

**Clongriffin SHD Application 1
Housing Quality Assessment – Block 11 (Part V)**

Summary Residential Schedule of Accommodation

1 Bed Units	44	45.83%
2 Bed Units	12	12.50%
3 Bed Units	40	41.67%
Total	96	100.00%

The proposed dwellings have been designed to meet and exceed current standards. The apartments are designed to comply with “Sustainable Urban Housing: Design Standards for New Apartments”, March 2018 The relevant data is set out in the following schedule.

Detailed Residential Schedule of Accommodation

Unit Type	Unit No.	Level	Floor Area		No. Bedrooms	No. Bed Spaces	Orientation	Aggregate Living Area (sqm)		Living/Dining Width (m)		Aggregate Bedroom Area (sqm)		Storage area (sqm)		Private Open Space (sqm)		Aspect	Orientation of Apartment Unit
			Reqd. Min.	Provided				Reqd. Min	Provided	Reqd. Min	Provided	Reqd. Min	Provided	Reqd. Min	Provided	Reqd. Min	Provided		
Block 11																			
Apartment	11-001	00 – GF	45	52	1	2	North/South	23	23	3.3	5.3	11.4	11.5	3	4.2	5	5	Dual	Railway Lane North/ Public Open Space
Apartment	11-002	00 – GF	90	98	3	5	North/South	34	35	3.8	5.3	31.5	33.2	9	8.8	9	9	Dual	Railway Lane North/Public Open Space
Apartment	11-003	00 – GF	45	55	1	2	North/South	23	25	3.3	3.5	11.4	13	3	4.8	5	5	Dual	Railway Lane North/Public Open Space
Apartment	11-004	00 – GF	73	78	2	4	North/West	30	29.5	3.6	4.5	24.4	25	6	5.5	7	7	Dual	Railway Lane North/Station Street
Apartment	11-005	00 – GF	45	57	1	2	East/West	23	24	3.3	3.7	11.4	13	3	5.7	5	5	Single	Station Street
Apartment	11-006	00 – GF	90	98	3	5	East/West	34	35	3.8	5.3	31.5	33.2	9	8.8	9	9	Dual	Station Street/Public Open Space
Apartment	11-007	00 – GF	90	98	3	5	East/West	34	35	3.8	5.3	31.5	33.2	9	8.8	9	9	Dual	Station Street/Public Open Space
Apartment	11-008	00 – GF	45	52	1	2	East/West	23	23	3.3	5.3	11.4	13.7	3	3.2	5	5	Dual	Station Street/Public Open Space
Apartment	11-009	00 – GF	45	52	1	2	East/West	23	23	3.3	5.3	11.4	13.7	3	3.2	5	5	Dual	Station Street/Public Open Space
Apartment	11-010	00 – GF	90	98	3	5	East/West	34	35	3.8	5.3	31.5	33.2	9	8.8	9	9	Dual	Station Street/Public Open Space
Apartment	11-011	00 – GF	90	98	3	5	East/West	34	35	3.8	5.3	31.5	33.2	9	8.8	9	9	Dual	Station Street/Public Open Space
Apartment	11-012	00 – GF	45	57	1	2	West	23	24	3.3	3.7	11.4	13	3	5.7	5	5	Single	Station Street
Apartment	11-013	00 – GF	73	78	2	4	South/West	30	29.5	3.6	4.5	24.4	25	6	5.5	7	7	Dual	Railway Lane South/Public Open Space
