

Clongriffin Individual Block Statistics



SHD_1_Summary

Clongriffin SHD 1 Summary	
No. of Blocks: Blocks 6,8,11,17,25,26,27,28,29	9
Total No. of apartments proposed:	1,030
Social Housing Units	98 (9.5%)*
Build to rent	678 (66%)
Residential	254 (24.5%)
Dwelling Mix:	
One Bed Units	421 (41%)
Two bed Units	541(52%)
Three Bed Units	68 (7%)
Density Proposed (dwellings per hectare)	163.2 dph
Total Floor Area proposed	105,944 sq.m.
Quantum of build to rent and resident amenity uses	2,421.3 sq.m
Quantum of town centre commercial:	2,285.5 sq.m.
Quantum of public open space:	2,634 sq.m
Area of land subject to this application:	6.332 ha
Total Car Parking Spaces	673
Total Bicycle Parking Spacces	1,883
Proportion of parent masterplan completed already (2018)	1/3
Proportion of Gannon owned lands developed/ under construction/ due to be developed (2018)	85.00%

*195 Part V units are proposed in total within Blocks 11, 14A and Block 29 (which comprises 2 no. Part V units only)

Block 6 – Clongriffin SHD 1	
Total No. Apartments – all Build to Rent	270 (834 bedspaces)
Crèche - 59 child spaces	418 sq.m.
Site Area	1 ha
Total Floor Area	25,470 sq.m.
Net Density	270 units/ha
Building Height	4-7 storeys Max 33.20m high
No. of Blocks	5 – all arranged around a central courtyard
Plot Ratio	2.55
Site Coverage (To back of pavement)	100.00%
1 Bed Units	123
Floor Area	Avg. 56.1 sq.m. each
Dwelling Mix %	46%
Total Floor Area	6523 sq.m.
2 Bed Units	147
Floor Area	Avg. 82.8 sq.m. each
Dwelling Mix %	54%
Total Floor Area	12,068 sq.m.
Total Net Residential Floor Area	18,591.4 sq.m.
Dual Aspect units	177 units (66%)
Single Aspect units	93 units (34%)
North facing single aspect units	0
Total No. Units 10% bigger	270
No. of Cores	1
No. of apartments per core	10
Floor to Ceiling Height – ground floor	3.5m
Floor to Ceiling Height – first floor	2.85m
Internal Communal Amenity Space – Total	794.7 sq.m.
Residents Support Facilities (Parcel Store, Laundry, Bulk Store, Manager's Suite)	147.6 sq.m.
Residential Services and Amenities (incl. Residential Amenity Rooms and Study Rooms)	647.1 sq.m.
Total Commercial Area	418 sq.m
External Amenity Space (Podium)	3,670 sq.m.
Finishes	Brick Type A and B. white external plaster render. Glazed panels and sliding door. Insulated metal infill panels and metal panel doors. Powder coated metal parapets, metal railings and balcony fascia.zinc.
Car Parking – off street, under podium	119 spaces
Car Parking – on street	65 spaces
Total Car Parking	184 spaces
Cycle Parking – off street	572 spaces

Block 8 – Clongriffin SHD 1

Total No. Apartments – all Build to Sale	114 (375 bedspaces)
Commercial	0 sq.m.
Site Area	0.73 ha
Total Floor Area	11983 sq.m.
Net Density	156 units/ha
Building Height	7 Storeys + Penthouse (3 - 8 storeys) Max. 26.9m above O.S. datum
No. of Blocks	3
Plot Ratio	1.6
Site Coverage (To back of pavement)	100.00%
1 Bed Units	39
Floor Area	Avg. 54.0 sq.m. each
Dwelling Mix %	34.21%
Total Floor Area	2029.2 sq.m.
2 Bed Units	72
Floor Area	Avg. 82.7 sq.m. each
Dwelling Mix %	63.15 %
Total Floor Area	5956.3 sq.m.
3 Bed Units	3
Floor Area	3 Avg. 131.7 sq.m. each
Dwelling Mix %	2.63 %
Total Floor Area	395.3 sq.m.
Total Net Residential Floor Area	8,380.8 sq.m.
Dual Aspect units	52 Units (45.61%)
Single Aspect units	62 Units (54.39%)
North facing single aspect units	0
Total No. Units 10% bigger	106
No. of Cores	3
No. of apartments per core	3, 8, & 7
Floor to Ceiling Height – ground floor	3.0m
Floor to Ceiling Height – first floor	2.6m
Internal Communal Amenity Space – Total	252 sq.m.
Residents Support Facilities (Parcel Store, Laundry, Bulk Store, Manager's Suite)	149 sq.m.
Residential Services and Amenities (incl. Residential Amenity Rooms and Study Rooms)	103 sq.m.
Total Commercial Area	0
External Amenity Space (Podium)	1409 sq.m.
Finishes	Brick in contrasting tones Glazed panels Metal cladding at penthouse
Car Parking – off street, under podium	72 spaces
Car Parking – on street	31 spaces
Total Car Parking	103 spaces
Cycle Parking – off street	179 spaces

