERSON | FIRST FLOOR
AREA = 50.45m²

HOUSE TYPE D - 2 PERSON
1 BED BUNGALOW | SEMI-DETACHED
AREA = 48.74m²

UNIT TYPE E - 3 & 2 PERSON APARTMENT
2 BED 3 PERSON | GROUND FLOOR
AREA =67.71m²
1 BED 2 PERSON | FIRST FLOOR
AREA = 50.3m²

DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS IN ALL CASES.
VERIFY DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECTS IMMEDIATELY.
THIS DRAWING TO BE READ IN CONJUNCTION WITH THE ARCHITECTS SPECIFICATION.
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NOTES:

NOTES:

DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECTS WRITTEN SPECIFICATION

WHERE TRADE NAMES ARE USED TO DESCRIBE THE QUALITY OF A PRODUCT, THE CONTRACTOR MAY PROPOSE AN ALTERNATIVE PRODUCT WHICH MEETS THE SAME SPECIFICATION AND PROVIDES THE SAME WARRANTIES AS THAT SPECIFIED.

DRAWING TO BE READ IN CONJUNCTION WITH MECHANICAL AND ELECTRICAL ENGINEERS DRAWINGS AND REPORT/ SPECIFICATION.

DRAWING TO BE READ IN CONJUNCTION WITH CIVIL/STRUCTURAL ENGINEER'S DRAWINGS AND REPORT/ SPECIFICATION.

REFER TO ENGINEERS DRAWINGS FOR ALL SURFACE & FOUL DRAINAGE LAYOUTS.

LEGEND	
PROPOSED SITE BOUNDARY SHOWN AS:	
EXISTING SITE SPOT LEVELS SHOWN AS:	+ 10.65
PROPOSED SITE SPOT LEVELS SHOWN AS:	10.405m
PROPOSED NEW CONCRETE FOOTPATHS SHOWN AS:	
PROPOSED NEW PUBLIC OPEN SPACE GRASS/LAWN AREAS SHOWN AS:	
PROPOSED NEW STRETCHER BOND PAVING IN SELECTED CURRAGH GOLD SHOWN SHADED AS:	
PROPOSED NEW PAVING IN HERRINGBONE IN SELECTED CARCOAL SHOWN SHADED AS:	
PROPOSED 6mm WASHED GOLDEN GRAVEL FINISH WITH TIMBER EDGINGS SHOWN SHADED AS:	
PROPOSED NEW TREES SHOWN AS:	
PROPOSED SHRUBBERY LANDSCAPED SHOWN COLOURED AS:	
PROPOSED SCREEN HEDGE SHOWN COLOURED AS = Screen hedge. Cotoneaster Franchetii (Approx. 72.5 linear metres) (60-90 2 ltr container planted 80cm apart)	

NOTE: TREES TO BE TIED AND STAKED TO A 150cm 10/12cm TANTALISED ROUND STAKE. SHRUBS TO BE 2 LTR. CONTAINER 40-60cm PLANTING FROM SEPTEMBER UNTIL APRIL.

OS DATUM - LEVELS RELATE TO ORDNANCE SURVEY DATUM (MALIN HEAD).

ORDNANCE SURVEY IRELAND
LICENCE NO: AR 0005420
© GOVERNMENT OF IRELAND

PLEASE NOTE:
DRAWING NOT TO SCALE

REV	DATE	DRAWN	NOTES

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DWG. STATUS: PLANNING PERMISSION TO 'AN BORD PLEANÁLA'

CLIENT: Kilkenny County Council

JOB: Social Housing Development at Ladywell, Thomastown, Co. Kilkenny

DRAWING: PROPOSED SITE PLAN

DATE: 17 / 06 / 2020 | SCALE: NOT TO SCALE
DRAWN: PJ Doyle | CHECKED: Gary Falconer

JOB NUMBER:	DWG NUMBER:	REVISION:
2019018	PL-107	