Clongriffin Individual Block Statistics



SHD_1_Summary

| | Summary |
|--|---|
| Clongriffin SHD 1 Summary | |
| No. of Blocks: | 9 |
| Blocks 6,8,11,17,25,26,27,28,29 Total No. of apartments proposed: Social Housing Units Build to rent Residential | 1,030 98 (9.5%)* 678 (66%) 254 (24.5%) |
| Dwelling Mix: One Bed Units Two bed Units Three Bed Units | 421 (41%) 541(52%) 68 (7%) |
| Density Proposed (dwellings per hectare) Total Floor Area proposed | 163.2 dph 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 |
|---|---------------------------------------|
| 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 |
| | 4-7 storeys |
| Building Height | Max 33.20m high |
| | 5 – all arranged around a central |
| No. of Blocks | 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%) |
| | 0 |
| North facing single aspect units | - |
| Total No. Units 10% bigger | 270 |
| | 1. |
| 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. |
| Desidential Operators and Assessibles | |
| 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. |
| | |
| | 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 |
| Finishes | 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 |
| oyor ranning – on succi | or a spaces |

| 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 |
| | 7 Storeys + Penthouse (3 - 8 storeys) |
| Building Height | Max. 26.9m above O.S. datum |
| No. of Blocks | 3 |
| Plot Ratio | 1.6 |
| | |
| Site Coverage (To back of pavement) | 100.00% |
| 1 Ded Linite | 39 |
| 1 Bed Units 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 | |
| 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. |
| | |
| | Brick in contrasting tones |
| | Glazed panels Metal cladding at |
| Finishes | 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 8 – Clongriffin SHD 1

| Block 11 – Clongriffin SHD 1 | 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 |
| | 6 storeys |
| Building Height | 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 | |
| Floor Area | 40 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 |
| | 2.011 |
| Internal Communal Amenity Space – Total | 15 4 cg m |
| | 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. |
| | |
| | |
| | Brick in contrasting tones Render to |
| | parts of inner courtyard elevations |
| Finishes | Glazed panels |
| | |
| Car Parking – off street | 36 spaces |
| Car Parking – on street | 25 spaces |
| Total Car Parking | 61 |
| Cycle Parking – off street | 144 spaces |
| Oyole Farking – On Slieel | I it shaces |

| | Block_17 |
|--|----------------------|
| 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 |
| | Up to 17 storeys |
| Building Height | Max. 49.5m above O.S |
| 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 % |

| Net Density | 447 units/ha |
|---|-----------------------------|
| | Up to 17 storeys |
| Building Height | 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 | |
| Floor Area | 9 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 (concierge,laundry) | 157.8 sg.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. |
| | |
| | Brick |
| | Curtain wall glazing |
| Finishes | 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 |