Block 11 – Clongriffin SHD 1

Total No. Apartments – all Part V	96 (336 bedspaces)
Commercial	0 sq.m.
Site Area	0.79 ha
Total Floor Area	9,316 sq.m
Net Density	121.5 units/ha
Building Height	6 storeys Max. 21.85m above O.S. datum
No. of Blocks	1
Plot Ratio	1.16
Site Coverage (To back of pavement)	32.00%
1 Bed Units	44
Floor Area	Avg. 54 sq.m. each
Dwelling Mix %	45.8%
Total Floor Area	2384 sq.m.
2 Bed Units	12
Floor Area	Avg. 78 sq.m. each
Dwelling Mix %	12.5 %
Total Floor Area	936 sq.m.
3 Bed Units	40
Floor Area	Avg. 98 sq.m. each
Dwelling Mix %	41.7 %
Total Floor Area	3920 sq.m.
Total Net Residential Floor Area	7,240sq.m.
Dual Aspect units	84 Units (87.5%)
Single Aspect units	12 Units (12.5%)
North facing single aspect units	0
Total No. Units 10% bigger	84
No. of Cores	5
No. of apartments per core	3.6
Floor to Ceiling Height – ground floor	2.7m
Floor to Ceiling Height – first floor	2.5m
Internal Communal Amenity Space – Total	15.4 sq.m.
Residents Support Facilities (Manager's office)	15.4 sq.m.
Residential Services and Amenities	0
Total Commercial Area	0
External Amenity Space (at ground level)	1042 sq.m.
Finishes	Brick in contrasting tones Render to parts of inner courtyard elevations Glazed panels
Car Parking – off street	36 spaces
Car Parking – on street	25 spaces
Total Car Parking	61
Cycle Parking – off street	144 spaces

Block 17 – Clongriffin SHD 1

Total No. Apartments – all Build to Rent	210 (631 bedspaces)
Commercial	430.5 sq.m.
Site Area	0.47 ha
Total Floor Area	22789 sq.m.
Net Density	447 units/ha
Building Height	Up to 17 storeys Max. 49.5m above O.S. datum
No. of Blocks	1
Plot Ratio	4.84
Site Coverage (To back of pavement)	89.00%
1 Bed Units	90
Floor Area	Avg. 51.4 sq.m. each
Dwelling Mix %	42.86%
Total Floor Area	4628.8 sq.m.
2 Bed Units	111
Floor Area	Avg. 80.3 sq.m. each
Dwelling Mix %	52.86 %
Total Floor Area	8919.5 sq.m.
3 Bed Units	9
Floor Area	Avg. 106.4 sq.m. each
Dwelling Mix %	4.29 %
Total Floor Area	958 sq.m.
Total Net Residential Floor Area	14,506.3 sq.m.
Dual Aspect units	96 Units (45.71%)
Single Aspect units	114 Units (54.29%)
North facing single aspect units	14
Total No. Units 10% bigger	175
No. of Cores	4
No. of apartments per core	6 & 7
Floor to Ceiling Height – ground floor	2.7m
Floor to Ceiling Height – first floor	2.7m
Internal Communal Amenity Space – Total	589.8 sq.m.
Residents Support Facilities (conciierge,laundry)	157.8 sq.m.
Residential Services and Amenities (incl. Residential Amenity Rooms,Bulk Store, Games Room)	432 sq.m.
Total Commercial Area	430.5 sqm
External Amenity Space (Roof Gardens and Lower Ground Floor)	1238 sq.m.
Finishes	Brick Curtain wall glazing Aluminium folded panels
Car Parking – off street, under podium	71 spaces
Car Parking – on street	3 spaces
Go-Car Parking space	1 spaces
Total Car Parking	75 spaces
Cycle Parking – off street	225 spaces

