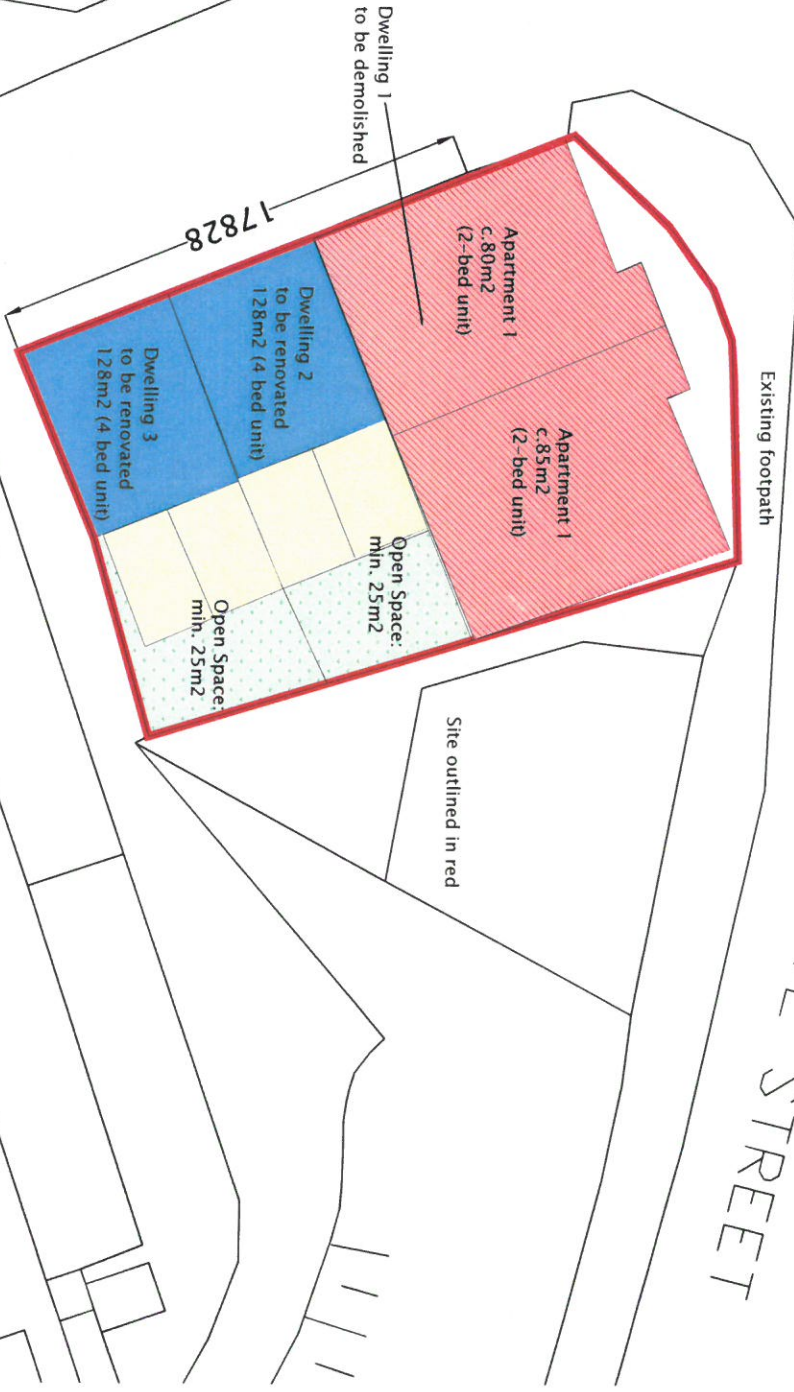




# CLAREGATE STREET



**LEGEND:**

- Existing Dwellings
- Proposed Extensions
- Proposed 3-storey Apartment Block

Kildare County Development Plan 2017-2023  
 Chapter 17: Development Management Standards

1. Plot Ratio Standards  
 Town Centre 1.0 - 2.0  
 (Plot Ratio =  $\frac{\text{Gross building floor area}}{\text{Gross site area}}$ )

2. Site Coverage  
 Site Coverage =  $\frac{\text{Total area of ground covered by buildings}}{\text{Total ground area within the site curtilage}}$   
 Within town centre zones, the maximum site coverage shall be 80% for all development.

