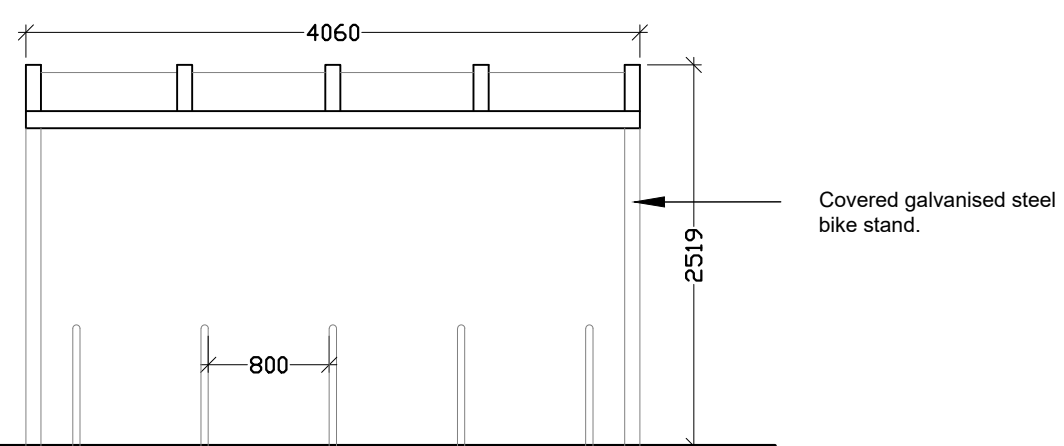
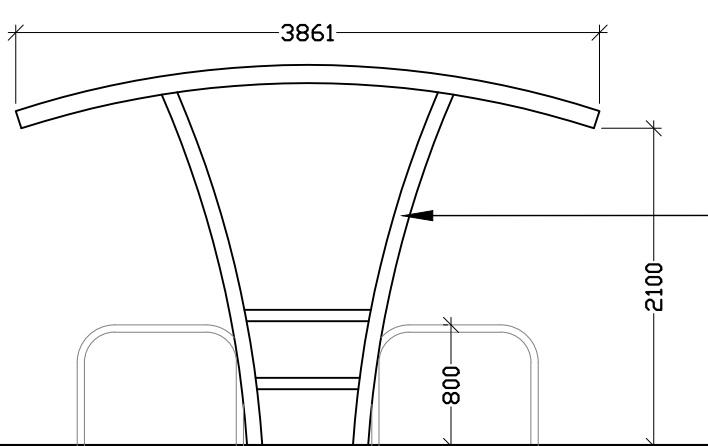




SITE LAYOUT-GREEN SPACE, PARKING & BICYCLE STAND REQUIREMENTS

Scale 1:1000 @ A1



PROPOSED MODULAR BIKE STAND

Scale 1:50 @ A1

PUBLIC OPEN SPACE CALCULATIONS

BASED ON SITE AREA OF 103,626 MSQ

POS1	18,831 MSQ	
POS2	163 MSQ	
POS3	349 MSQ	
POS4	673 MSQ	
POS5	896 MSQ	
POS6	770 MSQ	
POS7	3,030 MSQ	
POS8	382 MSQ	
POS9	1,769 MSQ	
POS10	173 MSQ	
POS11	1,065 MSQ	
POS12	541 MSQ	
POS13	496 MSQ	
POS14	624 MSQ	
POS15	1,779 MSQ	
	31,541 MSQ	

$\frac{31,541}{103,626} = 30.44\%$

RESIDENTIAL PUBLIC OPEN SPACE CALCULATIONS

BASED ON RESIDENTIAL ZONED AREA OF 81,080 MSQ

POS2	163 MSQ	
POS3	349 MSQ	
POS4	673 MSQ	
POS5	896 MSQ	
POS6	770 MSQ	
POS7	3,030 MSQ	
POS8	382 MSQ	
POS9	1,769 MSQ	
POS10	173 MSQ	
POS11	1,065 MSQ	
POS12	541 MSQ	
POS13	496 MSQ	
POS14	624 MSQ	
POS15	1,779 MSQ	
	12,710 MSQ	

$\frac{12,710}{81,080} = 15.68\%$

DENSITY CALCULATION

305 UNITS
 $\frac{305}{8.10 \text{ Ha}} = 37.65 \text{ UNITS / Ha}$
 (15.24 UNITS / ACRE)

PARKING REQUIREMENTS

HOUSES
 2 SPACES PER DWELLING REQUIRED
 2 SPACES PROVIDED WITHIN THE CURTILAGE OR IMMEDIATELY IN FRONT OF EACH HOUSE
 112 X 2 SPACES REQUIRED = 224 SPACES PROVIDED

APARTMENTS (BASED ON DOHPLG 2018 DESIGN STANDARDS)
BLOCKS A, B & C
 34 APARTMENTS @ 1 PER APT + 1 PER 4 APTS (VISITORS)
 42.5 SPACES REQUIRED - 52 PROVIDED

BLOCK D
 9 APARTMENTS @ 1 PER APT + 1 PER 4 APTS
 11.25 SPACES REQUIRED
 CRECHE = 0.5 PER STAFF MEMBER + 1 PER 4 CHILDREN
 52 CHILDREN = 11 STAFF
 6.0 + 12.5 = 18.5 SPACES REQUIRED
 TOTAL BLOCK D - 29.75 SPACES REQUIRED - 30 PROVIDED

