



*Purpose Built Crèche,  
The Orchard, Sallins Road, Naas, Co Kildare.*

BER B1

Sherry  
FitzGerald  
O'Reilly



***Purpose Built Crèche,  
The Orchard, Sallins  
Road, Naas,  
Co Kildare.***

***For Sale by Private Treaty***

***Asking Price €410,000***

***Viewing strictly by  
appointment***

***Selling agents  
Sherry FitzGerald O'Reilly***

***Phone 045 866466  
Info@sfor.ie***



**Superb Opportunity to acquire a purpose built crèche.**

Currently under construction, the purpose built single storey crèche will extend to 183m<sup>2</sup> approximately with an external play area of 273m<sup>2</sup> approximately.

There will be 5 designated car parking spaces.

The creche and apartments will be completed late Q1 or early Q2 2005.

The Orchard is a very well regarded development in a convenient and privileged setting on the mature grounds at the former Oldtown Walled Garden.

This superb building is constructed by the renowned Springwood Ltd.

The Orchard enjoys a unique setting adorned with mature evergreen and broadleaf trees. The Orchard is adjacent to Naas GAA and Scoil Bhríde close to all the great amenities of both Naas and Sallins. There are excellent recreation options nearby including The Grand Canal Way and transport connections by foot, bicycle, car, train and bus are exceptional.



**CAR PARKING STANDARDS FOR THE CRECHE:**

CAR PARKING STANDARDS (MAX.) FROM THE KILDARE COUNTY DEVELOPMENT PLAN 2022-2029 ARE AS FOLLOWS:

- 0.5 SPACES PER STAFF MEMBER AND 1 SPACE PER 4 CHILDREN.

ASSUME 4 STAFF (4 x 0.5 = 2) 2 CAR SPACES  
 34 CHILDREN (34 / 4 = 8.5) 8 CAR SPACES

**TOTAL MAX. REQUIRED FOR THE CRECHE: 10 CAR SPACES**  
**TOTAL PROVIDED FOR THE CRECHE: 8 CAR SPACES:**

NOTE THAT 2 VISITOR SPACES PERMITTED UNDER PL. REF. NO. 21/1740 FOR THE APARTMENTS ARE ADJACENT TO THE CRECHE AND SO POTENTIALLY PROVIDE FOR DUAL USE OF PARKING SPACES. IN ADDITION, THE CRECHE IS WITHIN CYCLING AND WALKING DISTANCE OF ALL DWELLINGS IN THE ORCHARD AND IS ONLY C. 300m FROM THE NEARBY SCHOOL, CONSIDERING THE ABOVE, IT IS CONSIDERED THAT THE PARKING PROVISION PROVIDED IS APPROPRIATE.

**BICYCLE PARKING STANDARDS FOR THE CRECHE:**

BICYCLE PARKING STANDARDS FROM THE KILDARE COUNTY DEVELOPMENT PLAN 2022-2029 ARE AS FOLLOWS:

- 1 SPACE PER 5 STAFF AND 1 SPACE PER 10 CHILDREN.

ASSUME 4 STAFF (4 / 5 = 1) 1 BICYCLE SPACE  
 34 CHILDREN (34 / 10 = 3.4) 3 BICYCLE SPACES

**TOTAL REQUIRED FOR THE CRECHE: 4 BICYCLE SPACES**  
**TOTAL PROVIDED FOR THE CRECHE: 4 BICYCLE SPACES**

**CAR PARKING STANDARDS FOR APARTMENT 'T1' + 'T2':**

CAR PARKING STANDARDS TO BE PROVIDED AS PER THE REQUIREMENTS FOR THE DEVELOPMENT PERMITTED UNDER PL. REF. NO. 21/1740, IN LINE WITH GUIDANCE IN DESIGN STANDARDS FOR NEW APARTMENTS 2020.