Apartment	11-014	00 – GF	45	55	1	2	North/South	23	25	3.3	3.5	11.4	13	3	4.8	5	5	Dual	Railway Lane South/Station Street
Apartment	11-015	00 – GF	90	98	3	5	North/South	34	35	3.8	5.3	31.5	33.2	9	8.8	9	9	Dual	Railway Lane South/Station Street
Apartment	11-016	00 – GF	90	98	3	5	North/South	34	35	3.8	5.3	31.5	33.2	9	8.8	9	9	Dual	Railway Lane South/Station Street
Apartment	11-017	00 – GF	45	52	1	2	North/South	23	23	3.3	5.3	11.4	11.5	3	4.2	5	5	Dual	Railway Lane South/Station Street
Apartment	11-018	01 – First	45	52	1	2	North/South	23	23	3.3	5.3	11.4	11.5	3	4.2	5	5	Dual	Railway Lane North/ Public Open Space
Apartment	11-019	01 – First	90	98	3	5	North/South	34	35	3.8	5.3	31.5	33.2	9	8.8	9	9	Dual	Railway Lane North/Public Open Space
Apartment	11-020	01 – First	90	98	3	5	North/South	34	35	3.8	5.3	31.5	33.2	9	8.8	9	9	Dual	Railway Lane North/Public Open Space
Apartment	11-021	01 – First	45	55	1	2	North/South	23	25	3.3	3.5	11.4	13	3	4.8	5	5	Dual	Railway Lane North/Public Open Space
Apartment	11-022	01 – First	73	78	2	4	North/West	30	29.5	3.6	4.5	24.4	25	6	5.5	7	7	Dual	Railway Lane North/Station Street
Apartment	11-023	01 – First	45	57	1	2	East/West	23	24	3.3	3.7	11.4	13	3	5.7	5	5	Single	Station Street
Apartment	11-024	01 – First	90	98	3	5	East/West	34	35	3.8	5.3	31.5	33.2	9	8.8	9	9	Dual	Station Street/Public Open Space
Apartment	11-025	01 – First	90	98	3	5	East/West	34	35	3.8	5.3	31.5	33.2	9	8.8	9	9	Dual	Station Street/Public Open Space
Apartment	11-026	01 – First	45	52	1	2	East/West	23	23	3.3	5.3	11.4	13.7	3	3.2	5	5	Dual	Station Street/Public Open Space
Apartment	11-027	01 – First	45	52	1	2	East/West	23	23	3.3	5.3	11.4	13.7	3	3.2	5	5	Dual	Station Street/Public Open Space
Apartment	11-028	01 – First	90	98	3	5	East/West	34	35	3.8	5.3	31.5	33.2	9	8.8	9	9	Dual	Station Street/Public Open Space
Apartment	11-029	01 – First	90	98	3	5	East/West	34	35	3.8	5.3	31.5	33.2	9	8.8	9	9	Dual	Station Street/Public Open Space
Apartment	11-030	01 – First	45	57	1	2	West	23	24	3.3	3.7	11.4	13	3	5.7	5	5	Single	Station Street
Apartment	11-031	01 – First	73	78	2	4	South/West	30	29.5	3.6	4.5	24.4	25	6	5.5	7	7	Dual	Railway Lane South/Public Open Space
Apartment	11-032	01 – First	45	55	1	2	North/South	23	25	3.3	3.5	11.4	13	3	4.8	5	5	Dual	Railway Lane South/Station Street
Apartment	11-033	01 – First	90	98	3	5	North/South	34	35	3.8	5.3	31.5	33.2	9	8.8	9	9	Dual	Railway Lane South/Station Street

