

SCHEDULE OF ACCOMMODATION

KWC-XX-XXX-SH-JFA-AR-PP7002

2439
Client:

Kilwoghan Woods Project (PHASE 2), Maynooth Road, Celbridge, Co. Kildare
Seattle Construction Ltd

Aug-25
LRD Planning

Type	Beds (Persons)	Description	Storeys	Internal Ground Floor Area (sqm)	Internal First Floor Area (sqm)	Internal Second Floor Area (sqm)	Internal Gross Floor Area (sqm)	Overall Net Floor Area (sqm)	Number of Units
Houses									
House Type H - 2 Bed Mid Terraced	2 (4)	Mid Terraced	2	41.6	41.6	n/a	83.2	3993.6	48
House Type I - 3 Bed End Terraced	3 (5)	End Terraced	2	52.2	52.2	n/a	104.4	1252.8	12
House Type J - 3 Bed Dual Frontage	3 (5)	Dual Frontage	2	54.6	54.6	n/a	109.2	1747.2	16
TOTAL Houses								6993.6	76

Block A&B Apartments									
Apartment Type 1A - 1 Bed	1 (2)	Apartment	1	52.0	n/a	n/a	52.0	1196.0	23
Apartment Type 1B - 1 Bed	1 (2)	Apartment	1	51.3	n/a	n/a	51.3	359.1	7
Apartment Type 1C - 1 Bed	1 (2)	Apartment	1	49.3	n/a	n/a	49.3	345.1	7
Apartment Type 2A - 2 Bed	2 (4)	Apartment	1	76.9	n/a	n/a	76.9	1076.6	14
Apartment Type 2B - 2 Bed	2 (4)	Apartment	1	77.6	n/a	n/a	77.6	1164.0	15
Apartment Type 2C - 2 Bed	2 (4)	Apartment	1	82.8	n/a	n/a	82.8	662.4	8
Apartment Type 2D - 2 Bed	2 (4)	Apartment	1	84.8	n/a	n/a	84.8	593.6	7
TOTAL Block A&B Apt.								5396.8	81

Duplex C,D,E,F & G Apartments									
Apartment Type 1D - 1 Bed	1 (2)	Apartment	1	52.9	n/a	n/a	52.9	317.4	6
Apartment Type 1E - 1 Bed	1 (2)	Apartment	1	52.8	n/a	n/a	52.8	316.8	6
Apartment Type 2E - 2 Bed	2 (3)	Apartment	1	69.8	n/a	n/a	69.8	209.4	3
Apartment Type 2F - 2 Bed	2 (3)	Apartment	1	69.7	n/a	n/a	69.7	209.1	3
Apartment Type 2G - 2 Bed	2 (4)	Apartment	1	88.2	n/a	n/a	88.2	1940.4	22
Apartment Type 2H - 2 Bed	2 (4)	Apartment	1	89.4	n/a	n/a	89.4	894.0	10
Apartment Type 3A - 3 Bed	3 (5)	Apartment	2	78.1	49.7	n/a	127.8	2811.6	22
Apartment Type 3B1 - 3 Bed	3 (5)	Apartment	2	80.8	56.4	n/a	137.2	548.8	4
Apartment Type 3B2 - 3 Bed	3 (5)	Apartment	2	80.8	51.1	n/a	131.9	791.4	6
TOTAL Duplex C,D,E,F & G Apt.								8038.9	82
TOTAL Block & Duplex Apt.								13435.7	163

Apartment Block A	Excluding: Apartments and Crèche / Including: circulation, lobby, stair and lift core, shafts, Bin Store & Bicycle Store, Booster Water Tank and Pump Set Room	634.4	n/a
Apartment Block B	Excluding: Apartments / Including: circulation, lobby, stair and lift core, shafts, Bin Store & Bicycle Store, Booster Water Tank and Pump Set Room	670.2	n/a
Crèche - 94 Children (Block A)		351.0	n/a
TOTAL Overall		22084.9	239

