

Job Reference: 17-100

SHD Issue

## Residential Development, Lands adjoining Brayton Park, Kilcock, Co. Kildare

### Overall Development Summary:

#### Unit Breakdown:

1 bed units:	13	3.8%
2 bed units:	136	39.4%
3 bed units:	158	45.8%
4 bed units:	38	11.0%
Overall:	345	100.0%

#### Site Area:

Gross Site Area:	11.56 ha	28.56 acres
Nett Site Area:	7.98 ha	19.72 acres

#### Gross Density:

345 units / 11.56 ha	29.84 units per ha
345 units / 28.56 acres	12.08 units per acre

#### Nett Density:

345 units / 7.98 ha	43.23 units per ha
345 units / 19.72 acres	17.49 units per acre

#### Gross Floor Areas:

Residential:	35,859.78 m <sup>2</sup>
Creche:	466.76 m <sup>2</sup>
Creche Outdoor Play Area:	277.67 m <sup>2</sup>

#### Plot Ratio:

Total Gross Floor Area (35,859.78 m <sup>2</sup> ) / Gross Site Area (115,597 m <sup>2</sup> )	0.31
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Open Space:

Area of Residential Zoned Lands:

Overall Gross Site Area	115,597 m <sup>2</sup>
Minus Landscaping Buffer (Zoned F, Open Space and Amenity)	<u>- 18,117 m<sup>2</sup></u>
	97,480 m <sup>2</sup>

Open Spaces 1 to 7 Total

(refer to Section 2.4, Gross / Nett Site Areas  
and Open Space Provision

Contained within Architectural Design Statement) 13,620 m<sup>2</sup>

Open Space Provision:

Open Space provided on lands zoned C, New Residential 13.97%  
(excluding lands zoned F, Open Space and Amenity)

Open Space provided on all lands  
(including lands zoned F)

27.45%

Car Parking Spaces:

Parking Standards in compliance with Table 17.9, Car Parking Standards  
Kildare County Development Plan 2017 – 2023

Residential:

Table 17.9  
Car Parking Standards

Residential	
House	2 spaces per unit
Apartment	1.5 spaces per unit + 1 visitor space per 4 apartments

Required	182 houses	2 spaces per unit	364
	163 apartments	1.5 spaces per unit	245
		Plus 1 visitor per 4 apts	41
	Total required:		650
	Total provided:		650

Creche:

Education / Childcare	
Crèche	0.5 per staff member plus 1 per 4 children

Breakdown:	Age Group:	No. of:	Staff required:
	0-1 years	12	4
	1 – 2 years	18	4
	2 – 3 years	27	5
	3 – 6 years	34	4
	Totals	91	17

Parking required:	Staff	0.5 per staff member	9
	Children	1 per 4 children	23

Overall required: 32

Provided: 34

including 2 no. disabled spaces.

### Bicycle Parking Spaces:

Parking Standards in compliance with Table 17.10, Cycle Parking Standards  
Kildare County Development Plan 2017 – 2023

Residential:

Accommodation	
Apartments	1 space per unit + 1 visitor space per 2 units

Apartments:	163	
Required:	1 per unit and 1 visitor per 2 units	245
Provided:		280

Creche:

Education / Childcare	
Crèche	0.5 per staff member plus 1 per 4 children

Required: 1 per 5 staff and 1 per 10 children

Required: 11

Provided: 30