

CLONGRIFFIN SCHEDULES

PROPOSED MIXED-USE DEVELOPMENT ON LANDS AT CLONGRIFFIN, DUBLIN 13

IN SUPPORT OF:

SHD 1 APPLICATION, SHD 2 APPLICATION AND DCC PLANNING APPLICATION

AUGUST 2019



Clongriffin Overall Schedule (SHD 1, SHD 2 and Planning Application)						
Block	Tenure	No. 1 bed units	No. 2 bed units	No. 3 bed units	No. Studio Units	Total No. of Units
Block 3	BTS	31	104	6	0	141
Block 4	BTR	9	55	10	0	74
Block 5	BTS	52	83	3	0	138
Block 6	BTR	123	147	0	0	270
Block 8	BTS	39	72	3		114
Block 11	Part V	44	12	40	0	96
Block 13	BTR	58	115	14	0	187
Block 14 (a)	Part V	43	44	6	4	97
Block 14 (b)	BTR	63	77	6	45	191
Block 15	BTS	38	54	0	0	92
Block 17	BTR	90	111	9	0	210
Block 25	BTR	25	38	0	0	63
Block 26	BTR	50	28	0	0	78
Block 27	BTR	5	47	5	0	57
Block 28	BTS	42	71	9	0	122
Block 29	BTS*	3	15	2	0	20
Total		715	1073	113	49	1950

*2 units only proposed for Part V

Total BTR	1130
Total BTS	625
Total Part V	195

Clongriffin SHD 1- BLOCKS 6, 8, 11, 17, 25, 26, 27, 28 + 29

Block	No. 1 bed units	No. 2 bed units	No. 3 bed units	No. Studio Units	Total No. of Units	Percent age Mix 1 bed units	Percent age Mix 2 bed units	Percent age Mix 3 bed units	Percent age Mix Studios	Total No. Dual Aspect Units	% of Dual Aspect Units	Total No. Single Aspect Units	Total No. Northern Facing Single Aspect Units	Total No. Units over 10% Gross Floor Area	Build to Rent(BTR)/ Build to Sell(BTS)/ Part V	Quantum of ancillary facilities for residents (Sq.m)	Quantum of Commercial development (sq.m)	Total Floor Area sq.m	No. Car Parking Spaces	No. of Bicycle Parking
Block 6	123	147	0	0	270	46%	54%	0%	0	177	66%	93	0	270	BTR	794.7	418	25,470	184	572
Block 8	39	72	3	0	114	34%	63%	3%	0	52	46%	62	0	106	BTS	252	0	11983	103	179
Block 11	44	12	40	0	96	46%	12%	42%	0	84	88%	12	0	84	Part V	15.4	0	9316	61	144
Block 17	90	111	9	0	210	43%	53%	4%	0	96	46%	114	14	175	BTR	589.8	430.5	22789	75	225
Block 25	25	38	0	0	63	40%	60%	0%	0	39	62%	24	6	63	BTR	159.4	0	5,898	39	136
Block 26	50	28	0	0	78	64%	36%	0%	0	53	68%	25	7	78	BTR	325.9	0	7,396	52	190
Block 27	5	47	5	0	57	9%	82%	9%	0	30	53%	27	0	57	BTR	175.1	508	6,695	27	146
Block 28	42	71	9	0	122	35%	58%	7%	0	57	47%	65	0	118	BTS	109	929	14348	112	242
Block 29	3	15	2	0	20	15%	75%	10%	0	14	70%	6	0	17	BTS	0	0	2048.5	20	49
Total	421	541	68	0	1030	41%	52%	7%	0	602	58.45%	428	27	968		2421.3	2285.5	105944	673	1883

Clongriffin SHD 2 - Blocks 4, 5 + 14

Block	No. 1 bed units	No. 2 bed units	No. 3 bed units	No. Studio Units	Total No. of Units	Percent age Mix 1 bed units	Percent age Mix 2 bed units	Percent age Mix 3 bed units	Percent age Mix Studios	Total No. Dual Aspect Units	% of Dual Aspect Units	Total No. Single Aspect Units	Total No. Northern Facing Single Aspect Units	Total No. Units over 10% Gross Floor Area	Build to Rent(BTR)/ Build to Sell(BTS)/ Part V	Quantum of ancillary facilities for residents (Sq.m)	Quantum of Commercial development (sq.m)	Total Floor Area sq.m	No. Car Parking Spaces	No. of Bicycle Parking
Block 4	9	55	10	0	74	12%	74%	14%	0	47	64%	27	0	71	BTR	204.5	799	10438	50	132
Block 5	52	83	3	0	138	38%	60%	2%	0	75	54%	63	0	138	BTS	144	393	14942	96	224
Block 14	106	121	12	49	288	37%	42%	4%	17%	145	50%	143	0	141	BTR & Part V	745	1,933	26460	211	651
Total	167	259	25	49	500	33%	52%	5%	10%	267	53%	233	0	350		1093.5	3125	51,840	357	1007

