



FIRST FLOOR PLAN @ 1:100  
NEIGHBOURHOOD CENTRE

NOTE: FINAL INTERNAL LAYOUTS SUBJECT TO OCCUPANT'S SPECIFIC REQUIREMENTS  
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#### NEIGHBOURHOOD CENTRE:

##### SCHEDULE OF AREAS (EXCL CRECHE):

AREAS:	
COMMERCIAL GROUND FLOOR AREA:	1,284 M <sup>2</sup>
COMMERCIAL FIRST FLOOR AREA:	847 M <sup>2</sup>
TOTAL COMMERCIAL:	2,141 M <sup>2</sup>
RESIDENTIAL FIRST FLOOR AREA:	687 M <sup>2</sup>
RESIDENTIAL SECOND FLOOR AREA:	264 M <sup>2</sup>
RESIDENTIAL THIRD FLOOR AREA:	264 M <sup>2</sup>
TOTAL RESIDENTIAL:	1,195 M <sup>2</sup>
OVERALL FLOOR AREA (RESIDENTIAL + COMMERCIAL):	3,401 M <sup>2</sup>

##### AREA BREAKDOWN FOR INDIVIDUAL RETAIL UNITS:

UNIT 1:	909 M <sup>2</sup>
GROUND FLOOR—CONVENIENCE RETAILER	
UNIT 2:	112 M <sup>2</sup>
GROUND FLOOR—SHOP (CONVENIENCE SERVICES)	
UNIT 3:	49 M <sup>2</sup>
GROUND FLOOR—SHOP (CONVENIENCE SERVICES)	
UNIT 4:	125 M <sup>2</sup>
GROUND FLOOR—CAFE	
UNIT 5:	171 M <sup>2</sup>
GROUND & FIRST FLOOR—SHOP (CONVENIENCE SERVICES)	
UNIT 6:	120 M <sup>2</sup>
FIRST FLOOR—DOCTOR / DENTIST / PHYSIO	
UNIT 7:	120 M <sup>2</sup>
FIRST FLOOR—DOCTOR / DENTIST / PHYSIO	
UNIT 8:	90 M <sup>2</sup>
FIRST FLOOR—DOCTOR / DENTIST / PHYSIO	
UNIT 9:	213 M <sup>2</sup>
FIRST FLOOR—RESTAURANT	
UNIT 10:	100 M <sup>2</sup>
FIRST FLOOR—SHOP (CONVENIENCE SERVICES)	
UNIT 11:	100 M <sup>2</sup>
FIRST FLOOR—SHOP (CONVENIENCE SERVICES)	

##### CAR PARKING AND BICYCLE PARKING STANDARDS:

CAR PARKING STANDARDS (MAX) FROM TABLE 17.9 OF THE KILDARE COUNTY DEVELOPMENT PLAN 2017-2023 ARE AS FOLLOWS:

- 1 SPACE PER 20 M<sup>2</sup> GROSS FLOOR AREA FOR RETAIL CONVENIENCE
- 5 PER CONSULTING ROOM FOR CLINIC / GROUP MEDICAL PRACTICES
- 1 SPACE PER 10 M<sup>2</sup> GROSS FLOOR AREA FOR RESTAURANT / CAFE

NOTE THAT THE USE OF EACH UNIT IN THE NEIGHBOURHOOD CENTRE IS BROKEN DOWN AS FOLLOWS:

UNIT 1—909 M <sup>2</sup> (CONVENIENCE RETAILER):	= 45 CAR SPACES
(909 / 20 = 45.45)	
UNITS 2,3,5,10 & 11—532 M <sup>2</sup> (CONVENIENCE SERVICES):	= 27 CAR SPACES
(532 / 20 = 26.6)	
UNITS 6,7 & 8—330 M <sup>2</sup> (MEDICAL):	= 10 CAR SPACES
(ASSUMED 5 CONSULTING ROOMS, 2 EACH FOR UNITS 6 & 7 AND FOR UNIT 8, I.E. 5 X 2 = 10)	
UNITS 4 & 9—338 M <sup>2</sup> (RESTAURANT / CAFE):	= 34 CAR SPACES
(338 / 10 = 33.8)	
TOTAL MAX. REQUIRED FOR NEIGHBOURHOOD CENTRE:	= 116 CAR SPACES

