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Overall Development Summary

Re: **Kilcock West SHD 2**

Our Ref.: 22240

Client: Teresa Monaghan

Date: August 2022

1. Unit Mix

Total 1 bed units:	23	8.45%
Total 2 bed units:	72	26.47%
Total 3 bed units:	126	46.32%
Total 4 bed units:	51	18.75%
Overall:	**272**	**100.0%**

1.1. Houses:

Total 2 bed houses:	11	4.04%
Total 3 bed houses:	90	33.08%
Total 4 bed houses:	48	17.64%
Overall:	**149**	**54.77%**

1.2. Apartments

Total 1 bed apartments:	17	6.25%
Total 2 bed apartments:	37	13.60%
Total 3 bed apartments:	11	4.04%
Overall:	**65**	**23.89%**

1.3. Duplexes

Total 1 bed apartments:	6	2.20%
Total 2 bed apartments:	23	8.45%
Total 2 bed duplex units (2-storey unit):	1	0.36%
Total 3 bed duplex units (2-storey unit):	25	9.19%
Total 4 bed duplex units (2-storey unit):	3	1.10%
Overall:	**58**	**21.32%**

2. Site Area:

Total Gross Site Area	9.75 ha	97,556 sqm	24.10 acres
Total Net Developable Area	7.46 ha	74,619 sq m	18.43 acres

The following areas are excluded from the gross total site area for the calculation of the net developable area:

- Areas Zoned Open Space (F3): 5,880 sqm (5,130 sqm + 750 sqm)
- Public road and paths on Kildare County Council ownership: 5,996 sqm
- Distribution road and associated buffer green area with car park spaces, cycle and footpaths: 7,921 sqm
- Significant buffer areas: 3,140 sqm

See dwg. 22240 – P105 for further information in relation to the calculation of the Net Developable Area.

3. Density

3.1. Gross Density:

272 units / 9.75 ha = **27.89 units per Hectare**
272 units / 24.10 acres = **11.28 units per acre**

3.2. Net Density:

272 units / 7.46 ha = **36.46 units per Hectare**
272 units / 18.43 acres = **14.75 units per acre**

4. Gross Floor Areas

Houses:	17.484,3 sqm
Apartment and Duplexes Blocks:	13,312.7 sqm *
- Block A:	2,934.5 sqm
- Block B:	2,535.3 sqm
- Block C:	2,701.4 sqm
- Block D (including creche):	1,611.5 sqm
- Block E:	867 sqm
- Block F:	1,331.5 sqm
- Block G:	1,331.5 sqm
ESB substations (3no.):	14 sqm (per substation) x 3 = 42 sqm
Overall:	**30,839 sqm**

* Apartment and Duplexes Blocks gross floor area includes all area within the internal face of the external walls (residential units, bin & services areas, all vertical and horizontal circulation, bicycle storage, and in the case of block D, it also includes the childcare facility area)

5. Plot Ratio

5.1. Gross Plot Ratio:

Total Gross Floor Area 30,839 sqm
Gross site Area 97,556sqm
Plot Ratio based on gross area: 0,31 (30,839/97,556)

5.2. Net Plot Ratio:

Total Gross Floor Area 30,839 sqm
Net Developable site Area 74,619 sqm
Plot Ratio based on Net Developable site area: 0,41 (30,839/ 74,619)

6. Site Coverage

6.1. Gross Site Coverage:

Total buildings footprint area (including external walls) 14,800 sqm
Gross site Area 97,556 sqm
Site Coverage based on gross site area: 0,151 (14,800/97,556) – 15.1 %

6.2. Net Site Coverage:

Total buildings ground floor area (including external walls) 14,800 sqm
Net Developable site Area 74,619 sqm
Site Coverage based on net developable site area: 0,198 (14,800/74,619) – 19.8 %

7. Public Open Space:

- PUBLIC OPEN SPACE 1: 380 sqm (only area of open space included in residential lands)
- PUBLIC OPEN SPACE 2: 6,330 sqm
- PUBLIC OPEN SPACE 3: 2,310 sqm
- PUBLIC OPEN SPACE 4: 1,472 sqm
- PUBLIC OPEN SPACE 5: 1,624 sqm (only area of open space included in residential lands)
- PUBLIC OPEN SPACE 6: 1,444 sqm

MINIMUM PUBLIC OPEN SPACE REQUIRED: 12,852 sqm**
15% of the total residential zoned lands *

TOTAL PUBLIC OPEN SPACE PROVIDED: 13,560 sqm**
15,82% of the total residential zoned lands**

TOTAL PUBLIC OPEN SPACE PROVIDED WITHIN THE SCHEME *: 14,414 sqm
16.82% of the total residential zoned lands

* Including 750 sqm of area zoned "open space" part of Open Space 4 and the remaining 104 sqm part of Open Space 1 under KCC owned lands. Linear park to the west boundary excluded from any calculation.

