

**Clongriffin SHD Application 1**  
**Gerard Gannon Properties**  
**Housing Quality Assessment – Block 29**

**Summary Residential Schedule of Accommodation**

|                    |           |                |
|--------------------|-----------|----------------|
| <b>1 Bed Units</b> | 3         | 15.00%         |
| <b>2 Bed Units</b> | 15        | 75.00%         |
| <b>3 Bed Units</b> | 2         | 10.00%         |
| <b>Total</b>       | <b>20</b> | <b>100.00%</b> |

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 |        |                                       |
| <b>Block 29</b> |          |         |            |          |              |                |                 |                             |          |                         |          |                              |          |                    |          |                          |          |        |                                       |
| Apartment       | APT 01   | 00 – GF | 73         | 81       | 2            | 4              | South/West      | 30                          | 30       | 3.6                     | 3.85     | 24.4                         | 25       | 6                  | 9.6      | 7                        | 7.2      | Dual   | Landscaped Garden/Play Area           |
| Apartment       | APT 02   | 00 – GF | 73         | 81       | 2            | 4              | South/East      | 30                          | 30       | 3.6                     | 3.85     | 24.4                         | 25       | 6                  | 9.6      | 7                        | 7.2      | Dual   | Grange Lodge Avenue/Landscaped Garden |
| Apartment       | APT 03   | 00 – GF | 73         | 76.8     | 2            | 4              | East            | 30                          | 30       | 3.6                     | 4.58     | 24.4                         | 24.6     | 6                  | 8.4      | 7                        | 7.1      | Single | Grange Lodge Avenue                   |
| Apartment       | APT 04   | 00 – GF | 73         | 82.2     | 2            | 4              | North/East      | 30                          | 30       | 3.6                     | 3.85     | 24.4                         | 25       | 6                  | 9.6      | 7                        | 7.2      | Dual   | Grange Lodge Avenue/Beaupark Street   |
| Apartment       | APT 05   | 00 – GF | 73         | 94.5     | 2            | 4              | North/West      | 30                          | 42.33    | 3.6                     | 3.7      | 24.4                         | 24.9     | 6                  | 9.6      | 7                        | 7.2      | Dual   | Beaupark Street                       |
| Apartment       | APT 06   | 00 – GF | 45         | 54       | 1            | 2              | West            | 23                          | 24       | 3.3                     | 3.65     | 11.4                         | 14.8     | 3                  | 3        | 5                        | 5.5      | Single |                                       |
| Apartment       | APT 07   | 01 – 1F | 73         | 81       | 2            | 4              | South/West      | 30                          | 30       | 3.6                     | 3.85     | 24.4                         | 24.9     | 6                  | 9.6      | 7                        | 7.2      | Dual   | Landscaped Garden/Play Area           |
| Apartment       | APT 08   | 01 – 1F | 73         | 81       | 2            | 4              | South/East      | 30                          | 30       | 3.6                     | 3.85     | 24.4                         | 24.9     | 6                  | 9.6      | 7                        | 7.2      | Dual   | Grange Lodge Avenue/Landscaped Garden |
| Apartment       | APT 09   | 01 – 1F | 73         | 76.8     | 2            | 4              | East            | 30                          | 30       | 3.6                     | 3.85     | 24.4                         | 24.6     | 6                  | 8.4      | 7                        | 7.1      | Single | Grange Lodge Avenue                   |
| Apartment       | APT 10   | 01 – 1F | 73         | 82.2     | 2            | 4              | North/East      | 30                          | 30       | 3.6                     | 3.85     | 24.4                         | 24.9     | 6                  | 9.6      | 7                        | 7.2      | Dual   | Grange Lodge Avenue/Beaupark Street   |
| Apartment       | APT 11   | 01 – 1F | 73         | 94.6     | 2            | 4              | North/West      | 30                          | 42.3     | 3.6                     | 3.7      | 24.4                         | 24.9     | 6                  | 9.6      | 7                        | 7.2      | Dual   | Beaupark Street                       |
| Apartment       | APT 12   | 01 – 1F | 45         | 54.1     | 1            | 2              | West            | 23                          | 24       | 3.3                     | 3.6      | 11.4                         | 14.8     | 3                  | 3        | 5                        | 6.2      | Single |                                       |
| Apartment       | APT 13   | 02 – 2F | 73         | 81       | 2            | 4              | South/West      | 30                          | 30       | 3.6                     | 3.85     | 24.4                         | 24.9     | 6                  | 9.6      | 7                        | 7.2      | Dual   | Landscaped Garden/Play Area           |
| Apartment       | APT 14   | 02 – 2F | 73         | 81       | 2            | 4              | South/East      | 30                          | 30       | 3.6                     | 3.85     | 24.4                         | 24.9     | 6                  | 9.6      | 7                        | 7.2      | Dual   | Grange Lodge Avenue/Landscaped Garden |
| Apartment       | APT 15   | 02 – 2F | 73         | 76.8     | 2            | 4              | East            | 30                          | 29.7     | 3.6                     | 3.85     | 24.4                         | 24.6     | 6                  | 8.4      | 7                        | 7.1      | Single | Beaupark Street                       |
| Apartment       | APT 16   | 02 – 2F | 73         | 82.2     | 2            | 4              | North/East      | 30                          | 30       | 3.6                     | 3.85     | 24.4                         | 24.9     | 6                  | 9.6      | 7                        | 7.2      | Dual   | Grange Lodge Avenue/Beaupark Street   |
| Apartment       | APT 17   | 02 – 2F | 73         | 94.5     | 2            | 4              | North/West      | 30                          | 42.3     | 3.6                     | 5.3      | 24.4                         | 24.87    | 6                  | 9.6      | 7                        | 7.2      | Dual   | Beaupark Street                       |
| Apartment       | APT 18   | 02 – 2F | 45         | 54.1     | 1            | 2              | West            | 23                          | 24       | 3.3                     | 5        | 11.4                         | 14.8     | 3                  | 3        | 5                        | 6.2      | Single |                                       |
| Apartment       | APT 19   | 03 – 3F | 90         | 104.8    | 3            | 5              | South/East/West | 34                          | 34.7     | 3.8                     | 3.8      | 31.5                         | 36.3     | 9                  | 11.6     | 9                        | 28.3     | Triple | Grange Lodge Avenue/Landscaped Garden |
| Apartment       | APT 20   | 03 – 3F | 90         | 101.7    | 3            | 5              | North/East/West | 34                          | 36       | 3.8                     | 3.8      | 31.5                         | 34.2     | 9                  | 10.3     | 9                        | 28       | Triple | Grange Lodge Avenue/Beaupark Street   |