##### BICYCLE PARKING STANDARDS FROM TABLE 17.10 OF THE KILDARE COUNTY DEVELOPMENT PLAN 2017-2023 ARE AS FOLLOWS:

- 1 SPACE PER 20 M<sup>2</sup> GROSS FLOOR AREA OR 1 SPACE PER CAR PARKING SPACE, WHICHEVER IS GREATER
- 1 SPACE PER 40 M<sup>2</sup> GROSS FLOOR AREA OR 1 SPACE PER 2 CAR PARKING SPACES, WHICHEVER IS GREATER
- 1 SPACE PER 10 CAR PARKING SPACES OR 1 SPACE PER 100 M<sup>2</sup> GROSS FLOOR AREA, WHICHEVER IS GREATER

##### RESTAURANT / CAFE:

- 1 SPACE PER 30 M<sup>2</sup> DINING / PUBLIC FLOOR SPACE
- CLINIC / GROUP MEDICAL PRACTICE:
- 1 SPACE PER 5 STAFF + 0.5 SPACE PER CONSULTING ROOM

NOTE THAT THE USE OF EACH UNIT IN THE NEIGHBOURHOOD CENTRE IS BROKEN DOWN AS FOLLOWS:

UNIT 1—909 M <sup>2</sup> (CONVENIENCE RETAILER):	= 9 BIKE SPACES
(909 / 100 = 9.09)	
UNITS 2,3,5,10 & 11—532 M <sup>2</sup> (CONVENIENCE SERVICES):	= 14 BIKE SPACES
(USING MAX. CAR PARKING SPACE REQUIREMENT OF 27 SPACES, I.E. 27 / 2 = 13.5)	
UNITS 6,7 & 8—330 M <sup>2</sup> (MEDICAL):	= 5 BIKE SPACES
(ASSUMED 5 CONSULTING ROOMS & 10 STAFF, I.E. 10 / 5 = 5 X 0.5 = 4.5)	
UNITS 4 & 9—338 M <sup>2</sup> (RESTAURANT / CAFE):	= 7 BIKE SPACES
(INTERNAL LAYOUTS TO BE FINALISED BUT BASED ON CURRENT INDICATIVE LAYOUT OF UNIT 4 (CAFE))	
C: 40% OF THE FLOOR SPACE IS PUBLIC, 50.40% OF 398/200 / 20 = 7.33)	
TOTAL REQUIRED FOR NEIGHBOURHOOD CENTRE:	= 35 BIKE SPACES

#### CRECHE:

580 PROPOSED UNITS  
BASED ON GUIDANCE OF 20 SPACES FOR EVERY 75 DWELLINGS AS PER KILDARE COUNTY DEVELOPMENT PLAN 2017-2023, 152 SPACES ARE REQUIRED.

CHILD CARE FACILITIES GUIDELINES FOR PLANNING AUTHORITIES 2001 RECOMMENDS MIN. 2.30M<sup>2</sup> CLEAR FLOOR SPACE PER CHILD AND EXPLANATORY GUIDE TO CHILD CARE (PRE-SCHOOL SERVICES) REGULATIONS 1996 RECOMMENDS AS FOLLOWS:

AGE OF CHILD	FLOOR AREA PER CHILD
0-1	3.70M <sup>2</sup>
1-2	2.80M <sup>2</sup>
2-3	2.30M <sup>2</sup> MIN.
3-5	2.30M <sup>2</sup> MIN.

NOTE THAT UNIVERSAL DESIGN GUIDELINES FOR EARLY LEARNING AND CARE SETTINGS GIVES A SAMPLE SCHEDULE OF ACCOMMODATION AS FOLLOWS:

AGE OF CHILD	FLOOR AREA PER CHILD
0-1	3.70M <sup>2</sup>
1-2	2.80M <sup>2</sup> MIN.
2-3	2.30M <sup>2</sup> MIN.
3-5	2.30M <sup>2</sup> MIN.