- AS PART OF CORRESPONDENCE WITH THE PLANNING AUTHORITY FOR PL. REF. NO. 21/1740, IT WAS CONSIDERED THAT PARKING FOR APARTMENTS IN THIS LOCALITY SHOULD BE PROVIDED AT A RATE OF 1.33 CAR SPACES PER APARTMENT. IT IS PROPOSED TO PROVIDE 2 ADDITIONAL DESIGNATED CAR SPACES FOR APARTMENTS 'T1' + 'T2' IN THIS APPLICATION. THIS WOULD EQUATE TO 43 CAR SPACES ALLOCATED FOR 32 APARTMENTS IN THE OVERALL SCHEME, I.E. 1.34 CAR SPACES PER UNIT.

**TOTAL REQUIRED FOR THE APARTMENTS: 1.33 CAR SPACES PER UNIT**  
**TOTAL PROVIDED FOR THE APARTMENTS: 1.34 CAR SPACES PER UNIT**

**BICYCLE PARKING STANDARDS FOR APARTMENTS 'T1' + 'T2':**

BICYCLE PARKING STANDARDS FROM THE KILDARE COUNTY DEVELOPMENT PLAN 2022-2029 ARE AS FOLLOWS:

- 1 SPACE PER BEDROOM + 1 VISITOR SPACE PER 2 UNITS.

2 NO. APARTMENTS (2 x 1 + 2 + 1 VISITOR SPACE) 3 BICYCLE SPACES  
 2 NO. APARTMENTS (2 x 1 + 2 + 1 VISITOR SPACE) 3 BICYCLE SPACES

**TOTAL REQUIRED FOR THE APARTMENTS: 3 BICYCLE SPACES**  
**TOTAL PROVIDED FOR THE APARTMENTS: 3 BICYCLE SPACES**

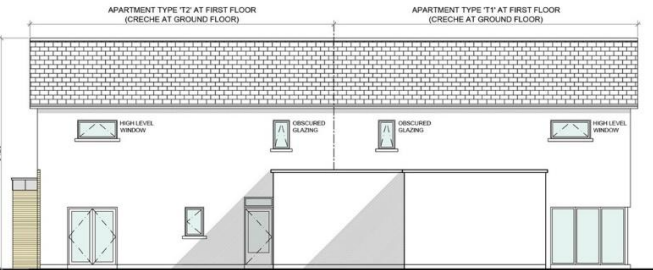


**GROUND FLOOR PLAN @ 1:100**  
CRECHE BUILDING



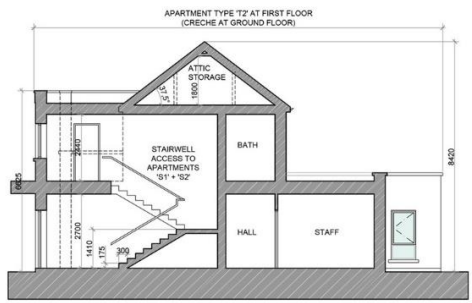
**PROPOSED FRONT ELEVATION @ 1:100**  
CRECHE BUILDING + APARTMENT TYPES 'T1' + 'T2'

**PROPOSED SIDE ELEVATION @ 1:100**  
CRECHE BUILDING + APARTMENT TYPES 'T1' + 'T2'



**PROPOSED REAR ELEVATION @ 1:100**  
CRECHE BUILDING + APARTMENT TYPES 'T1' + 'T2'

**PROPOSED SIDE ELEVATION @ 1:100**  
CRECHE BUILDING + APARTMENT TYPES 'T1' + 'T2'



**PROPOSED SECTION A-A @ 1:100**  
CRECHE BUILDING + APARTMENT TYPES 'T1' + 'T2'

**CRECHE:**  
 139 UNITS IN TOTAL (EXISTING + PROPOSED IN THE ORCHARD) - 1 BED UNITS (EXCLUDED) (BASED ON 20 PERSONS PER 20 SPTS PER UNIT) TO BE BUILT AS PER KILDARE COUNTY DEVELOPMENT PLAN 2022-2029. 34 SPACES ARE REQUIRED.