Block 25 – Clongriffin SHD 1	
Total No. Apartments – all Build to Rent	63 (202 bedspaces)
Site Area	0.3375 ha
Total Floor Area	5,898 sq.m.
Net Density	187 units/ha
Building Height	6-7 storeys - residential Max 32.9m above O.S. Datum
No. of Blocks	1
Plot Ratio	1.76
Site Coverage (To back of pavement)	35.00%
1 Bed Units	25
Floor Area	Avg. 55.4 sq.m each
Dwelling Mix %	40%
Total Floor Area	1,318 sq.m.
2 Bed Units	38
Floor Area	Avg. 82.8 sq.m each
Dwelling Mix %	60 %
Total Floor Area	3,120 sq.m.
Total Net Residential Floor Area	4438.3 sq.m
Dual Aspect units	39 Units (62 %)
Single Aspect units	24 Units (38%)
North facing single aspect units	6
Total No. Units 10% bigger	63
No. of Cores	1
No. of apartments per core	10
Floor to Ceiling Height – ground floor	3.85m
Floor to Ceiling Height – first floor	2.85m
Internal Communal Amenity Space – Total	159.4 sq.m.
Residents Support Facilities (Parcel Store, Laundry, Bulk Store, Manager's Suite)	44.8
Residential Services and Amenities (incl. Residential Amenity Rooms and Study Rooms)	114.6 sq.m
Total Commercial Area	0
External Amenity Space (Podium)	557 sq.m (incl. Roof Terrace)
Finishes	Brick Type A and B. white external plaster render. Glazed panels and sliding door. Insulated metal infill panels and metal panel doors. Powder coated metal parapets, metal railings and balcony fascia.
Car Parking – off street, under podium	33 spaces
Car Parking – on street	6 spaces
Total Car Parking	39 spaces
Cycle Parking – off street	136 spaces

Block 26 – Clongriffin SHD 1	
Total No. Apartments – all Build to Rent	78 (212 bedspaces)
Site Area	0.4389 ha
Total Floor Area	7,396 sq.m.
Net Density	178 units/ha
Building Height	8-15 storeys Max 56.70m above O.S. Datum
No. of Blocks	1
Plot Ratio	1.69
Site Coverage (To back of pavement)	30.00%
1 Bed Units	50
Floor Area	Avg. 55 sq.m. each
Dwelling Mix %	64 %
Total Floor Area	2,696 sq.m.
2 Bed Units	28
Floor Area	Avg. 90.55 sq.m. each
Dwelling Mix %	36 %
Total Floor Area	2,535.4 sq.m.
Total Net Residential Floor Area	5231.1 sq.m
Dual Aspect units	53 Units (68%)
Single Aspect units	25 Units (32%)
North facing single aspect units	7
Total No. Units 10% bigger	78
No. of Cores	1
No. of apartments per core	8
Floor to Ceiling Height – ground floor	2.85 – 6m
Floor to Ceiling Height – first floor	2.85m
Internal Communal Amenity Space – Total	325.9 sq.m.
Residents Support Facilities (Parcel Store, Laundry, Bulk Store, Manager's Suite)	78.1sq.m.
Residential Services and Amenities (incl. Residential Amenity Rooms and Study Rooms)	247.8 sq.m.
Total Commercial Area	0
External Amenity Space	1,240.9 sq.m.
Finishes	Brick Type A and B. White external plaster render. Glazed panels and sliding door. Insulated metal infill panels and metal panel doors. Powder coated metal parapets, metal railings and balcony fascia.
Car Parking – off street, under podium	38 spaces
Car Parking – on street	14 spaces
Total Car Parking	52 spaces
Cycle Parking – off street	190 spaces