Planning & Development Act  
 Planning Fees:  
 1. Residential Units: €65.00 per Unit (Apartment)  
 2. Residential Extensions: €34.00 per Extension  
 3. Commercial Units: €3.60 per m<sup>2</sup>  
 Site Coverage = c.73%  
 Plot Ratio = c.1.96

ISSUE:	TITLE:
DESIGN	OPTION A_Ground Floor Plan

PROJECT NO.:	DRAWING NO.:	REV. NO.:
20102	D-001	1
DRAWN/ CHECKED	SCALE	DATE
MD/MD	1/200	23/10/2020
LOCATION:		
CROSS KEYS, KILDARE, CO. KILDARE		

**PROJECT**  
 PROPOSED RENOVATION OF EXISTING DWELLINGS AND NEW MIXED-USE DEVELOPMENT

**DalyHudson**  
 Building Surveying & Architecture

**ROBERTY & CO. CHARTERED SURVEYORS**

**RIA**

Ph: (087) 2559843 and (087) 6344679  
 E-mail: info@dalyhudson.com  
 www.dalyhudson.com  
 Tel: (045) 531446  
 E-mail: rober@ria.ie



CLAREGGATE STREET



LEGEND -

- Existing Dwellings
- Proposed Extensions
- Proposed 3-storey Apartment Block

Kildare County Development Plan 2017-2023  
Chapter 17: Development Management Standards

1. Plot Ratio Standards  
Town Centre 1.0 - 2.0  
(Plot Ratio =  $\frac{\text{Gross building floor area}}{\text{Gross site area}}$ )

2. Site Coverage  
Site Coverage =  $\frac{\text{Total area of ground covered by buildings}}{\text{Total ground area within the site curtilage}}$   
Within town centre zones, the maximum site coverage shall be 80% for all development.

Planning & Development Act

- Planning Fees:
- 1. Residential Units: €55.00 per Unit (Apartment)
  - 2. Residential Extensions: €34.00 per Extension
  - 3. Commercial Units: €3.50 per m<sup>2</sup>
- Site Coverage = c.73%  
Plot Ratio = c.1.86

ISSUE:	TITLE: <b>OPTION A_ First Floor Plan</b>		
PROJECT NO:	DRAWING NO:	REV NO:	
20102	D-02	1	
DRAWN / CHECKED	SCALE:	DATE	LOCATION:
MD/MD	1/200	23/10/2020	CROSS KEYS, KILDARE, CO. KILDARE.