BLOCK E
 8 APARTMENTS @ 1 PER APT + 1 PER 4 APTS
 10 SPACES REQUIRED - 10 PROVIDED

BLOCKS F
 40 APARTMENTS @ 1 PER APT + 1 PER 4 APTS
 50 SPACES REQUIRED - 50 PROVIDED

BLOCK G
 10 APARTMENTS @ 1 PER APT + 1 PER 4 APTS
 12.5 SPACES REQUIRED - 13 PROVIDED

BLOCK H
 8 APARTMENTS @ 1 PER APT + 1 PER 4 APTS
 10 SPACES REQUIRED - 10 PROVIDED

BLOCK I
 10 APARTMENTS @ 1 PER APT + 1 PER 4 APTS
 10 SPACES REQUIRED - 10 PROVIDED

BLOCK J
 8 APARTMENTS @ 1 PER APT + 1 PER 4 APTS
 10 SPACES REQUIRED - 10 PROVIDED

BLOCK K
 8 APARTMENTS @ 1 PER APT + 1 PER 4 APTS
 10 SPACES REQUIRED - 10 PROVIDED

BLOCKS L
 40 APARTMENTS @ 1 PER APT + 1 PER 4 APTS
 50 SPACES REQUIRED - 50 PROVIDED

MAISONETTES
 20 APARTMENTS @ 1 PER APT + 1 PER 4 APTS
 25 SPACES REQUIRED - 29 PROVIDED

10% OF UNIT NUMBERS REQUESTED BY KCC FOR ADDITIONAL VISITOR PARKING THROUGHOUT SCHEME - 305 UNITS
 30.5 VISITOR SPACES REQUIRED - 55 PROVIDED IN P.O.S. GREEN AREAS. It is worth noting that this is over and above what is required under the applicable Guidelines and the CDF.

514.25 SPACES REQUIRED

TOTAL PARKING PROVIDED ON SITE - 553 SPACES

BICYCLE PARKING REQUIREMENTS

(BASED ON DOHPLG 2018 DESIGN STANDARDS - 1 PER BEDROOM + 1 PER 2 UNITS)

DUPLEX BLOCKS A
 4 X 3B + 2V = 14 REQUIRED
 40 SPACES PROVIDED

DUPLEX BLOCKS B
 5 X 3B + 2.5V = 17.5 REQUIRED
 20 SPACES PROVIDED

APARTMENT BLOCK C - 16X 2B + 8V = 40 REQUIRED
 82 SPACES PROVIDED

APARTMENT BLOCK D - 9 X 2B + 4.5 = 22.5 REQUIRED
 CRECHE @ 1 PER 5 STAFF + 1 PER 10 CHILDREN = 7.4 REQUIRED
 TOTAL BLOCK D REQUIRED = 29.9
 30 SPACES PROVIDED

DUPLEX BLOCKS E
 4 X 3B + 2V = 14 REQUIRED
 20 SPACES PROVIDED

APARTMENT BLOCK F - 40 X 2B + 20V = 100 REQUIRED
 104 SPACES PROVIDED

DUPLEX BLOCKS G
 5 X 3B + 2.5V = 17.5 REQUIRED
 20 SPACES PROVIDED

DUPLEX BLOCKS H
 4 X 3B + 2V = 14 REQUIRED
 20 SPACES PROVIDED

DUPLEX BLOCKS I
 4 X 3B + 2V = 14 REQUIRED
 20 SPACES PROVIDED

DUPLEX BLOCKS J
 4 X 3B + 2V = 14 REQUIRED
 20 SPACES PROVIDED

DUPLEX BLOCKS K
 4 X 3B + 2V = 14 REQUIRED
 20 SPACES PROVIDED

APARTMENT BLOCK L - 40 X 2B + 20V = 100 REQUIRED
 112 SPACES PROVIDED
 389 SPACES REQUIRED

TOTAL SPACES PROVIDED ON SITE - 508 SPACES

GENERAL NOTES

The Developer/Contractor/Builder is to ensure that the building under construction/alteration is to comply where applicable with the 2010 Building Regulations in respect of all trades involved in the construction of this development.

The Developer/Contractor/Builder should notify BCA of any intended deviations from these plans prior to commencement of development.

All Site Development works to be carried out in accordance with "Recommendations for Site Development Works for Housing Areas" Dept. of Environment.

Contractors must verify all dimensions at the job before commencing any work. No working dimensions to be scaled. This drawing is for the purpose of planning only. Dimensions to blockwork only.

Revision

Date	Rev.
31-01-19	A - Revised to accommodate updated site
13-02-19	B - Updated boundary treatments
23-09-19	C - Updated parking & POS calculations
25-09-19	D - Revised blocks C & L bin store & parking

Note: Ducting will be provided for e-charging points.

	USABLE PUBLIC OPEN SPACE
	EXISTING / NEIGHBOURING GREEN SPACE
	OUTLINE OF LAND IN THE OWNERSHIP OF THE APPLICANT
	SITE BOUNDARY

Client: Westar Investments Ltd.

Job: Clane KDA 1 SHD

Location: Lands at Capdoe & Abbeylands, Clane, Co. Kildare

Drawing Title: GREEN SPACE, PARKING & BICYCLE CALCULATIONS

oca brian connolly associates
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Planning - SHD 02c

job no	18002
date	02.11.18
scale	1:1000 @ A1
drawn by	Mark Archbold
cad ref no	
planning ref no	300
fire ref no	
drawing no.	302D