Block 27 – Clongriffin SHD 1	
Total No. Apartments – all Build to Rent	57 (206 bedspaces)
Creche - 60 Child Spaces	508 sq.m
Site Area	0.4581 ha
Total Floor Area	6,695sq.m.
Net Density	124 units/ha
Building Height	6 Max 27.55m above O.S. Datum
No. of Blocks	1
Plot Ratio	1.46
Site Coverage (To back of pavement)	47.00%
1 Bed Units	5
Floor Area	Avg. 57.4 sq.m. each
Dwelling Mix %	8.8%
Total Floor Area	287 sq.m.
2 Bed Units	47
Floor Area	Avg. 83.9 sq.m.
Dwelling Mix %	82.4
Total Floor Area	3,891 sq.m.
3 Bed Units	5
Floor Area	Avg. 108.5 sq.m. each
Dwelling Mix %	8.8 %
Total Floor Area	543 sq.m.
Total Net Residential Floor Area	4,720.7 sq.m
Dual Aspect units	30 Units (53%)
Single Aspect units	27 Units (47%)
North facing single aspect units	0
Total No. Units 10% bigger	57
No. of Cores	3
No. of apartments per core	3,4 & 4
Floor to Ceiling Height – ground floor	2.85m
Floor to Ceiling Height – first floor	2.85m
Internal Communal Amenity Space – Total	175.1sq.m
Residents Support Facilities (Parcel Store,Laundry, Bulk Store, Manager’s Suite)	15.7 sq.m.
Residential Services and Amenities (incl. Residential Amenity Rooms and Study Rooms)	159.4sq.m.
Total Commercial Area	508 sqm
External Amenity Space (Podium)	927 sq.m
Finishes	Brick in contrasting tones Glazed panels Metal cladding at penthouse
Car Parking – off street, under podium	18 spaces
Car Parking – on street	9 spaces
Total Car Parking	27 spaces
Cycle Parking – off street	146 spaces

Block 28 – Clongriffin SHD 1

Total No. Apartments – all Build to Sale	122 (363 bedspaces)
Commercial	929 sq.m
Site Area	0.65 ha
Total Floor Area	14348 sq.m.
Net Density	187 units/ha
Building Height	6 storeys + Penthouse (6 - 7 storeys) Max. 24 m above O.S. datum
No. of Blocks	4
Plot Ratio	2.21
Site Coverage (To back of pavement)	100.00%
1 Bed Units	42
Floor Area	Avg. 54.6 sq.m. each
Dwelling Mix %	34.43%
Total Floor Area	2294.4 sq.m.
2 Bed Units	71
Floor Area	Avg. 85.4 sq.m. each
Dwelling Mix %	58.19%
Total Floor Area	6067 sq.m.
3 Bed Units	9 Avg. 103.4 sq.m. each
Floor Area	7.38%
Dwelling Mix %	930.6 sq.m.
Total Floor Area	
Total Net Residential Floor Area	9,292 sq.m.
Dual Aspect units	57 Units (46.72%)
Single Aspect units	65 Units (53.28%)
North facing single aspect units	0
Total No. Units 10% bigger	118
No. of Cores	4
No. of apartments per core	2, 2, 9 & 9
Floor to Ceiling Height – ground floor	3.0m
Floor to Ceiling Height – first floor	2.6m
Internal Communal Amenity Space – Total	109 sq.m.
Residents Support Facilities (concierge,laundry)	58 sq.m.
Residential Services and Amenities (incl. Residential Amenity Rooms, Bulk Store)	51 sq.m.
Total Commercial Area	929 sqm
External Amenity Space (Podium)	1750 sq.m.
Finishes	Brick in contrasting tones Glazed panels Metal cladding at penthouse
Car Parking – off street, under podium	106 spaces
Car Parking – on street	6 spaces
Total Car Parking	112
Cycle Parking – off street	242 spaces