PROJECT: **PROPOSED RENOVATION OF EXISTING DWELLINGS AND NEW MIXED-USE DEVELOPMENT**



**DalryHudson**  
Building Surveying & Architecture



**SOCIETY OF CHARTERED SURVEYORS**  
The Institution of Surveyors



**RMI**

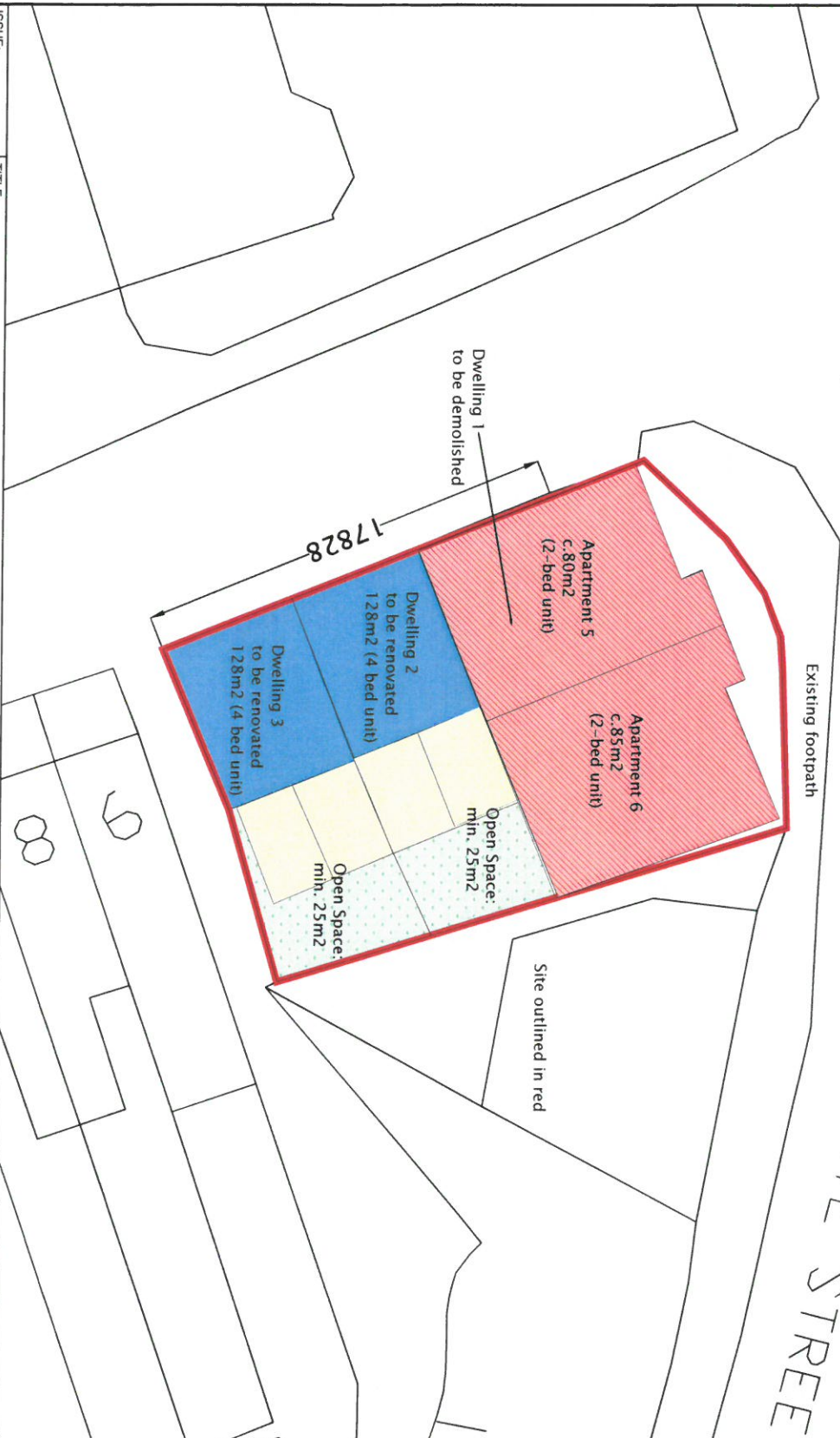
Ph: (087) 2658843 and (087) 6344679    www.dalryhudson.com    E-mail: mark@dalryhudson.com

Tel: (045) 531446    E-mail: jeren@dalryhudson.com





# CLAREGATE STREET



- LEGEND:-**
- Existing Dwellings
  - Proposed Extensions
  - Proposed 3-storey Apartment Block

Kildare County Development Plan 2017-2023  
 Chapter 17: Development Management Standards

1. Plot Ratio Standards  
 Town Centre 1.0 - 2.0  
 (Plot Ratio = Gross building floor area / Gross site area)
2. Site Coverage

Site Coverage = Total area of ground covered by buildings  
 Total ground area within the site curtilage shall be 80% for all development.  
 Within town centre zones, the maximum site coverage shall be 80% for all development.

**Planning & Development Act**

- Planning Fees:**
1. Residential Units: €65.00 per Unit (Apartment)
  2. Residential Extensions: €34.00 per Extension
  3. Commercial Units: €3.50 per m<sup>2</sup>
- Site Coverage = c.73%  
 Plot Ratio = c.1.86

ISSUE:	TITLE		
DESIGN	OPTION A_2nd Floor Plan		
PROJECT NO:	DRAWING NO:	REV NO:	
20102	D-003	1	
DRAWN / CHECKED	SCALE	DATE	LOCATION:
MD/MD	1/200	23/10/2020	CROSS KEYS, KILDARE, CO. KILDARE.