**CHILDREN FACILITIES GUIDELINES FOR PLANNING AUTHORITIES 2009 (RECOMMENDED MIN. 2.30M<sup>2</sup> CHILD FLOOR SPACE PER CHILD AND GUIDE TO CHILD CARE (SCHOOL SERVICES) REGULATIONS 1998 (RECOMMENDED) AS FOLLOWS FOR FULL DAY CARE:**

AGE OF CHILD	FLOOR AREA PER CHILD
1-2	2.30M <sup>2</sup>
2-3	2.30M <sup>2</sup>
3-5	2.30M <sup>2</sup>

NOTE THAT UNIVERSAL DESIGN GUIDELINES FOR EARLY LEARNING AND CARE SETTINGS GIVES A RANGE OF SCHEDULE OF ACCOMMODATION AS FOLLOWS:

AGE OF CHILD	FLOOR AREA PER CHILD
0-1	3.30M <sup>2</sup>
1-2	2.30M <sup>2</sup>
2-3	2.30M <sup>2</sup>
3-5	2.30M <sup>2</sup>

**SCHEDULE OF AREAS:**

AREA	AREA	CHILD NOS.
TOTAL GROUND FLOOR AREA:	183.4 M <sup>2</sup>	
OVERALL FLOOR AREA:	183.4 M <sup>2</sup>	

**BREAKDOWN OF CHILDREN'S ROOMS:**

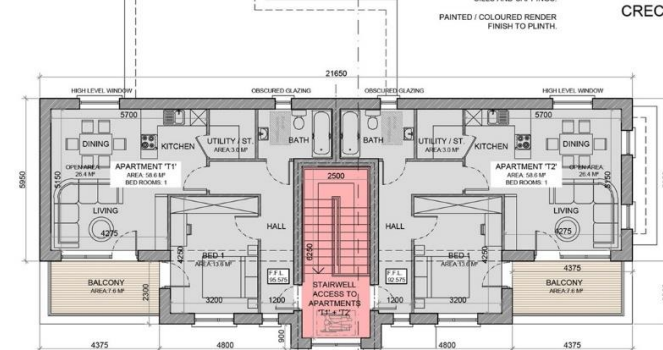
CHILDREN'S ROOM 1 - 2.30M <sup>2</sup> - 0-1 YRS. OLDS (0.50M <sup>2</sup> PER CHILD)	09
CHILDREN'S ROOM 2 - 2.30M <sup>2</sup> - 1-2 YRS. OLDS (0.50M <sup>2</sup> PER CHILD)	09
CHILDREN'S ROOM 3 - 2.30M <sup>2</sup> - 2-5 YRS. OLDS (0.50M <sup>2</sup> PER CHILD)	18

**TOTAL CHILD NOS. CATERED FOR: 36**

NOTE THAT THE ABOVE COMBINED CHILDREN'S ROOM AREAS ARE TO BE OVERALL FIGURE OF 20M<sup>2</sup> AND USING THE 20M<sup>2</sup> CHILD FLOOR SPACE PER CHILD FROM CHILD CARE FACILITIES GUIDELINES FOR PLANNING AUTHORITIES 2009. 36 CHILDREN SHOULD BE CATERED FOR (FINAL CHILD NOS. & ACCESS CATERED FOR WILL BE SUBJECT TO LOCAL DEMAND).

**PROPOSED FINISHES:**

SLATE / TILED FINISH TO ROOF.  
 FLAT ROOF / CANOPY ROOF TO BE CLAD WITH STANDING SEAM ZINC / COLOURED METAL.  
 UPRIGHTS, HANDRAILS AND BALUSTRADE STRUCTURE TO BE GALVANISED AND POWDERCOATED. RELL TO BE TOUGHENED AND LAMINATED GLASS. PRIVACY SCREENS AT ENDS OF BALCONY TO BE MILK-WHITE OPAQUE TOUGHENED AND LAMINATED GLASS HELD IN GALVANISED AND POWDER COATED FRAME. FIXED TO WALL. HEIGHT OF PRIVACY SCREENS TO BE 2.1M OR E.S.A.  
 UPVC / ALUMINIUM FINISH TO FASCIAS, GUTTERS AND DOWNPIPES.  
 SELECTED BRICK FINISH TO AREAS AS INDICATED (CORM/VANDERBANDEN BY KINGSCOURT COUNTRY MANOR).  
 PLASTER FINISH TO WALLS AS INDICATED.  
 UPVC / ALUMINIUM FINISH TO WINDOWS AND DOORS.  
 PAINTED CONCRETE / STONE SILLS AND CAPPINGS.  
 PAINTED / COLOURED RENDER FINISH TO PLINTH.