Clongriffin Planning Application - Blocks 3, 13 & 15

Block	No. 1 bed units	No. 2 bed units	No. 3 bed units	No. Studio Units	Total No. of Units	Percentage Mix 1 bed units	Percentage Mix 2 bed units	Percentage Mix 3 bed units	Percentage Mix Studios	Total No. Dual Aspect Units	% of Dual Aspect Units	Total No. Single Aspect Units	Total No. Northern Facing Single Aspect Units	Total No. Units over 10% Gross Floor Area	Build to Rent(BTR)/Build to Sell(BTS)/Part V	Quantum of ancillary facilities for residents (Sq.m)	Quantum of Commercial development (sq.m)	Total Floor Area sq.m	No. Car Parking Spaces	No. of Bicycle Parking
Block 3	31	104	6	0	141	22%	74%	4%	0	66	47%	75	0	141	BTS	147.1	4523	20285	123	200
Block 13	58	115	14	0	187	31%	62%	7%	0	110	59%	77	21	187	BTR	540.2	6108	27751	123	234
Block 15	38	54	0	0	92	41%	59%	0%	0	34	37%	58	0	84	BTS	133	6686	17736	82	201
Total	127	273	20	0	420	30%	65%	5%	0	210	50.00%	210	21	412		820.3	17317	65,772	328	635

Schedule of Accommodation: Proposed Non-Residential Uses									
	Gross Commercial Area	Retail	Office	Restaurant	Leisure	Community	Creche	Notes	
Block 3	4523	791	3732					2 x Retail unit w 5 floors offices over	
Block 4	799			78		417	304	Community room, Mens' Shed, creche & café/restaurant	
Block 5	393	393						Corner shops, 4 units	
Block 6	418						418	Creche	
Block 8	0							No commercial	
Block 11	0							No commercial	
Block 13	6108	1142	4736	230				Shops (6 no.), café & 5 floors of office uses	
Block 14	1933	1127	0	806				2 no. retail and 2 no. café/restaurant	
Block 15	6686	906		527	5253			8 screen cinema, 3 restaurants, 6 shops	
Block 17	430.5	430.5						Shops, 5 units	
Block 25	0							No commercial	
Block 26	0				0			No commercial	
Block 27	508						508	Creche	
Block 28	929	675			254			Shops, 5 units and Gym	
Block 29	0							No commercial	
Total	22727.5	5464.5	8468	1641	5507	417	1230		