**PROJECT**  
 PROPOSED RENOVATION OF EXISTING DWELLINGS AND NEW MIXED-USE DEVELOPMENT

DalryHudson  
Building Surveying & Architecture

CHARTERED SURVEYORS

RMI

Ph: (087) 2658843 and (087) 6344679  
 Email: mark@dalryhudson.com  
 www.dalryhudson.com  
 Tel: (0035) 531146  
 E-mail: joanne@dalryhudson.com



1 CONTIGUOUS ELEVATION FACING ONTO CLAREGATE STREET  
SCALE 1:50 @ A1, 1:100 @ A3

2 CONTIGUOUS ELEVATION FACING ONTO CLEAMORE TERRACE  
SCALE 1:50 @ A1, 1:100 @ A3

**LEGEND:-**

- Existing Dwellings
- Proposed Extensions
- Proposed 3-storey Apartment Block

Kildare County Development Plan 2017-2023  
Chapter 17. Development Management Standards

1. Plot Ratio Standards  
Town Centre 1.0 – 2.0  
(Plot Ratio =  $\frac{\text{Gross building floor area}}{\text{Gross site area}}$ )
2. Site Coverage

Site Coverage =  $\frac{\text{Total area of ground covered by buildings}}{\text{Total ground area within the site curtilage}}$   
Within town centre zones, the maximum site coverage shall be 80% for all development.

**Planning & Development Act**

- Planning Fees :**
- 1. Residential Units : €65.00 per Unit (Apartment)
  - 2. Residential Extensions: €34.00 per Extension
  - 3. Commercial Units: €3.60 per m<sup>2</sup>
- Site Coverage = c.73%**  
**Plot Ratio = c.1.86**

ISSUE:	TITLE: OPTION A_ELEVATIONS		
DESIGN			
PROJECT NO:	DRAWING NO:	REV. NO:	
20102	D-004	1	
DRAWN / CHECKED	SCALE:	DATE	LOCATION:
MD/MD	1/100	23/10/2020	CROSS KEYS, KILDARE, CO. KILDARE.
			PROJECT: PROPOSED RENOVATION OF EXISTING DWELLINGS AND NEW MIXED-USE DEVELOPMENT

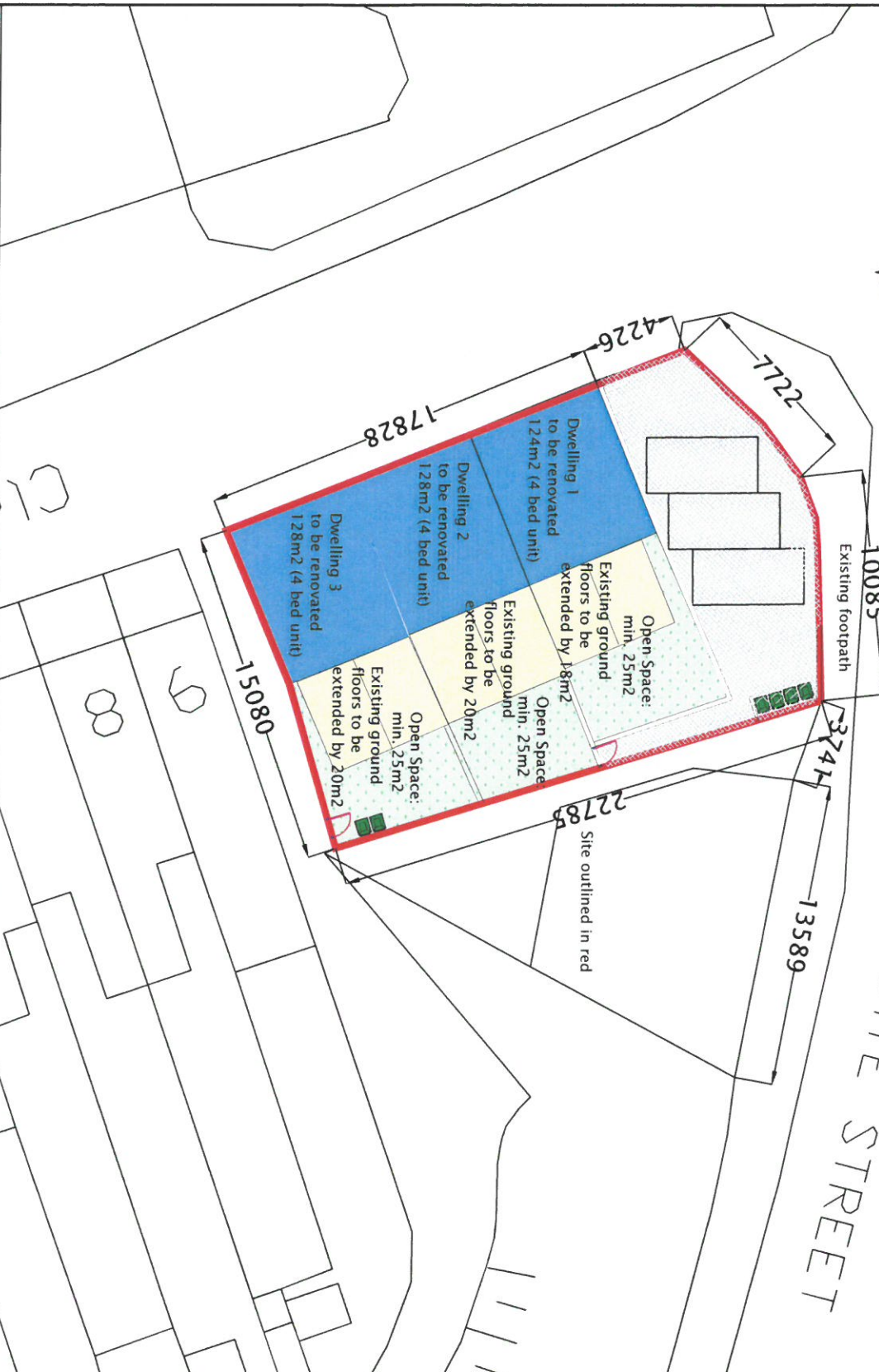
DalryHudson  
Building Surveying & Architecture