** Calculation of residential zoned lands

- Areas Zoned Open Space (F3): 5,880 sqm
  - F3-A: 5,130 sqm
  - F3-B: 750 sqm

- Areas not Zoned - Public road and paths on Kildare County Council ownership: 5,996 sqm

TOTAL RESIDENTIAL ZONED LANDS: 85,680 sqm (97,556 sqm - 11,876 sqm)

See drawing 22240-P06-Site Plan with Public and Communal Open Space for details and location of areas provided.

7. Communal Open Space

- BLOCK A:
Required: 204 sqm (5sqm x 14no. 1bed + 7sqm x 14no. 2bed + 9sqm x 4no. 3bed)
Provided: 114 sqm + 371 sqm (roof terrace) Total: 485 sqm

- BLOCK B:
Required: 155 sqm (5sqm x 3no. 1bed + 7sqm x 20no. 2bed)
Provided: 444 sqm + 288 sqm (roof terrace) Total: 732 sqm

- BLOCK C:
Required: 188 sqm (5sqm x 6no. 1bed + 6sqm x 2no. 2bed (3 people) + 7sqm x 1no. 2bed (4 people) + 9sqm x 13no. 3bed + 11sqm x 2no. 4bed)
Provided: 437 sqm

- BLOCK D:
Required: 72 sqm (6sqm x 4no. 2bed (3 people) + 7sqm x 3no. 2bed (4 people) + 9sqm x 3no. 3bed)
Provided: 313 sqm

- BLOCK E:
Required: 64 sqm (7sqm x 4no. 2bed + 9sqm x 4no. 3bed)
Provided: 197 sqm

- BLOCK F:
Required: 96 sqm (7sqm x 6no. 2bed + 9sqm x 6no. 3bed)
Provided: 485 sqm

- BLOCK G:
Required: 96 sqm (7sqm x 6no. 2bed + 9sqm x 6no. 3bed)

Provided: 485 sqm

TOTAL COMMUNAL OPEN SPACE REQUIRED: 875 sqm
TOTAL COMMUNAL OPEN SPACE PROVIDED: 3,134 sqm

8. Car parking spaces

Car parking Standards in compliance with "Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, 2020"

Residential - Car parking spaces provided:

- Apartments and duplexes´ residents - 123 spaces - 1 per unit
- Dwelling´s residents - 298 spaces - 2 per unit
- Visitors - 34 spaces (minimum required for apartment's visitors: 31)

TOTAL RESIDENTIAL CAR SPACES PROVIDED: 455 spaces

Commercial - Car parking spaces

- Maximum Required: 26
- Provided: 10 + set down only

TOTAL COMMERCIAL CAR SPACES PROVIDED: 10 spaces

TOTAL CAR SPACES PROVIDED: 465 spaces
Note: See the traffic report submitted by CS Consulting and drawing "22240-P107- Site Plan with car and bicycle parking allocations" for further details about car parking calculations.

9. Bicycle parking spaces

Bicycle parking Standards in compliance with "Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, 2020"

Total bicycle parking spaces required (residents + visitors): 412
265 (apartments + duplexes) + 62 (apartment´s visitors) + 75 (terraced dwellings) + 10 (childcare centre)

Total bicycle parking spaces provided: 426
268 (apartment and duplex blocks' residents) + 62 (apartment´s visitors) + 86 (terraced dwellings) + 10 (childcare centre)*

Note: See traffic report submitted by CS Consulting and drawing "15113-P106- Site Plan with car and bicycle parking allocations" for further details about bicycle parking spaces calculation.

* Both units of Duplex N1 have a back garden / terrace with capacity for securely storing as many bicycles as needed. None special bike rack / store unit is dedicated then to these two units.