Residential Development Schedule for Clongriffin – January 2019

Development	No. of Units Permitted			Commercial Area Permitted (Gross)			Reg. Ref.	Developer	Status	Notes
Beau Park	411			223			0132/02	Killoe Developments/Menolly Homes	Complete	Creche
Block 1	69			548			0132/02	Menolly Homes	Complete	Retail
Block 20	124			1056			0132/02	Killoe Developments	Complete	Retail, Pharmacy, Doctor
Block 21	128			692			0132/02	Menolly Homes	Complete	Retail & Cafe/Takeaway
Grange Road	18			0			0132/02	Gannon Homes Ltd	Complete	
B18	98			0			5847/03	Gannon Homes Ltd	Complete	
Site B1	36			0			0132/02	Gannon Homes Ltd	Complete	
Block 16	87			1811			5945/04	Gannon Homes Ltd	Complete	Gym, Chiropractor
Plot A	28			0			0132/02	Pennon Homes	Complete	
Block 34, 35	140			0			3195/05	Pierse Homes	Complete	
Block 36	39			368			3195/05	Gannon Homes Ltd	Complete	Creche
Block 12	33			8614			5945/04	Gannon Homes Ltd	Complete	Retail, Pub, Offices, Day Centre
Site C	41			0			1691/06	Pennon Homes	Complete	
Block 22	31			638			0132/02	Barina Construction Ltd.	Complete	Retail, Solicitor, Yoga
Block 23	34			0			0132/02	Barina Construction Ltd.	Complete	
Parkedge Plot B	32			0			0132/02	Gannon Homes Ltd	Complete	
Parkedge Plot C	20			0			3653/13	Gannon Homes Ltd	Complete	
Block 12 (Apartments)	30			0			3154/13	Gannon Homes Ltd	Complete	
Parkedge Plot D	8			0			2405/12	Gannon Homes Ltd	Complete	
Belltree	99			0			3802/14	Gannon Homes Ltd	Complete	
Marrsfield Avenue	13			0			3199/16	Gannon Homes Ltd	Complete	
Belltree Park	98			0			2610/16	Gannon Homes Ltd	Complete (98 of 113)	
Belltree Green	51			0			3117/16	Gannon Homes Ltd	Complete (51 of 75)	
Plot E Park Terrace South	17			0			4037/15	Gannon Homes Ltd	Complete	
Sub Total	1685			13950						
Under Construction										
Park Terrace South/Park Street	45			0			2903/16	Gannon Homes Ltd	Granted	
Block 2 Main Street	84			366			3776/15	Gannon Homes Ltd	Under construction	
Blocks 32, 33 Marrsfield Avenue	242			340			2478/17	Hollybrook New Homes	Planning granted	
Block 31 Marrsfield Avenue	132			0			4266/16	Hollybrook New Homes	Planning granted	
Sub Total	503			706						

Permitted – not yet implemented										
Belltree Park (Block A)	15			0			2610/16	Gannon Homes Ltd	Granted (15 of 113 not yet built)	
Belltree Green	24			0			3117/16	Gannon Homes Ltd	Granted. (24 of 75 not yet built)	
Belltree Avenue	23			0			4101/16	Gannon Homes Ltd	Granted	
Block 19 (Hotel)	20			8080			2569/17	Gannon Homes Ltd	Granted – 209 hotel beds	
Sub Total	82			8080						
Total Permitted/Under construction/Complete Outside of Application Area	2270			22736						

Proposed SHD 1, SHD 2 & Clongriffin Planning Applications	No. of Units Permitted (not being implemented)	No. of Additional Units Proposed	Total Units Proposed	Commercial Area Permitted (Gross)	Commercial Area Proposed Additional (Gross)	Total Commercial Area Permitted & Proposed				
Block 3		141	141		4523	4523				GF retail & offices over
Block 4		74	74		799	799				Community centre, creche, café, men's shed
Block 5		138	138		393	393				GF Retail units
Block 6		270	270		418	418				Creche
Block 8		114	114		0	0				

Block 11		96	96		0	0				Part V – 96 units
Block 13		187	187		6108	6108				Ground floor retail/office over
Block 14		288	288		1933	1933				Ground floor retail. 97 nr. Part V units.
Block 15		92	92		6686	6686				Retail & cinema for c.1230 patrons
Block 17 – additional units	139	71	210	425	5.5	430.5	3634/16	Gannon Homes Ltd	Granted – 139 units	
Block 25 – additional units	40	23	63	0	0	0	2648/17	Gannon Homes Ltd	Granted – 40 units	
Block 26 – additional units	32	46	78	300	-300	0	2648/17	Gannon Homes Ltd	Granted – 32 units	Creche
Block 27 – additional units	48	9	57	504	4	508	2648/17	Gannon Homes Ltd	Granted – 48 units	
Block 28 – additional units	75	47	122	4691	-3747	929	5470/08	Gannon Homes Ltd	Granted - 75 units (extension of du	GF retail
Block 29 – additional units	18	2	20	0	0	0	2016/15	Gannon Homes Ltd	Granted – 18 units	Proposed 20 units
Sub Total	352	1598	1950	5920	16822.5	22727.5				
Total (Complete/Permitted/Proposed)			4220			45463.5				

Expired Planning Permissions										
Block 7	86							In Receivership	Previously permitted	
Block 9	70							In Receivership	Previously permitted	
Block 10	142							In Receivership	Previously permitted	
Sub Total	298									
Overall Total (Including B7,9&10)			4518			45463.5				

Original Masterplan Grant 0132/02 & amendment permissions			3520			100,000				
			(28% increase in residential unit			(53% decrease in commercial area)				