Apartment Block A & B Schedule	Block A	Block B	Total
1 beds	17	20	37
2 beds	21	23	44
Total	38	43	81
Dual Aspect Apartments	17	20	37
Dual Aspect Apartments (%)	44.7%	46.5%	45.7%
Apartments 10% larger than min	21	24	45
Apartments 10% larger than min (%)	55.3%	55.8%	55.6%
Communal Open Space required	232	261	493
Communal Open Space provided	234	262	496

Duplex Apt. Block Schedule	Duplex C	Duplex D	Duplex E	Duplex F	Duplex G	Total
1 beds	0	4	4	0	4	12
2 beds	4	8	8	10	8	38
3 beds	4	6	6	10	6	32
Total	8	18	18	20	18	82
Dual Aspect Apt.	8	18	18	20	18	82
Dual Aspect Apt. (%)	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Apt. 10% larger than min	8	18	18	20	18	82
Apt. 10% larger than min (%)	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Communal Open Space req.	64	128	128	160	128	608
Communal Open Space prov.	71	148	145	168	131	663

Other Buildings on Site Schedule			
Type	Number of Units	Floor Area (sqm)	Total Floor Area (sqm)
ESB Kiosk	2	5.72	11.44
Pump Station Kiosk	1	2.4	2.4
Pump Station Wet Kiosk	1	0.18	0.18
TOTAL Overall			14.02

Average Dual Aspect provision for Apartments
84.5%

Car Parking Allocation			
Type	Number of Units	Number of car parking spaces	Spaces per unit
In Curtilage			
House Type H - 2 Bed Mid Terraced	48	48	1.00
House Type I - 3 Bed End Terraced	12	24	2.00
House Type J - 3 Bed Dual Frontage	16	32	2.00
On Street			
Block A & B Apartments	81	49	0.60
Duplex C,D,E,F & G Apartments	82	92	1.12
Crèche	1	7	7.00
Visitors (included and located in Phase 1)	n/a	12	n/a
Of which are accesible spaces	n/a	7	4.7%
Of which are EV enabled spaces*	n/a	15	10.1%
Of which are car share spaces (driveyou)	n/a	2	1.4%
TOTAL	240	252	1.05

*Note: all on street and incurtilage parking will be ducted for future EV charging

Bicycle Parking Allocation			
Type	Number of Units	Required	Provided
Long term (secure bicycle parking) with secure bicycle lockup			
House Type H - 2 Bed Mid Terraced	48	not specified	96
House Type I - 3 Bed End Terraced	12	not specified	24
House Type J - 3 Bed Dual Frontage	16	not specified	32
Apartment Block A (min. 59 spaces)	38	1 space per bedroom	63
Apartment Block B (min. 66 spaces)	43	1 space per bedroom	67
Duplex C,D,E,F & G Apartments	82	2 per unit	164
Crèche	1	1 space per 5 staff	2
Sub-Total	240		448
Short term (secure bicycle parking) / Visitors Bicycle Parking			
Apartment Block A	38	1 visitor space per 2 apt.	19
Apartment Block B	43	1 visitor space per 2 apt.	21.5
Duplex C,D,E,F & G Apartments	82	1 visitor space per 2 apt.	41
Crèche	1	1 space for 10 children	10
Sub-Total	164		92
Total Bicycle Parking Spaces			540

Motorcycle / Car Parking		
Number of Apartment car parking spaces Blocks A & B and Duplex C, D, E, F & G	Required *	Provided
148	14.8	15

*1 per 10 car parking spaces

TOTAL GFA on Site	
APARTMENT BLOCK A *	3526.3
APARTMENT BLOCK B *	3526.1
DUPLEX BLOCK C	885.2
DUPLEX BLOCK D	1623.7
DUPLEX BLOCK E	1623.7
DUPLEX BLOCK F	2181.2
DUPLEX BLOCK G	1623.7
76no HOUSES	6993.6
All Service Buildings	14.0
TOTAL	21997.5

* Including: circulation, lobby, stair and lift core, shafts, Bin Store & Bicycle Store, Crèche & Retail Space

