

Project Title	Crodaun SHD	Project No.	19080		
Document Title	SITE STATISTICS SUMMARY	Document No.	19080-SCH-0001		
Issue Date	06.04.2020	Revision No.	Planning Issue		
SITE DATA					
Category	Data	Comments			
Overall Site Area	12.93 ha	As defined by redline boundary, including lands owned by KCC			
Net Site Area	12.68 ha	Including Zone F land but excluding lands owned by KCC of 0.25 ha			
Area of 'Zone F' lands	1.935 ha	Ref . Celbridge LAP 2018			
Net Developable Area / Residential Zoned Lands	10.745 ha	Net Site Area minus 'Zone F' lands			
Public Park	2.0682 ha	Meets & Exceeds 'Zone F' land requirement			
Additional Public Open Space	19,334 sqm	17.99% of Net Developable Area / 15.24% of Net Site Area			
Communal Open Amenity Space (Apt Courtyards)	2945 sqm	Minimum requirement for apartment numbers proposed = 1567 sqm			
Residential Density	43.46 dwellings per ha	467 units on Net Developable Area of 10.745 ha			
Site Coverage	19.13%	of Net Developable Area			
	16.21%	of Net Site Area			
UNIT MIX					
House Type	Bedrooms	Bed Numbers	Quantity	Mix %	Bed Space Quantity
5 Bed House	5	8	20	4.28	160
4 Bed House	4	8	23	4.93	184
4 Bed House	4	7	69	14.78	483
3 Bed House	3	5	87	18.63	435
House Totals			199	42.61	1262
Apartment Type	Bedrooms	Bed Numbers	Quantity	Mix %	Bed Space Quantity
3 Bedroom Apartment	3	6	32	6.85	192
3 Bed Own Door Duplex	3	5	8	1.71	40
2 Bed Apartment	2	4	184	39.40	736
2 Bed Own Door Duplex	2	4	8	1.71	32
2 Bed Own Door Duplex	2	3	18	3.85	54
1 Bed Own Door Duplex	1	2	18	3.85	36
Apartment Totals			268	57.39	1090
<b>OVERALL TOTAL</b>			<b>467</b>	<b>100.00</b>	<b>2352</b>
BEDROOM MIX					
Bedrooms	Quantity	%			
5 Bedroom Unit	20	4.28			
4 Bedroom Unit	92	19.70			
3 Bedroom Unit	127	27.19			
2 Bedroom Unit	210	44.97			
1 Bedroom Unit	18	3.85			
<b>OVERALL TOTAL</b>	<b>467</b>	<b>100.00</b>			
TYPOLOGY MIX					
Unit Description	Height	Unit Type Ref.	Quantity	Mix %	
5-Bed Semi-Detached House	3 storey	A, A1, A2, A3	20	4.28	
4-Bed Semi-Detached House	2.5 storey	B, B1, B1.a, B2, B3, B3.a	69	14.78	
4-Bed Terraced House	3 storey	H, H1, H2	23	4.93	
3-Bed Semi-Detached House	2 storey	C, C1	38	8.14	
3-Bed Terraced House	2 storey	D, D1, D2, E, E1	49	10.49	
1 Bed Own Door Apartment	within 2.5 storey Duplex	Fa, F1.a	18	3.85	
2 Bed Own Door Apartment	within 2.5 storey Duplex	Fb, F1.b, G1	26	5.57	
3 Bed Own Door Apartment	within 2.5 storey Duplex	G2	8	1.71	
2 Bed Apartment	within 5/6 storey Block	2B.A, 2B.B, 2B.C, 2B.D, 2B.E	184	39.40	
3 Bed Apartment	within 5/6 storey Block	3B.A	32	6.85	
<b>OVERALL TOTAL</b>			<b>467</b>	<b>100.00</b>	
RESIDENTIAL AREAS					
Area / Unit Type Ref.	Quantity	Unit Type Floor Area	Floor Area (m2)		
A	14	163	2282		
A1	2	164	328		
A2	2	164	328		
A3	2	170	340		
B	31	149.5	4634.5		
B1	3	151	453		
B1.a	2	151	302		
B2	23	153	3519		
B3	9	158.5	1426.5		
B3.a	1	158.5	158.5		
C	33	106	3498		
C1	5	106	530		
D	10	116	1160		
D1	6	114	684		
D2	4	116	464		
E	14	113	1582		
E1	15	115	1725		
F.a	16	50	800		
Fb	16	86	1376		
F1.a	2	50	100		
F1.b	2	86	172		
G1	8	85	680		
G2	8	125	1000		
H	17	200	3400		
H1	3	200	600		
H2	3	200	600		
2B.A	120	78	9360		
2B.B	30	82	2460		
2B.C	6	83	498		
2B.D	14	78	1092		
2B.E	14	85	1190		
3B.A	32	102	3264		
Unit Totals	467		50006.5		
Internal Common Spaces (Apartment Blocks A, B, C & D)			3117		
<b>TOTAL RESIDENTIAL FLOOR AREA</b>			<b>53123.5</b>		
Creche (Block D)			776		
Retail Unit (Block D)			119		
Café (Block D)			123		
Gym (Block D)			320		
<b>TOTAL DEVELOPMENT GROSS FLOOR AREA</b>			<b>54461.5</b>		
<b>PLOT RATIO (GFA / Net Site Area)</b>			<b>0.43</b>		
<b>PLOT RATIO (GFA / Net Developable Area)</b>			<b>0.51</b>		
CAR PARKING			BICYCLE PARKING		
Location	Quantity		Location	Quantity	
Surface / Off-Street	401		Apt Block A / Basement	197	
Surface / On-Street	154		Apt Block B / Basement	210	
Apartment Basements	154		Apt Block C / Basement	167	
<b>TOTAL SPACES</b>	<b>709</b>		<b>TOTAL SPACES</b>	<b>574</b>	
CHILDCARE PROVISIONS					
Area Ref	Age Range	No. of Children	Max No. Children per Adult	Total Adults	Area Provided (m2)
Baby Area (Creche)	0 - 1	9	3	3	42.6
Wobblers (Creche)	0 - 1	9	3	3	40.8
Toddlers (Creche)	1 - 2	15	5	3	42.6
Preschool (Creche)	2 - 4	28	7	4	70.9
Creche Totals		61		13	196.9
After School	4 - 12	28	7	4	70.9
Childcare Totals		89		17	267.8
				Circulation / Ancillary	508.2
				Gross Internal Floor Area	776