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**Summary Residential Schedule of Accommodation**

| Block 29 Clongriffin   |          |               |               |          |           |
|------------------------|----------|---------------|---------------|----------|-----------|
| Unit mix by floor      |          |               |               |          |           |
|                        | 1 Bed    | 2 Bed<br>(3P) | 2 Bed<br>(4P) | 3 Bed    | Total     |
| Level 0 / Ground Floor | 1        | 0             | 5             | 0        | 6         |
| Level 1 / Podium       | 1        | 0             | 5             | 0        | 6         |
| Level 2                | 1        | 0             | 5             | 0        | 6         |
| Level 3 Penthouse      | 0        | 0             | 0             | 2        | 2         |
| <b>Total</b>           | <b>3</b> | <b>0</b>      | <b>15</b>     | <b>2</b> | <b>20</b> |
| % Mix                  | 15.00%   | 0.00%         | 75.00%        | 10.00%   | 100.00%   |

|                                  |        |
|----------------------------------|--------|
| Total Floor Areas                |        |
| Level 0 / Ground Floor Footprint | 586.5  |
| Level 1 / Podium                 | 586.5  |
| Level 2                          | 586.5  |
| Level 3 Penthouse                | 289    |
| Total                            | 2048.5 |

|  |        |
|--|--------|
| Total dual aspect                                | 14     |
| Percent of dual aspect                           | 70.00% |
| Total number of single aspect                    | 6      |
| Total number northern facing single aspect units | 0      |
| Total number of units 10% bigger                 | 17     |

|               |        |
|---------------|--------|
| Site Area     | 0.24ha |
| Plot Ratio    | 0.85   |
| Site Coverage | 33.00% |

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| Block 29 Clongriffin                               |                |                     |                     |                |         |                |
|--|----------------|---------------------|---------------------|----------------|---------|----------------|
|  | 1 Bed<br>(sqm) | 2 Bed<br>(3P) (sqm) | 2 Bed<br>(4P) (sqm) | 3 Bed<br>(sqm) | Visitor | Total<br>(sqm) |
| Communal Amenity Space Required                    | 15             | 0                   | 105                 | 18             |         | 138            |
| External Communal Space Provided                   |                |                     |                     |                |         | 212            |
| Internal Communal Space Provided                   |                |                     |                     |                |         | 0              |
| Total Internal and External Amenity Space Provided |                |                     |                     |                |         | 212<br>153.62% |
| Bicycle Parking Provided                           |                |                     |                     |                |         | 49             |
| Car Parking Spaces Provided (Off Street)           |                |                     |                     |                |         | 9              |
| Car Parking Spaces Provided (On Street)            |                |                     |                     |                |         | 11             |
| Total Car Parking Spaces Provided                  |                |                     |                     |                |         | 20             |