TOTAL GFA EXTERNAL on Site	
APARTMENT BLOCK A *	3840.4
APARTMENT BLOCK B *	3840.4
DUPLEX BLOCK C	1023.8
DUPLEX BLOCK D	2080.7
DUPLEX BLOCK E	2080.7
DUPLEX BLOCK F	2499.3
DUPLEX BLOCK G	2080.7
76no HOUSES	8507.2
All Service Buildings	14.0
TOTAL	25967.2

Site Schedule	Hectares	sq.m.
Phase 2 Gross Site Area	4.18	41795
Phase 2 Net Developable Site Area	3.94	39434
Area owned by KCC	0.24	2361

Phase 1 & 2 Overall Granted Site Gross Area	12.93	129300
Phase 1 & 2 Overall Net Developable Site Area	10.74	107450
Density Units/Ha		
		60.7
Plot Ratio	0.56	
Site Coverage	26.8%	
Area of buildings to be demolished	n/a	

Unit Breakdown	Number	Percentage
Block & Duplex Apartments		
1 Bed Apartment	49	20.5%
Total	49	20.5%
2 Bed Apartment	82	34.3%
Total	82	34.3%
3 Bed Apartment	32	13.4%
Total	32	13.4%
Houses		
2 Bed Mid Terraced	48	20.1%
Total	48	20.1%
3 Bed End Terraced	12	5.0%
Total	12	5.0%
3 Bed Dual Frontage	16	6.7%
Total	16	6.7%
TOTAL Overall	239	100.0%

Waste Bin Store (weekly waste collection)			
Unit Name	Number of bins provided		Total
	1100 L / 660 L	240 L / 140 L	
Apartment Block A	5 / 0	0 / 4	9
Apartment Block B	5 / 0	0 / 4	9
Duplex D Apartment Block - Corner Unit	0 / 1	1 / 2	4
Duplex E Apartment Block - Corner Unit	0 / 1	1 / 2	4
Duplex G Apartment Block - Corner Unit	0 / 1	1 / 2	4
Duplex C,D,E,F & G - Other Units	0 / 0	3 / 0	3 (per Duplex Apt.)
Crèche (Apartment Block A)	3 / 0	0 / 3	6
Houses	0 / 0	2 / 1	3 (per House)

Public, Communal and Private Space Schedule	Hectares	sq.m.	%
Phase 2 Public Open Space (10% required)	0.54	5379	13.7
Phase 2 Communal Open Space Apt. Block A&B, Duplex Block C,D,E,F & G	0.12	1159	2.9
Phase 2 Private Space - Houses 2560 sq.m. required - *CGSG	0.33	3313	8.4
Phase 2 Amenity Space - Duplex & Blocks 1101 sq.m. required - *CGSG	0.15	1530.3	3.9
Phase 1 & Phase 2			
Phase 1 & 2 Overall Site Open Space	1.53	15286	14.2
Public Park Space	2.07	20682	19.3

*Compact Growth Settlements Guidelines

Part V - Phase 1 & Phase 2 Schedule of Accommodation - 467 units overall (100%)			
Type	Unit Numbers	Unit Numbers	Number of Units
Phase 1*			
B2 - 4 Bed Semi-Detached House	83		1
B3 - 4 Bed Semi-Detached House	84		1
G2 - 3 Bed Duplex Apartment	86, 88, 90, 92, 94		5
TOTAL Phase 1	1.5%		7
Phase 2**			
1A - 1 Bedroom Apartment	02, 05, 07, 10, 13, 18, 21, 24, 29, 32, 35		11
1B - 1 Bedroom Apartment	14, 25, 36		3
1C - 1 Bedroom Apartment	12, 23, 34, 42		4
2A - 2 Bedroom Apartment	03, 08, 16, 19, 27, 30, 38		7
2B - 2 Bedroom Apartment	01, 06, 11, 17, 22, 28, 33, 43		8
2C - 2 Bedroom Apartment	04, 09, 20, 31		4
2D - 2 Bedroom Apartment	15, 26, 37		3
TOTAL Phase 2	8.5%		40
TOTAL Overall Phase 1 & 2	10.0%		47

* Phase 1: 228 units total

** Phase 2: 239 units total