##### SCHEDULE OF AREAS:

TOTAL GROUND FLOOR AREA:

TOTAL FIRST FLOOR AREA:

OVERALL FLOOR AREA:

AREAS:

671 M<sup>2</sup>

215 M<sup>2</sup>

886 M<sup>2</sup>

##### BREAKDOWN OF CHILDREN'S ROOMS

CHILD NOS:

CHILDREN'S ROOM 1—34 M<sup>2</sup>—1-2 YR. OLDS (2.80M<sup>2</sup> PER CHILD)

CHILDREN'S ROOM 2—34 M<sup>2</sup>—1-2 YR. OLDS (2.80M<sup>2</sup> PER CHILD)

CHILDREN'S ROOM 3—31 M<sup>2</sup>—1-2 YR. OLDS (2.80M<sup>2</sup> PER CHILD)

CHILDREN'S ROOM 4—33 M<sup>2</sup>—0-1 YR. OLDS (3.70M<sup>2</sup> PER CHILD)

CHILDREN'S ROOM 5—75 M<sup>2</sup>—2-4 YR. OLDS (2.30M<sup>2</sup> PER CHILD)

CHILDREN'S ROOM 6—75 M<sup>2</sup>—2-4 YR. OLDS (2.30M<sup>2</sup> PER CHILD)

CHILDREN'S ROOM 7—48 M<sup>2</sup>—2-4 YR. OLDS (2.30M<sup>2</sup> PER CHILD)

CHILDREN'S ROOM 8—42 M<sup>2</sup>—2-4 YR. OLDS (2.30M<sup>2</sup> PER CHILD)

TOTAL CHILD NOS. CATERED FOR: 154

\*NOTE THAT THE ABOVE COMBINED CHILDREN'S ROOM AREAS AMOUNT TO AN OVERALL FIGURE OF 300M<sup>2</sup> AND USING THE MIN. FIGURE OF 2.30M<sup>2</sup> CLEAR FLOOR SPACE PER CHILD FROM CHILD CARE FACILITIES GUIDELINES FOR PLANNING AUTHORITIES 2001, 158 CHILDREN WOULD BE CATERED FOR. FINAL CHILD NOS. & AGES CATERED FOR WILL BE SUBJECT TO LOCAL DEMAND.

##### CAR PARKING AND BICYCLE PARKING STANDARDS:

CAR PARKING STANDARDS (MAX) FROM TABLE 17.9 OF THE KILDARE COUNTY DEVELOPMENT PLAN 2017-2023 ARE AS FOLLOWS:

- 0.5 SPACES PER STAFF MEMBER AND 1 SPACE PER 4 CHILDREN
- ASSUME 10 STAFF: (10 X 0.5 = 5) = 5 CAR SPACES

154 CHILDREN: (154 / 4 = 38.5) = 38 CAR SPACES

TOTAL MAX. REQUIRED FOR CRECHE: = 43 CAR SPACES

##### BICYCLE PARKING STANDARDS FROM TABLE 17.10 OF THE KILDARE COUNTY DEVELOPMENT PLAN 2017-2023 ARE AS FOLLOWS:

- CRECHE: 1 SPACE PER 5 STAFF + 1 SPACE PER 10 CHILDREN REQUIRED.
- ASSUME 10 STAFF: (10 / 5 = 2) = 2 BIKE SPACES

154 CHILDREN: (154 / 10 = 15.4) = 15 BIKE SPACES

TOTAL REQUIRED FOR CRECHE: = 17 BIKE SPACES

LEGEND:

3 BED APARTMENT:

2 BED APARTMENT:

1 BED APARTMENT:

APARTMENT CIRCULATION:

PRIVATE AMENITY SPACE:

COMMUNAL AMENITY SPACE:

CRECHE BUILDING:

KEY PLAN

CHARACTER AREA 1

CHARACTER AREA 2

CHARACTER AREA 3

CHARACTER AREA 4

CHARACTER AREA 5

CHARACTER AREA 6

CHARACTER AREA 7

CHARACTER AREA 8

CHARACTER AREA 9

CHARACTER AREA 10

CHARACTER AREA 11

CHARACTER AREA 12

CHARACTER AREA 13

CHARACTER AREA 14

CHARACTER AREA 15

CHARACTER AREA 16

CHARACTER AREA 17

CHARACTER AREA 18

CHARACTER AREA 19

CHARACTER AREA 20

CHARACTER AREA 21

CHARACTER AREA 22

CHARACTER AREA 23

CHARACTER AREA 24

CHARACTER AREA 25

CHARACTER AREA 26

CHARACTER AREA 27

CHARACTER AREA 28

CHARACTER AREA 29

CHARACTER AREA 30

CHARACTER AREA 31

CHARACTER AREA 32

CHARACTER AREA 33

CHARACTER AREA 34

CHARACTER AREA 35

CHARACTER AREA 36

CHARACTER AREA 37

CHARACTER AREA 38

CHARACTER AREA 39

CHARACTER AREA 40

CHARACTER AREA 41

CHARACTER AREA 42

CHARACTER AREA 43

CHARACTER AREA 44

CHARACTER AREA 45

CHARACTER AREA 46

CHARACTER AREA 47

CHARACTER AREA 48

CHARACTER AREA 49

CHARACTER AREA 50

#### APARTMENT TYPES 'N1' + 'N4' + 'N7':

##### 1 BED APARTMENT—2 PERSON

##### FLOOR AREA / ROOM WIDTH REQUIREMENTS:

AREAS:	PROVIDED:	MIN. REQUIRED:
BEDROOM 1 (MAIN):	11.8 M <sup>2</sup>	11.4 M <sup>2</sup>
AGGREGATE LIVING:	24.8 M <sup>2</sup>	23.0 M <sup>2</sup>
AGGREGATE BEDROOM:	11.8 M <sup>2</sup>	11.4 M <sup>2</sup>
GROSS STORAGE:	3.7 M <sup>2</sup>	3.0 M <sup>2</sup>
PRIVATE AMENITY SPACE:	6.6 M <sup>2</sup> MIN.	5 M <sup>2</sup>
COMMUNAL AMENITY SPACE:	>7 M <sup>2</sup>	5 M <sup>2</sup>
GROSS FLOOR SPACE:	54 M <sup>2</sup>	45 M <sup>2</sup>

WIDTHS:	PROVIDED:	MIN. REQUIRED:
LIVING / DINING ROOM:	3.05 M	3.0 M
BEDROOM 1 (DOUBLE):	3.2 M	2.8 M

\*FIGURES TAKEN FROM SUSTAINABLE URBAN HOUSING: DESIGN STANDARDS FOR NEW APARTMENTS PUBLISHED BY THE DnECGL

#### APARTMENT TYPES 'N2' + 'N5' + 'N8':

##### 2 BED APARTMENT—4 PERSON

##### FLOOR AREA / ROOM WIDTH REQUIREMENTS:

AREAS:	PROVIDED:	MIN. REQUIRED:
BEDROOM 1 (MAIN):	15.8 M <sup>2</sup>	13 M <sup>2</sup>
BEDROOM 2:	11.5 M <sup>2</sup>	11.4 M <sup>2</sup>
AGGREGATE LIVING:	30.0 M <sup>2</sup>	30 M <sup>2</sup>
AGGREGATE BEDROOM:	26.3 M <sup>2</sup>	24.4 M <sup>2</sup>
GROSS STORAGE:	6.6 M <sup>2</sup>	6 M <sup>2</sup>
PRIVATE AMENITY SPACE:	14.8 M <sup>2</sup> MIN.	7 M <sup>2</sup>
COMMUNAL AMENITY SPACE:	>7 M <sup>2</sup>	7 M <sup>2</sup>
GROSS FLOOR SPACE:	82 M <sup>2</sup>	73 M <sup>2</sup>

WIDTHS:	PROVIDED:	MIN. REQUIRED:
LIVING / DINING ROOM:	4 M	3.6 M
BEDROOM 1 (DOUBLE):	3.1 M	2.8 M
BEDROOM 2 (DOUBLE):	3.0 M	2.8 M

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#### APARTMENT TYPES 'N3' + 'N6' + 'N9':