SOCIETY OF  
CHARTERED  
SURVEYORS

RIMA

Ph: (087) 2658843 and (087) 6344679      www.dalryhudson.com      Tel: (045) 531346  
Email: mark@dalryhudson.com      Email: joanne@dalryhudson.com





CLAREGATE STREET

LEGEND:-

- Existing Dwellings
- Proposed Extensions
- Car-Parking/Bicycle Parking/Bin Storage

Kildare County Development Plan 2017-2023  
Chapter 17: Development Management Standards

1. Plot Ratio Standards  
Town Centre 1.0 - 2.0  
(Plot Ratio =  $\frac{\text{Gross building floor area}}{\text{Gross site area}}$ )

2. Site Coverage  
Site Coverage =  $\frac{\text{Total area of ground covered by buildings}}{\text{Total ground area within the site curtilage}}$   
Within town centre zones, the maximum site coverage shall be 80% for all development.

Planning & Development Act

- Planning Fees:
1. Residential Units: €65.00 per Unit (Apartment)
  2. Residential Extensions: €34.00 per Extension
  3. Commercial Units: €3.60 per m<sup>2</sup>

ISSUE:	TITLE: OPTION B_Ground Floor Plan		
DESIGN	PROJECT NO:	DRAWING NO:	REV NO:
20102	D-005	1	1
DRAWN / CHECKED	SCALE:	DATE	LOCATION:
MD/MD	1/200	23/10/2020	CROSS KEYS, KILDARE, CO. KILDARE.