Block 29 – Clongriffin SHD 1

Total No. Apartments	20 (76 bedspaces)
	2 Units Part V / 18 Units Build to Sale
Commercial	0 sq.m.
Site Area	0.24 ha
Total Floor Area	2048.5 sq.m.
Net Density	83.3 units/ha
Building Height	3 storeys + penthouse (4 storeys) Max. 13.95m above O.S. datum
No. of Blocks	1
Plot Ratio	0.85
Site Coverage (To back of pavement)	33.00%
1 Bed Units	3
Floor Area	Avg. 54 sq.m. each
Dwelling Mix %	15%
Total Floor Area	162.2 sq.m.
2 Bed Units	15
Floor Area	Avg. 83.5 sq.m. each
Dwelling Mix %	75 %
Total Floor Area	1253.4 sq.m.
3 Bed Units	
Floor Area	2 Avg. 109 sq.m. each
Dwelling Mix %	10 %
Total Floor Area	219.2 sq.m.
Total Net Residential Floor Area	1,634.8 sq.m.
Dual Aspect units	14 Units (70%)
Single Aspect units	6 Units (30%)
North facing single aspect units	0
Total No. Units 10% bigger	17
No. of Cores	1
No. of apartments per core	6
Floor to Ceiling Height – ground floor	2.55m
Floor to Ceiling Height – first floor	2.55m
Internal Communal Amenity Space – Total	0 sq.m.
Residents Support Facilities	0 sq.m.
Residential Services and Amenities	0 sq.m.
Total Commercial Area	0
External Amenity Space (at ground level)	212 sq.m.
Finishes	Brick in contrasting tones, fibre cement panel and/or selected Painted Render
Car Parking – off street	9 spaces
Car Parking – on street	11 spaces
Total Car Parking	20 spaces
Cycle Parking – off street	49 spaces

SHD_2_Summary

Clongriffin SHD 2 Summary	
No. of Blocks: Blocks 4, 5 & 14	3
Total No. of apartments proposed:	500
Social Housing Units	97 (19.4%)
Build to rent	265 (53%)
Residential	138 (27.6%)
Dwelling Mix:	
One Bed Units	167 (33.4%)
Two bed Units	259 (51.8%)
Three Bed Units	25 (5%)
Studios	49 (9.8%)
Density Proposed (dwellings per hectare)	200 dph
Total Floor Area proposed	51,840 sq.m.
Quantum of build to rent and resident amenity uses	1,093.5 sq.m
Quantum of town centre commercial:	3,125 sq.m.
Quantum of public open space:	0
Area of land subject to this application:	2.49 ha
Total Car Parking Spaces	357
Total Bicycle Parking Spacces	1007
Proportion of parent masterplan completed already (2018)	1/3
Proportion of Gannon owned lands developed/ under construction/ due to be developed (2018)	85.00%

*195 Part V units are proposed in total within Blocks 11, 14A and Block 29 (which comprises 2 no. Part V units only)

Block 4 – Clongriffin SHD 2	
Total No. Apartments – all Build to Rent	74 (277 bedspaces)
Commercial	799 sq.m.
Site Area	0.513 ha
Total Floor Area	10438 sq.m.
Net Density	144 units/ha
Building Height	Residential 5 storeys + penthouse, Creche 2 storey (2-6 storeys) Max. 20.85m above O.S. datum
No. of Blocks	2
Plot Ratio	2.03
Site Coverage (To back of pavement)	95.00%
1 Bed Units	9
Floor Area	Avg. 56 sq.m. each
Dwelling Mix %	12.16%
Total Floor Area	503 sq.m.
2 Bed Units	55
Floor Area	Avg. 88 sq.m. each
Dwelling Mix %	74.32 %
Total Floor Area	4804.4 sq.m.
3 Bed Units	10 Avg. 105 sq.m. each
Floor Area	13.51 %
Dwelling Mix %	1019.8 sq.m.
Total Floor Area	
Total Net Residential Floor Area	6,327.2 sq.m.
Dual Aspect units	47 Units (63.51%)
Single Aspect units	27 Units (36.49%)
North facing single aspect units	0
Total No. Units 10% bigger	71
No. of Cores	3
No. of apartments per core	5, 5 & 6
Floor to Ceiling Height – ground floor	3.05m
Floor to Ceiling Height – first floor	2.65m
Internal Communal Amenity Space – Total	204.5
Residents Support Facilities (Manager's Office, Study Zone, Guest Suite, Laundry, Bulk Store)	71 sq.m.
Residential Services and Amenities (incl. Residential amenity room, Study Room, Games Room)	133.5 sq.m.
Total Commercial Area	799 sqm
External Amenity Space (Podium)	1002 sq.m.
Finishes	Brick in contrasting tones Precast stone cladding Metal cladding at penthouse Glazed panels
Car Parking – off street, under podium	45 spaces
Car Parking – on street	5 spaces
Total Car Parking Spaces	50 spaces
Cycle Parking – off street	98 spaces
Cycle Parking – on street	34 spaces
Cycle Parking – off street	132 spaces