Detailed Residential Schedule of Accommodation

Unit Type	Unit No.	Level	Floor Area		No. Bedrooms	No. Bed Spaces	Orientation	Aggregate Living Area (sqm)		Living/Dining Width (m)		Aggregate Bedroom Area (sqm)		Storage area (sqm)		Private Open Space (sqm)		Aspect	Orientation of Apartment Unit
			Reqd. Min.	Provided				Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided		
Apartment	11-034	01 – First	90	98	3	5	North/South	34	35	3.8	5.3	31.5	33.2	9	8.8	9	9	Dual	Railway Lane South/Station Street
Apartment	11-035	01 – First	45	52	1	2	North/South	23	23	3.3	5.3	11.4	11.5	3	4.2	5	5	Dual	Railway Lane South/Station Street
Apartment	11-036	02 – Second	45	52	1	2	North/South	23	23	3.3	5.3	11.4	11.5	3	4.2	5	5	Dual	Railway Lane North/ Public Open Space
Apartment	11-037	02 – Second	90	98	3	5	North/South	34	35	3.8	5.3	31.5	33.2	9	8.8	9	9	Dual	Railway Lane North/Public Open Space
Apartment	11-038	02 – Second	90	98	3	5	North/South	34	35	3.8	5.3	31.5	33.2	9	8.8	9	9	Dual	Railway Lane North/Public Open Space
Apartment	11-039	02 – Second	45	55	1	2	North/South	23	25	3.3	3.5	11.4	13	3	4.8	5	5	Dual	Railway Lane North/Public Open Space
Apartment	11-040	02 – Second	73	78	2	4	North/West	30	29.5	3.6	4.5	24.4	25	6	5.5	7	7	Dual	Railway Lane North/Station Street
Apartment	11-041	02 – Second	45	57	1	2	East/West	23	24	3.3	3.7	11.4	13	3	5.7	5	5	Single	Station Street
Apartment	11-042	02 – Second	90	98	3	5	East/West	34	35	3.8	5.3	31.5	33.2	9	8.8	9	9	Dual	Station Street/Public Open Space
Apartment	11-043	02 – Second	90	98	3	5	East/West	34	35	3.8	5.3	31.5	33.2	9	8.8	9	9	Dual	Station Street/Public Open Space
Apartment	11-044	02 – Second	45	52	1	2	East/West	23	23	3.3	5.3	11.4	13.7	3	3.2	5	5	Dual	Station Street/Public Open Space
Apartment	11-045	02 - Second	45	52	1	2	East/West	23	23	3.3	5.3	11.4	13.7	3	3.2	5	5	Dual	Station Street/Public Open Space
Apartment	11-046	02 - Second	90	98	3	5	East/West	34	35	3.8	5.3	31.5	33.2	9	8.8	9	9	Dual	Station Street/Public Open Space
Apartment	11-047	02 - Second	90	98	3	5	East/West	34	35	3.8	5.3	31.5	33.2	9	8.8	9	9	Dual	Station Street/Public Open Space
Apartment	11-048	02 - Second	45	57	1	2	West	23	24	3.3	3.7	11.4	13	3	5.7	5	5	Single	Station Street
Apartment	11-049	02 - Second	73	78	2	4	South/West	30	29.5	3.6	4.5	24.4	25	6	5.5	7	7	Dual	Railway Lane South/Public Open Space
Apartment	11-050	02 - Second	45	55	1	2	North/South	23	25	3.3	3.5	11.4	13	3	4.8	5	5	Dual	Railway Lane South/Station Street
Apartment	11-051	02 - Second	90	98	3	5	North/South	34	35	3.8	5.3	31.5	33.2	9	8.8	9	9	Dual	Railway Lane South/Station Street
Apartment	11-052	02 - Second	90	98	3	5	North/South	34	35	3.8	5.3	31.5	33.2	9	8.8	9	9	Dual	Railway Lane South/Station Street
Apartment	11-053	02 - Second	45	52	1	2	North/South	23	23	3.3	5.3	11.4	11.5	3	4.2	5	5	Dual	Railway Lane South/Station Street
Apartment	11-054	03 - Third	45	52	1	2	North/South	23	23	3.3	5.3	11.4	11.5	3	4.2	5	5	Dual	Railway Lane North/ Public Open Space