**FIRST FLOOR PLAN @ 1:100**  
APARTMENT TYPES 'T1' + 'T2'

**APARTMENT TYPE 'T1' + 'T2':**

1 BED APARTMENT - 2 PERSON

**FLOOR AREA / ROOM WIDTH REQUIREMENTS:**

AREA:	PROVIDED:	MIN. REQ.
BEDROOM 1 (MAIN)	13.6 M <sup>2</sup>	11.4 M <sup>2</sup>
AGGREGATE LIVING	26.4 M <sup>2</sup>	23 M <sup>2</sup>
AGGREGATE BEDROOM	15.8 M <sup>2</sup>	11.4 M <sup>2</sup>
GROSS STORAGE	3.0 M <sup>2</sup>	3 M <sup>2</sup>
PRIVATE AMENITY SPACE	7.8 M <sup>2</sup>	5 M <sup>2</sup>
COMMUNAL AMENITY SPACE	-5 M <sup>2</sup>	5 M <sup>2</sup>
GROSS FLOOR SPACE	58.6 M <sup>2</sup>	45 M <sup>2</sup>

WIDTHS:	PROVIDED:	MIN. REQ.
LIVING / DINING ROOM	4.275 M	3.3 M
BEDROOM 1 (DOUBLE)	2.8 M	2.8 M

\*FIGURES TAKEN FROM SUSTAINABLE URBAN WARD: DESIGN STANDARDS FOR NEW APARTMENTS PUBLISHED BY THE DCC/CLG.

**NOTES:**  
 DO NOT SCALE. USE ONLY FIGURED DIMENSIONS WHICH SHOULD BE CHECKED ON SITE BEFORE WORK COMMENCES.  
 ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST BUILDING REGULATIONS.  
 REFER TO STRUCTURAL ENGINEERS DRAWINGS AND SPECIFICATION FOR ALL STRUCTURAL WORK.  
 THIS DRAWING IS COPYRIGHT.

NO.	REVISIONS:	DATE:	I
A	FIRST ISSUE.	NOV. '22	I
B	ISSUED FOR PLANNING SUBMISSION.	JAN. '23	J
C	REVISED FOR DAC.	MAY '23	K
D	REVISED FOR FSC.	JULY '23	L
E	PLANS UPDATED.	JUNE '24	M
F	ELEVATIONS UPDATED WITH MOVEMENT JOINT LOCATIONS.	JULY '24	N
G			O

DATE:	I
NOV. '22	I
JAN. '23	J
MAY '23	K
JULY '23	L
JUNE '24	M
JULY '24	N
	O

**LEGEND:**

CRECHE:	
1 BED APARTMENTS 'T1' + 'T2':	
CIRCULATION:	
(STAIRWELL)	
APARTMENT PRIVATE AMENITY SPACE:	

**OFA**  
 O'FLYNN ARCHITECTS  
 LOWER EYRE STREET,  
 KILGERAGH,  
 TEL: 01 43069  
 EMAIL: ooflynn@ooflynn.com  
 WWW: www.ooflynn.com

PROJECT:	PROPOSED DEVELOPMENT, OLD TOWN DEMESNE, SALLINS RD., NAAS, CO. KILDARE.
TITLE:	PROPOSED PLANS, ELEVATIONS & SECTION OF CRECHE BUILDING AND 1 BED APARTMENTS 'T1 & T2'.
CLIENT:	SPRINGWOOD LIMITED
STAGE:	PLANNING APPLICATION
PROJECT NO.:	21024-02
DRG. NO.:	PA-003 REV. F
SCALE:	1:100
DATE:	NOVEMBER 2022
DRAWN:	POF
CHECKED:	POF



### Crèche

- VAT will be payable on the purchase price of the crèche.
- Crèche 183m<sup>2</sup> approximately.
- Play Area 213m<sup>2</sup> approximately.
- Up to 34 children permitted.
- Stamp Duty will be payable on the purchase price at 7.5%.