##### 2 BED APARTMENT—4 PERSON

##### FLOOR AREA / ROOM WIDTH REQUIREMENTS:

AREAS:	PROVIDED:	MIN. REQUIRED:
BEDROOM 1 (MAIN):	15.0 M <sup>2</sup>	13 M <sup>2</sup>
BEDROOM 2:	15.3 M <sup>2</sup>	11.4 M <sup>2</sup>
AGGREGATE LIVING:	31.6 M <sup>2</sup>	30 M <sup>2</sup>
AGGREGATE BEDROOM:	26.2 M <sup>2</sup>	24.4 M <sup>2</sup>
GROSS STORAGE:	6.6 M <sup>2</sup>	6 M <sup>2</sup>
PRIVATE AMENITY SPACE:	16.1 M <sup>2</sup> MIN.	7 M <sup>2</sup>
COMMUNAL AMENITY SPACE:	>7 M <sup>2</sup>	7 M <sup>2</sup>
GROSS FLOOR SPACE:	88 M <sup>2</sup>	73 M <sup>2</sup>

WIDTHS:	PROVIDED:	MIN. REQUIRED:
LIVING / DINING ROOM:	4 M	3.6 M
BEDROOM 1 (DOUBLE):	3.0 M	2.8 M
BEDROOM 2 (DOUBLE):	3.05 M	2.8 M

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#### APARTMENT TYPE 'C1' + 'C2':

##### 2 BED APARTMENT—4 PERSON

##### FLOOR AREA / ROOM WIDTH REQUIREMENTS:

AREAS:	PROVIDED:	MIN. REQUIRED:
BEDROOM 1 (MAIN):	17.2 M <sup>2</sup>	13 M <sup>2</sup>
BEDROOM 2:	15.3 M <sup>2</sup>	11.4 M <sup>2</sup>
AGGREGATE LIVING:	31.6 M <sup>2</sup>	30 M <sup>2</sup>
AGGREGATE BEDROOM:	26.2 M <sup>2</sup>	24.4 M <sup>2</sup>
GROSS STORAGE:	7 M <sup>2</sup>	6 M <sup>2</sup>
PRIVATE AMENITY SPACE:	8.9 M <sup>2</sup>	7 M <sup>2</sup>
COMMUNAL AMENITY SPACE:	>7 M <sup>2</sup>	7 M <sup>2</sup>
GROSS FLOOR SPACE:	107.7 M <sup>2</sup>	73 M <sup>2</sup>

WIDTHS:	PROVIDED:	MIN. REQUIRED:
LIVING / DINING ROOM:	4 M	3.6 M
BEDROOM 1 (DOUBLE):	3.4 M	2.8 M
BEDROOM 2 (DOUBLE):	3.1 M	2.8 M

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#### APARTMENT TYPES 'C3':

##### 2 BED APARTMENT—4 PERSON

##### FLOOR AREA / ROOM WIDTH REQUIREMENTS:

AREAS:	PROVIDED:	MIN. REQUIRED:
BEDROOM 1 (MAIN):	15.5 M <sup>2</sup>	13 M <sup>2</sup>
BEDROOM 2:	13.2 M <sup>2</sup>	11.4 M <sup>2</sup>
AGGREGATE LIVING:	31.6 M <sup>2</sup>	30 M <sup>2</sup>
AGGREGATE BEDROOM:	26.7 M <sup>2</sup>	24.4 M <sup>2</sup>
GROSS STORAGE:	6.5 M <sup>2</sup>	6 M <sup>2</sup>
PRIVATE AMENITY SPACE:	15.1 M <sup>2</sup>	7 M <sup>2</sup>
COMMUNAL AMENITY SPACE:	>7 M <sup>2</sup>	7 M <sup>2</sup>
GROSS FLOOR SPACE:	102.2 M <sup>2</sup>	73 M <sup>2</sup>

WIDTHS:	PROVIDED:	MIN. REQUIRED:
LIVING / DINING ROOM:	3.8 M	3.6 M
BEDROOM 1 (DOUBLE):	2.85 M	2.8 M
BEDROOM 2 (DOUBLE):	2.85 M	2.8 M

\*FIGURES TAKEN FROM SUSTAINABLE URBAN HOUSING: DESIGN STANDARDS FOR NEW APARTMENTS PUBLISHED BY THE DnECGL

#### APARTMENT TYPE 'C4':

##### 2 BED APARTMENT