Apartment	11-055	03 – Third	90	98	3	5	North/South	34	35	3.8	5.3	31.5	33.2	9	8.8	9	9	Dual	Railway Lane North/Public Open Space
Apartment	11-056	03 – Third	90	98	3	5	North/South	34	35	3.8	5.3	31.5	33.2	9	8.8	9	9	Dual	Railway Lane North/Public Open Space
Apartment	11-057	03 – Third	45	55	1	2	North/South	23	25	3.3	3.5	11.4	13	3	4.8	5	5	Dual	Railway Lane North/Public Open Space
Apartment	11-058	03 – Third	73	78	2	4	North/West	30	29.5	3.6	4.5	24.4	25	6	5.5	7	7	Dual	Railway Lane North/Station Street
Apartment	11-059	03 – Third	45	57	1	2	East/West	23	24	3.3	3.7	11.4	13	3	5.7	5	5	Single	Station Street
Apartment	11-060	03 – Third	90	98	3	5	East/West	34	35	3.8	5.3	31.5	33.2	9	8.8	9	9	Dual	Station Street/Public Open Space
Apartment	11-061	03 – Third	90	98	3	5	East/West	34	35	3.8	5.3	31.5	33.2	9	8.8	9	9	Dual	Station Street/Public Open Space
Apartment	11-062	03 – Third	45	52	1	2	East/West	23	23	3.3	5.3	11.4	13.7	3	3.2	5	5	Dual	Station Street/Public Open Space
Apartment	11-063	03 – Third	45	52	1	2	East/West	23	23	3.3	5.3	11.4	13.7	3	3.2	5	5	Dual	Station Street/Public Open Space
Apartment	11-064	03 – Third	90	98	3	5	East/West	34	35	3.8	5.3	31.5	33.2	9	8.8	9	9	Dual	Station Street/Public Open Space
Apartment	11-065	03 – Third	90	98	3	5	East/West	34	35	3.8	5.3	31.5	33.2	9	8.8	9	9	Dual	Station Street/Public Open Space
Apartment	11-066	03 – Third	45	57	1	2	West	23	24	3.3	3.7	11.4	13	3	5.7	5	5	Single	Station Street
Apartment	11-067	03 – Third	73	78	2	4	South/West	30	29.5	3.6	4.5	24.4	25	6	5.5	7	7	Dual	Railway Lane South/Public Open Space
Apartment	11-068	03 – Third	45	55	1	2	North/South	23	25	3.3	3.5	11.4	13	3	4.8	5	5	Dual	Railway Lane South/Station Street
Apartment	11-069	03 – Third	90	98	3	5	North/South	34	35	3.8	5.3	31.5	33.2	9	8.8	9	9	Dual	Railway Lane South/Station Street
Apartment	11-070	03 – Third	90	98	3	5	North/South	34	35	3.8	5.3	31.5	33.2	9	8.8	9	9	Dual	Railway Lane South/Station Street
Apartment	11-071	03 – Third	45	52	1	2	North/South	23	23	3.3	5.3	11.4	11.5	3	4.2	5	5	Dual	Railway Lane South/Station Street
Apartment	11-072	04 – Fourth	90	98	3	5	North/South	34	35	3.8	5.3	31.5	33.2	9	9.1	9	9	Dual	Railway Lane North/Public Open Space
Apartment	11-073	04 – Fourth	45	55	1	2	North/South	23	25	3.3	3.5	11.4	13	3	4.8	5	5	Dual	Railway Lane North/Public Open Space
Apartment	11-074	04 – Fourth	73	78	2	4	North/West	30	29.5	3.6	4.5	24.4	25	6	5.5	7	7	Dual	Railway Lane North/Station Street
Apartment	11-075	04 – Fourth	45	57	1	2	West	23	24	3.3	3.7	11.4	13	3	5.7	5	5	Single	Station Street
Apartment	11-076	04 – Fourth	90	98	3	5	East/West	34	35	3.8	5.3	31.5	33.2	9	8.8	9	9	Dual	Station Street/Public Open Space
Apartment	11-077	04 – Fourth	90	98	3	5	East/West	34	35	3.8	5.3	31.5	33.2	9	8.8	9	9	Dual	Station Street/Public Open Space
Apartment	11-078	04 – Fourth	45	52	1	2	East/West	23	23	3.3	4.3	11.4	13.7	3	3.2	5	5	Dual	Station Street/Public Open Space