Block 5 – Clongriffin SHD 2	
Total No. Apartments – all Build to Sale	138 (397 bedspaces)
Commercial	393 sq.m.
Site Area	0.7 ha
Total Floor Area	14942 sq.m.
Net Density	197 units/ha
Building Height	3-6 storeys + penthouse (3-7 storeys) Max. 24.3m above O.S. datum
No. of Blocks	1
Plot Ratio	2.13
Site Coverage (To back of pavement)	100.00%
1 Bed Units	52
Floor Area	Avg. 55.1 sq.m. each
Dwelling Mix %	37.68%
Total Floor Area	2866.3 sq.m.
2 Bed Units	83
Floor Area	Avg. 86.3 sq.m. each
Dwelling Mix %	60.15%
Total Floor Area	7168.1 sq.m.
3 Bed Units	3 Avg. 117.4 sq.m. each
Floor Area	2.17%
Dwelling Mix %	352.3 sq.m.
Total Floor Area	
Total Net Residential Floor Area	10,386 sq.m
Dual Aspect units	75 Units (54.35%)
Single Aspect units	63 Units (45.65%)
North facing single aspect units	0
Total No. Units 10% bigger	138 (397 bedspaces)
No. of Cores	4
No. of apartments per core	8, 7, 6 & 8
Floor to Ceiling Height – ground floor	3.0m
Floor to Ceiling Height – first floor	2.6m
Internal Communal Amenity Space – Total	144 sq.m.
Residents Support Facilities (Concierge, Laundry)	51 sq.m.
Residential Services and Amenities (incl. residential amenity room and meeting room)	93 sq.m.
External Amenity Space (Podium & Roof Garden)	1561 sq.m.
Finishes	Brick in contrasting tones Glazed panels Metal cladding at penthouse
Car Parking – off street, under podium	54 spaces
Car Parking – on street	42 spaces
Total Car Parking	96 spaces
Cycle Parking – off street	194 spaces
Cycle Parking – on street	30 spaces
Total Cycle Parking Spaces	224 spaces

Block 14 – Clongriffin SHD 2	
Total No. Apartments Block A- Part V Housing – 97 apartments Block B Build to Rent – 191 apartments	288 (861 bedspaces)
Commercial	1,127 sq.m.
Café/Retail	806 sq.m
Total	1933 sq.m.
Site Area	0.97ha
Total Floor Area	26,460 sq.m.
Net Density	296 units/ha
Building Height	6 - 8 storeys 26.1 Max m high
No. of Blocks	2
Plot Ratio	2.7
Site Coverage (To back of pavement)	47.00%
Studios	49
Floor Area	Avg 38-42 sq.m each
Dwelling Mix %	17%
Total Floor Area	1,939 sq.m.
1 Bed Units	106
Floor Area	Avg. 46-52 sq.m. each
Dwelling Mix %	37%
Total Floor Area	5,303.6 sq.m.
2 Bed Units	121
Floor Area	Avg. 72-94 sq.m sq.m. each
Dwelling Mix %	42%
Total Floor Area	10,019 sq.m.
3 Bed Units	12 Avg. 102 - 122sq.m. each
Floor Area	4%
Dwelling Mix %	4%
Total Floor Area	1,247sq.m.
Total Net Residential Floor Area	18,460 sqm
Dual Aspect units	145 (50%)
Single Aspect units	143 (50%)
North facing single aspect units	0
Total No. Units 10% bigger	141
No. of Cores per block	Block A – 3 Block B - 5
No. of apartments per core	Block A – 25,20,& 35 Block B – 36,40, 45, 20 & 50
Block A: Floor to Ceiling Height – ground floor	2.95m
Block A: Floor to Ceiling Height – First floor	2.7m
Block B: Floor to Ceiling Height – ground floor	4.15m
Block B: Floor to Ceiling Height – First floor	2.7m
Internal Communal Amenity Space – Total	745 sq.m
Residents Support Facilities (Concierge,Laundry)	295 sq.m.
Residential Services and Amenities (incl. residential amenity room and meeting room)	450 sq.m.