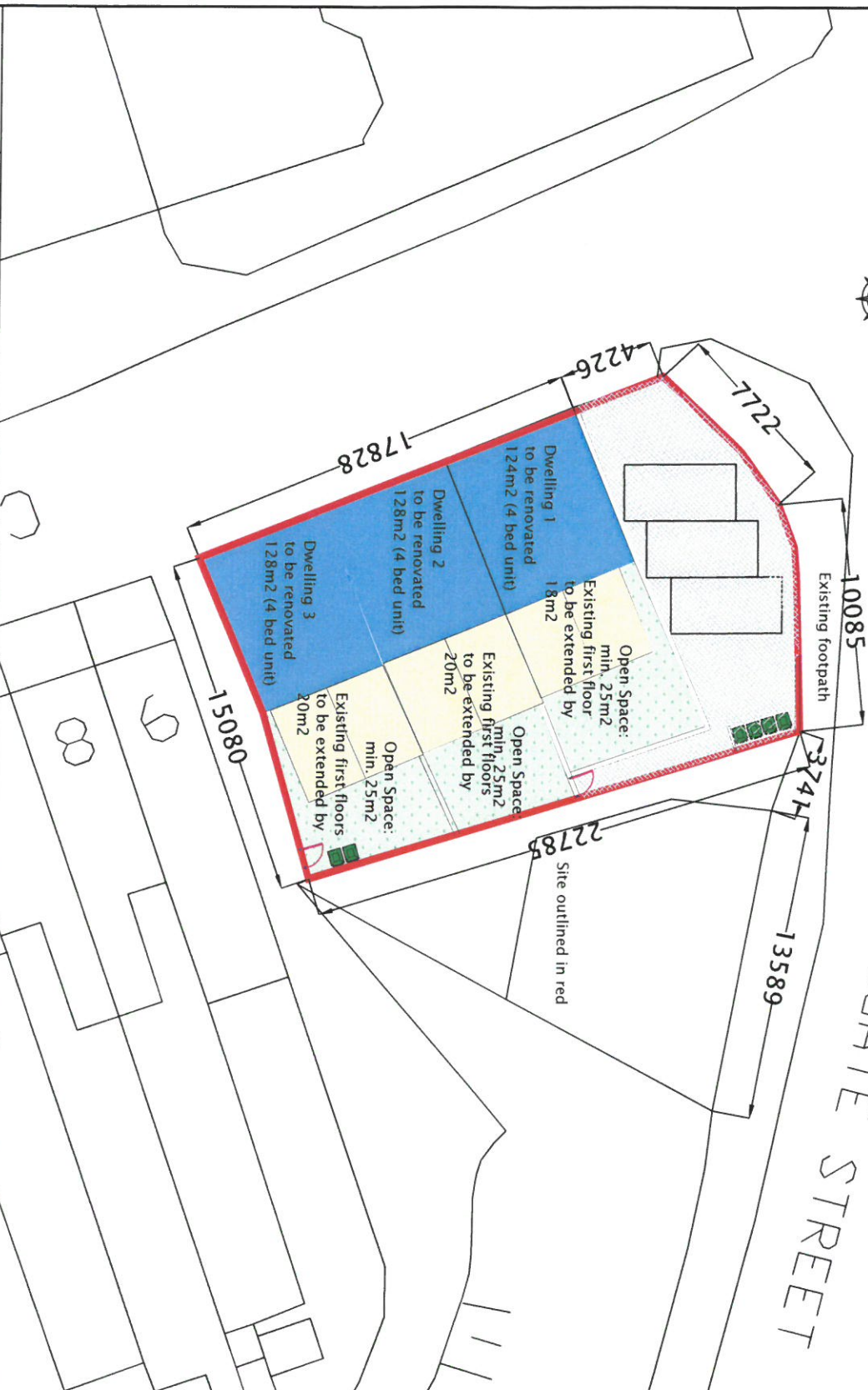
PROJECT  
PROPOSED RENOVATION OF EXISTING DWELLINGS AND NEW MIXED-USE DEVELOPMENT

DalryHudson  
Building Surveying & Architecture

ROYAL INSTITUTE OF  
CHARTERED  
SURVEYORS

R.I.A.

Ph: (087) 2658843 and (087) 6344679  
E-mail: mark@dalyhudson.com  
www.dalyhudson.com  
Tel: (051) 631446  
E-mail: pleva@dalyhudson.com



- LEGEND:-**
- Existing Dwellings
  - Proposed Extensions
  - Car-Parking/Bicycle Parking/Bin Storage

Kildare County Development Plan 2017-2023  
Chapter 17. Development Management Standards

1. Plot Ratio Standards  
Town Centre 1.0 - 2.0  
(Plot Ratio =  $\frac{\text{Gross building floor area}}{\text{Gross site area}}$ )
2. Site Coverage

Site Coverage = Total area of ground covered by buildings  
Total ground area within the site curtilage  
Within town centre zones, the maximum site coverage shall be 80% for all development.

Planning & Development Act

- Planning Fees:
1. Residential Units: €65.00 per Unit (Apartment)
  2. Residential Extensions: €34.00 per Extension
  3. Commercial Units: €3.50 per m<sup>2</sup>

ISSUE	TITLE: OPTION B_ First Floor Plan		
DESIGN			
PROJECT NO:	DRAWING NO:	REV. NO:	
20102	D-006	1	
DRAWN / CHECKED	SCALE:	DATE	
MD/MD	1/200	23/10/2020	
LOCATION:		CROSS KEYS, KILDARE, CO. KILDARE.	

**PROJECT**  
PROPOSED RENOVATION OF EXISTING DWELLINGS AND NEW MIXED-USE DEVELOPMENT

DalryHudson  
Building Surveying & Architecture Ltd

SOCIETY OF  
CHARTERED  
SURVEYORS

RIM

Ph: (087) 2659843 and (087) 6344679  
E-mail: mark@dalyhudson.com      www.dalyhudson.com      Tel: (045) 531446  
E-mail: jaden@dalyhudson.com