Detailed Residential Schedule of Accommodation

Unit Type	Unit No.	Level	Floor Area		No. Bedrooms	No. Bed Spaces	Orientation	Aggregate Living Area (sqm)		Living/Dining Width (m)		Aggregate Bedroom Area (sqm)		Storage area (sqm)		Private Open Space (sqm)		Aspect	Orientation of Apartment Unit
			Reqd. Min.	Provided				Reqd. Min	Provided	Reqd. Min	Provided	Reqd. Min	Provided	Reqd. Min	Provided	Reqd. Min	Provided		
Apartment	11-079	04 – Fourth	45	52	1	2	East/West	23	23	3.3	4.3	11.4	13.7	3	3.2	5	5	Dual	Station Street/Public Open Space
Apartment	11-080	04 – Fourth	90	98	3	5	East/West	34	35	3.8	5.3	31.5	33.2	9	8.8	9	9	Dual	Station Street/Public Open Space
Apartment	11-081	04 – Fourth	90	98	3	5	East/West	34	35	3.8	5.3	31.5	33.2	9	8.8	9	9	Dual	Station Street/Public Open Space
Apartment	11-082	04 – Fourth	45	57	1	2	West	23	24	3.3	3.7	11.4	13	3	5.7	5	5	Single	Station Street
Apartment	11-083	04 – Fourth	73	78	2	4	South/West	30	29.5	3.6	4.5	24.4	25	6	5.5	7	7	Dual	Railway Lane South/Public Open Space
Apartment	11-084	04 – Fourth	45	55	1	2	North/South	23	25	3.3	3.5	11.4	13	3	4.8	5	5	Dual	Railway Lane South/Station Street
Apartment	11-085	05 – Fifth	45	55	1	2	North/South	23	25	3.3	3.5	11.4	13	3	4.8	5	5	Dual	Railway Lane North/Public Open Space
Apartment	11-086	05 – Fifth	73	78	2	4	North/West	30	29.5	3.6	4.5	24.4	25	6	5.5	7	7	Dual	Railway Lane North/Station Street
Apartment	11-087	05 – Fifth	45	57	1	2	West	23	24	3.3	3.7	11.4	13	3	5.7	5	5	Single	Station Street
Apartment	11-088	05 – Fifth	90	98	3	5	East/West	34	35	3.8	5.3	31.5	33.2	9	8.8	9	9	Dual	Station Street/Public Open Space
Apartment	11-089	05 – Fifth	90	98	3	5	East/West	34	35	3.8	5.3	31.5	33.2	9	8.8	9	9	Dual	Station Street/Public Open Space
Apartment	11-090	05 – Fifth	45	52	1	2	East/West	23	23	3.3	4.3	11.4	13.7	3	3.2	5	5	Dual	Station Street/Public Open Space
Apartment	11-091	05 – Fifth	45	52	1	2	East/West	23	23	3.3	4.3	11.4	13.7	3	3.2	5	5	Dual	Station Street/Public Open Space
Apartment	11-092	05 – Fifth	90	98	3	5	East/West	34	35	3.8	5.3	31.5	33.2	9	8.8	9	9	Dual	Station Street/Public Open Space
Apartment	11-093	05 – Fifth	90	98	3	5	East/West	34	35	3.8	5.3	31.5	33.2	9	8.8	9	9	Dual	Station Street/Public Open Space
Apartment	11-094	05 – Fifth	45	57	1	2	West	23	24	3.3	3.7	11.4	13	3	5.7	5	5	Single	Station Street
Apartment	11-095	05 – Fifth	73	78	2	4	South/West	30	29.5	3.6	4.5	24.4	25	6	5.5	7	7	Dual	Railway Lane South/Public Open Space
Apartment	11-096	05 – Fifth	45	55	1	2	North/South	23	25	3.3	3.5	11.4	13	3	4.8	5	5	Dual	Railway Lane South/Station Street

Clongriffin SHD Application 1
Housing Quality Assessment – Block 11

Summary Residential Schedule of Accommodation

Block 11 Clongriffin					
Unit mix by floor					
	1 Bed	2 Bed (3P)	2 Bed (4P)	3 Bed	Total
Level 0 / Ground Floor	8	0	2	7	17
Level 1	8	0	2	8	18
Level 2	8	0	2	8	18
Level 3	8	0	2	8	18
Level 4	6	0	2	5	13
Level 5 Penthouse	6	0	2	4	12
Total	44	0	12	40	96
% Mix	45.83%	0.00%	12.50%	41.67%	100.00%

Floor Areas (sqm)	
Level 0 / Ground Floor Footprint	1754
Level 1	1730
Level 2	1730
Level 3	1730
Level 4	1244
Level 5 Penthouse	1128
Total Floor Area	9316

Total dual aspect	84
Percent of dual aspect	87.50%
Total number of single aspect	12
Total number northern facing single aspect units	0
Total number of units 10% bigger	84

Site Area	0.79ha
Plot Ratio	1.17
Site Coverage	32.00%

Clongriffin SHD Application 1
Housing Quality Assessment – Block 11

Summary Residential Schedule of Accommodation

Block 11 Clongriffin						
	1 Bed (sqm)	2 Bed (3P) (sqm)	2 Bed (4P) (sqm)	3 Bed (sqm)	Visitor	Total (sqm)
Communal Amenity Space Required	220	0	84	360		664
External Communal Space Provided						1042
Internal Communal Space Provided						15.4
Total Internal and External Amenity Space Provided						1057.4 159.25%
Bicycle Parking Provided						144
Car Parking Spaces Provided (Off Street)						36
Car Parking Spaces Provided (On Street)						25
Total Car Parking Spaces Provided						61
Residential Support Facilities						
Managers's Office(GF)						15.4
Total Residential Support Facilities						15.4