

Proposed Development at :
Millstreet Maynooth Co. Kildare

SITE STATISTICS SUMMARY

Site Statistics Summary 21.11.19

Total 120 No. Residential, Creche and Café/Restaurant

Apartment Type	Total Block A	Total Block B1	Total Block B2	Total Block C	Total A,B1,B2&C	% of total 120 units
1No. Bed Apartment	15	6	13	9	43	36%
2No. Bed Apartment	3	19	35	13	70	58%
3No. Bed Apartment	N/A	7	N/A	N/A	7	6%

Creche

Creche Provision Minimum 20No. Childcare spaces required (25 proposed spaces)	Age-Group	Req No of Adults	Per No of Children	No. of Children	Total sq.m.	Total Adults
Full Time / Part Time	0-1 Years	2	3	6	20.82	2
Full Time / Part Time	1-2 Years	2	5	7	30.46	2
Full Time / Part Time	2-3 Years	2	7	5	27.96	2
Full Time / Part Time	3-4 Years	2	7	7	30.29	2
	Total	8		25	109.53	8

Total Classroom Provision	109.53	sq.m.
Circulation/Storage/WC/Ancillary, Internal Walls	96.02	sq.m.
Total Gross Floor Area	205.55	sq.m.

Restaurant / Café

Restaurant/Cafe Provision	Area m2				
Public Area	149.34	sq.m.			
Kitchen Food Prep Area	24.37	sq.m.			
Store 1	8.34	sq.m.			
Store 2	3.78	sq.m.			
Staff Male WC	6.29	sq.m.			
Staff Female WC	6.29	sq.m.			
UAWC	3.49	sq.m.			
Female WC	10.57	sq.m.			
Male WC	7.75	sq.m.			
Corridors,Lobbies,Ancillary,Internal Walls	25.97	sq.m.			
Total Gross Floor Area	246.19	sq.m.			

Office(s) 3No.

Office Provision					
Office No.1 First Floor	31.35	sq.m.			
Office No.2 Second Floor	31.35	sq.m.			
Office No.3 Third Floor	31.35	sq.m.			
	94.05	sq.m.			

Site Statistics

Application site Area (Red line Boundary)	1.05 ha (2.59 acres)	
Total Residential Units	120	
Total Units (non residential)	5	
Block A Gross Floor Area (Creche,Restaurant, Circulation,Ancillary,Residential)	2027.40	sq.m.
Block B1 Gross Floor Area	3623.03	sq.m.
Block B2 Gross Floor Area	4478.26	sq.m.
Block C Gross Floor Area	1998.32	sq.m.
Gross Floor Area of Development	12127.01	sq.m.
Gross Floor Area for Residential Only	11581.22	sq.m.
Gross Floor Area Non-Residential, Creche,Restaurant,Office x 3No.	545.79	sq.m.
Plot Ratio	1.2	
Gross Density	46dw/acre	114dw/ha
Site Coverage	24%	

Proposed Car Parking Provision

Unit Type	Area / No. of Units	KCC Maximum Car Parking Rate.	No. of Car Parking Spaces Proposed
1-Bed Apartments	43	77 (1.5 spaces per unit & 1 space per 4 units for visitors)	0 (0 per unit)
2-Bed Apartments	70	123 (1.5 spaces per unit & 1 per 4 units for visitors)	35 (0.5 spaces per unit)
3-Bed Apartments	7	12 (1.5 spaces per unit & 1 per 4 units for visitors)	7 (1 space per unit)
Residential Total	120No.	212	42
Office	92.83 sq.m.	4	3
Creche	205.55 sq.m.	13	6
Café/Restaurant	246.27 sq.m.	25	12
Non-Residential Total		42	21
Car Share Provision	N/A	N/A	3
Shared Visitor Spaces	N/A	N/A	8
Overall Total		254	74 (KCDP V proposed provision= 1:0.31)

Bicycle Parking / Storage

Unit Type	Area/ No. of Units	KCC Minimum Cycle Parking Rate	No. Of Cycle Parking Spaces proposed per unit	No. of Visitor Cycle Parking Spaces Proposed
1-Bed Apartments	43	66 (1 long term space per unit & 1 visitor space per 2 units)	44 (1 space per bed)	11 (1 space per 4 beds)
2-Bed Apartments	70	105 (1 long term space per unit & 1 visitor space per 2 units)	140 (1 space per bed)	35 (1 space per 4 beds)
3-Bed Apartments	7	12 (1 long term space per unit & 1 visitor space per 2 units)	21 (1 space per bed)	5 (1 space per 4 beds)
Residential Total	120No.	182	204	51
Combined Residential		182	204	51
Office	92.83 sq.m.	2 (1 space per 50sq.m)	4	N/A
Creche	205.55 sq.m.	5 (1 space per 5 staff plus 1 per 10 children)	7	N/A
Café/Restaurant	246.27 sq.m.	25	12	
Non-Residential Total		15	23	N/A
Combined Non-Residential		15	23	23
Overall Total		197	278 (KCDP V Proposed Provision= 1:1.42)	

Communal Open Space Provision

Description	Number	Open Space requirements (as per 2018 Apartment Guidelines)	Communal Open Space Provided
One Bed	43	43x5sq.m. = 215 sq.m.	Central Open Space / Lyreen Walkway & Cycleway
Two Bed (4 Person)	70	70x7sq.m. = 490 sq.m.	
Three Bed	7	7x9sq.m. = 63 sq.m.	
Totals	120No.	768 sq.m.	Area No.1 - 1235.49 sq.m. Area No.2 - 890.82 sq.m. Total - 2126.31 sq.m.

Total Overall Public Open Space	2126.31 sq.m.
Percentage of Overall Site Area	
Site Area 1.05 ha, 2.59 acres, 10,500sq.m.	10,500 sq.m.
Public Open Space	2126.31 sq.m.
Percentage of overall site area	20%

Apartment Aspect Ratio

Block A - Dual Aspect	12 No.
Block B1 - Dual Aspect	16No.
Block B2 - Dual Aspect	24No.
Block C - Dual Aspect	18No.
Total Dual Aspect Units	70No.
Total Units	120No.
Percentage Dual Aspect	58%