Block_14

Total Commercial Area	1,933 sqm
External Amenity Space (Podium & Roof Garden)	1,977 sq.m.
Finishes	Brick finish, Fibre Cement Cladding, Self-Coloured Render, Stone Cladding, Metal Cladding and Curtain Walling
Car Parking – off street, under podium	162 spaces
Car Parking – on street	49 spaces
Total Car Parking	211 spaces
Cycle Parking – off street	641 spaces
Cycle Parking – on street	10 spaces
Total Cycle Parking Spaces	651 spaces

Planning_Application_Summary

Planning Application Summary	
No. of Blocks: Blocks 3, 13 & 15	3
Total No. of apartments proposed: Build to rent Residential	420 187 (44.5%) 233 (55.5%)
Dwelling Mix: One Bed Units Two bed Units Three Bed Units	127 (30%) 273(65%) 20 (5%)
Density Proposed (dwellings per hectare)	142 dph
Total Floor Area proposed	65,772 sq.m
Quantum of build to rent and resident amenity uses	820.3 sq.m
Quantum of town centre commercial:	17317 sq.m.
Quantum of public open space:	0
Area of land subject to this application:	2.96 ha
Total Car Parking Spaces	328
Total Bicycle Parking Spacces	635
Proportion of parent masterplan completed already (2018)	1/3
Proportion of Gannon owned lands developed/ under construction/ due to be developed (2018)	85.00%

*195 Part V units are proposed in total within Blocks 11, 14A and Block 29 (which comprises 2 no. Part V units only) proposed within SHD 1 and SHD 2

Block 3 – Clongriffin Planning Application

Total No. Apartments – all Build to Sale	141 (501 bedspaces)
Commercial	4523 sq.m.
Site Area	0.86 ha
Total Floor Area	20285 sq.m.
Net Density	164 units/ha
Building Height	4-5 storeys + penthouse (5-6 storeys) Max. 22.5m above O.S. datum
No. of Blocks	3
Plot Ratio	2.36
Site Coverage (To back of pavement)	100.00%
1 Bed Units	31
Floor Area	Avg. 55.8 sq.m. each
Dwelling Mix %	22 %
Total Floor Area	1730.9 sq.m.
2 Bed Units	104
Floor Area	Avg. 85.2 sq.m. each
Dwelling Mix %	74 %
Total Floor Area	8870sq.m.
3 Bed Units	6
Floor Area	Avg. 108.2 sq.m. each
Dwelling Mix %	4 %
Total Floor Area	649.5 sq.m.
Total Net Residential Floor Area	11,250.4 sq.m.
Dual Aspect units	66 Units (47%)
Single Aspect units	75 Units (53%)
North facing single aspect units	0
Total No. Units 10% bigger	141
No. of Cores	4
No. of apartments per core	8,8,5&8
Floor to Ceiling Height – ground floor	3.0m
Floor to Ceiling Height – first floor	2.6m
Internal Communal Amenity Space – Total	147.1 sq.m.
Residents Support Facilities (Laundry,Maintenance Suite, Bulk Store)	77.1 sq.m.
Residential Services and Amenities (incl. Residential Amenity Rooms)	60 sq.m.
Total Commercial Area	4,523 sqm
External Amenity Space (Podium)	1375 sq.m.
Finishes	Brick in contrasting tones, minimal render to podium facades, Glazed panels, Metal cladding at penthouse
Car Parking – off street, under podium	80 spaces
Car Parking – on street	43 spaces
Total Car Parking	123
Cycle Parking – off street	200 spaces

Block 13 – Clongriffin Planning Application

Total No. Apartments – all Build to Rent	187 (648 bedspaces)
Commercial	6108 sq.m.
Site Area	1.04 ha
Total Floor Area	27751 sq.m.
Net Density	179 units/ha
Building Height	5-6 storeys + penthouse (6-7storeys) Max. 25.85m above O.S. datum
No. of Blocks	3
Plot Ratio	2.66
Site Coverage (To back of pavement)	100.00%
1 Bed Units	58
Floor Area	Avg. 58 sq.m. each
Dwelling Mix %	31 %
Total Floor Area	3369.1 sq.m.
2 Bed Units	115
Floor Area	Avg. 89.3 sq.m. each
Dwelling Mix %	61.5 %
Total Floor Area	10274.5 sq.m.
3 Bed Units	14 Avg. 109 sq.m. each
Floor Area	7.5 %
Dwelling Mix %	1526.8 sq.m.
Total Floor Area	
Total Net Residential Floor Area	15,170.4 sq.m.
Dual Aspect units	110 Units (59%)
Single Aspect units	77 Units (41%)
North facing single aspect units	21
Total No. Units 10% bigger	187
No. of Cores	5
No. of apartments per core	8,8,5,6&8
Floor to Ceiling Height – ground floor	3.0m
Floor to Ceiling Height – first floor	2.65m
Internal Communal Amenity Space – Total	540.2 sq.m.
Residents Support Facilities (Laundry,Concierge,Parcel Store, Bulk Store,Acillary Circulation & WC's)	210.5 sq.m.
Residential Services and Amenities (incl. Residential Amenity Rooms,Conference Room, Games Room, Gym, Study Rooms, Guest Suites)	329.7 sq.m.
Total Commercial Area	6,108 sqm
External Amenity Space (Podium)	1995 sq.m.
Finishes	Brick in contrasting tones Glazed panels Metal cladding at penthouse
Car Parking – off street, under podium	97 spaces
Car Parking – on street	26 spaces
Total Car Parking	123
Cycle Parking – off street	214 spaces
Cycle Parking – on street	20 spaces
Total Cycle Parking Spaces	234 spaces

Block 15 – Clongriffin Planning Application

Total No. Apartments – all Build to Sale	92 (286 bedspaces)
Commercial	6686 sq.m.
Site Area	0.76 ha
Total Floor Area	17736 sq.m.
Net Density	121 units/ha
Building Height	3-5 storeys + penthouse (3-6 storeys) Max. 20.7m above O.S. datum
No. of Blocks	2
Plot Ratio	2.33
Site Coverage (To back of pavement)	100.00%
1 Bed Units	38
Floor Area	Avg. 56 sq.m. each
Dwelling Mix %	41 %
Total Floor Area	2128.4 sq.m.
2 Bed Units	54
Floor Area	Avg. 85.0 sq.m. each
Dwelling Mix %	59 %
Total Floor Area	4585.9 sq.m.
Total Net Residential Floor Area	6714.3 sq.m.
Dual Aspect units	34 Units (37%)
Single Aspect units	58 Units (63%)
North facing single aspect units	0
Total No. Units 10% bigger	84
No. of Cores	3
No. of apartments per core	8,7 & 4
Floor to Ceiling Height – ground floor	3.0m
Floor to Ceiling Height – first floor	2.6m
Internal Communal Amenity Space – Total	133 sq.m.
Residents Support Facilities (Laundry, Maintenance Suite)	70.2 sq.m.
Residential Services and Amenities (incl. Residential Amenity Rooms, Study Rooms)	62.8 sq.m.
Total Commercial Area	6,686 sqm
External Amenity Space (Podium)	1186 sq.m.
Finishes	Brick in contrasting tones Glazed panels Metal cladding at penthouse
Car Parking – off street, under podium	50 spaces
Car Parking – on street	32 spaces
Total Car Parking	82 spaces
Cycle Parking – off street	181 spaces
Cycle Parking – on street	20 spaces
Total Cycle Parking Spaces	201 spaces