| Finishes coated metal parapets, metal railings and balcony fascia. Car Parking – off street, under podium 33 spaces | | Block_25 |
|---|--|---------------------------------------|
| 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 Max 32.9m above O.S. Datum No. of Blocks 1 Plot Ratio 1.76 Site Coverage (To back of pavement) 35.00% 1 25 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 36 Floor Area Avg. 52.8 sq.m each Dwelling Mix % 60 % Total Floor Area 4438.3 sq.m Dwelling Mix % 50 Total Floor Area 4438.3 sq.m Dual Aspect units 39 Units (62 %) Single Aspect units 24 Units (33%) North facing single aspect units 6 Total No. Units 10% bigger 63 Internal Communal Amenity Space — Total 59.4 sq.m. Residential Survices and Amenities (Incl. Residential Amenity Space — Total 159.4 sq.m. Residential Survices and | Block 25 – Clongriffin SHD 1 | |
| Site Area 0.3375 ha Total Floor Area 5,898 sq.m. Net Density 6-7 storeys - residential Building Height Max 32.9m above 0.S. Datum No. of Blocks 1 Plot Ratio 1.76 Site Coverage (To back of pavement) 35.00% I Bed Units 25 Floor Area Avg. 55.4 sq.m each Dwelling Mix % 40% Total Floor Area Avg. 55.4 sq.m each Dwelling Mix % 40% Total Floor Area Avg. 82.8 sq.m each Building Mix % 60 % Total Floor Area 3.120 sq.m. Dwelling Mix % 60 % Total Floor Area 3.120 sq.m. Dwall Aspect units 39 Units (62 %) Single Aspect units 6 Total No. Units 10% bigger 63 No. of Cores 1 No. of apartments per core 10 Floor Aceiling Height – ground floor 3.85m Floor to Ceiling Height – first floor 2.85m Internal Communal Amenity Space – Total 159.4 sg.m. Residents Supopt F Facilities (Parcel Store, Laundry, Buik | g | |
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| Total Floor Area 5,898 sq.m. Net Density 67 storeys - residential Building Height 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 Avg. 82.8 sq.m each Buelling Mix % 38 Total Floor Area Avg. 82.8 sq.m each Bwelling Mix % 60 % Total Floor Area 4438.3 sq.m Dwelling Mix % 39 Units (62 %) 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 Cores 1 No. of capartments per core 10 Floor to Ceiling Height – ground floor 3.85m Floor to Ceiling Height – first floor 2.85m Internal Communal Amenity Space – Total< | | |
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| Building Height Max 32.9m above O.S. Datum Building Height 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 Avg. 82.8 sq.m each Dwelling Mix % 60 % Total Floor Area 31,20 sq.m. Dwelling Mix % 60 % Total Floor Area 31,20 sq.m. Dual Aspect units 39 Units (62 %) Single Aspect units 24 Units (88%) North facing single aspect units 6 Total No. Units 10% bigger 63 No. of Cores 1 No. of Cores 1 No. of Cores 1 Floor to Ceiling Height – ground floor 3.85m Floor to Ceiling Height – ground floor 2.85m Internal Communal Amenity Space – Total 159.4 sq.m. Residential Services and Amenities 114.6 sq.m (incl. Residential Amenity Rooms and Study Rooms) 557 sq.m (incl. Roof Terrace) | Net Density | 187 units/ha |
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| Dwelling Mix % 40% Total Floor Area 1,318 sq.m. 2 Bed Units 38 Floor Area Avg. 82.8 sq.m each 0 welling Mix % 60 % Total Floor Area 4438.3 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. Residential Support Facilities (Parcel Store, Laundry, Bulk Store, Manager's Suite) 114.6 sq.m Residential Amenity Rooms and Study Rooms) 0 Total Commercial Area 0 External Amenity Space (Podium) 557 sq.m (incl. Roof Terrace) Brick Type A and B. write externar plaster render. Glazed panels and sliding door. Insulated metal infill panels and metal panel doors. Powd coated metal panel doors. Powd coat | | - |
| 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 Cores 1 No. of Cores 1 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. Residential Services and Amenities (incl. Residential Amenity Rooms) 114.6 sq.m Total Commercial Area 0 External Amenity Space (Podium) 557 sq.m (incl. Roof Terrace) Brick Type A and B. write external plaster render. Glazed panels and sliding door. Insulated metal infill panels and metal panel doors. Powd coated me | | |
| 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 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. 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) Brick Type A and B. write externar plaster render. Glazed panels and sliding door. Insulated metal infill panels and metal panel doors. Powd coated met | | |
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| 2 Bed Units Avg. 82.8 sq.m each Floor Area 60 % Dwelling Mix % 3,120 sq.m. Total 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 partments 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. Residential Services and Amenities (incl. Residential Amenity Rooms and Study Rooms) 114.6 sq.m External Amenity Space (Podium) 557 sq.m (incl. Roof Terrace) External Amenity Space (Podium) 557 sq.m (incl. Roof Terrace) Finishes and balcony fascia. Gar Parking – off street, under podium 33 spaces | 2 Bed Units | 38 |
| Instruction 60 % Single 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 Cores 1 No. of Cores 1 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. 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) Brick Type A and B. write external plaster render. Glazed panels and sliding door. Insulated metal infill panels and metal panel doors. Powd coated metal parapets, metal railing: and balcony fascia. Gar Parking – off street, under podium 33 spaces | | Avg. 82.8 sg.m each |
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| 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) 114.6 sq.m 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) Brick Type A and B. write external plaster render. Glazed panels and sliding door. Insulated metal infill panels and metal panel doors. Powd coated metal parapets, metal railings and balcony fascia. Car Parking – off street, under podium 33 spaces | | |
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| 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) 114.6 sq.m Total Commercial Area 0 External Amenity Space (Podium) 557 sq.m (incl. Roof Terrace) Brick Type A and B. write externar plaster render. Glazed panels and silding door. Insulated metal infill panels and metal panel doors. Powd coated metal parapets, metal railing: and balcony fascia. Finishes and balcony fascia. | | |
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| 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) Brick Type A and B. write external plaster render. Glazed panels and sliding door. Insulated metal infill panels and metal panel doors. Powd coated metal parapets, metal railings and balcony fascia. Finishes 33 spaces | | |
| 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) Brick Type A and B. write external plaster render. Glazed panels and sliding door. Insulated metal infill panels and metal panel doors. Powd coated metal parapets, metal railings and balcony fascia. Finishes 33 spaces | Floor to Ceiling Height – ground floor | 3.85m |
| 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) Brick Type A and B. write external plaster render. Glazed panels and sliding door. Insulated metal infill panels and metal panel doors. Powd coated metal parapets, metal railings and balcony fascia. Finishes 33 spaces | | |
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| 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) Brick Type A and B. white external plaster render. Glazed panels and sliding door. Insulated metal infill panels and metal panel doors. Powd coated metal parapets, metal railings and balcony fascia. Finishes Car Parking – off street, under podium 33 spaces | latered O and a state of the O and a state | 450.4 |
| Bulk Store, Manager's Suite) 114.6 sq.m 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) Brick Type A and B. White external plaster render. Glazed panels and sliding door. Insulated metal infill panels and metal panel doors. Powd coated metal parapets, metal railings and balcony fascia. Car Parking – off street, under podium 33 spaces | | |
| 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) Brick Type A and B. white external plaster render. Glazed panels and sliding door. Insulated metal infill panels and metal panel doors. Powd coated metal parapets, metal railings and balcony fascia. Finishes 33 spaces | | 44.8 |
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| (incl. Residential Amenity Rooms and Study Rooms) Total Commercial Area 0 External Amenity Space (Podium) 557 sq.m (incl. Roof Terrace) Brick Type A and B. white external plaster render. Glazed panels and sliding door. Insulated metal infill panels and metal panel doors. Powd coated metal parapets, metal railings and balcony fascia. Finishes Car Parking – off street, under podium | | 114.6 sq.m |
| Total Commercial Area 0 External Amenity Space (Podium) 557 sq.m (incl. Roof Terrace) Brick Type A and B. white external plaster render. Glazed panels and sliding door. Insulated metal infill panels and metal panel doors. Powd coated metal parapets, metal railings and balcony fascia. Finishes and balcony fascia. Car Parking – off street, under podium 33 spaces | | |
| External Amenity Space (Podium) 557 sq.m (incl. Roof Terrace) Brick Type A and B. white external plaster render. Glazed panels and sliding door. Insulated metal infill panels and metal panel doors. Powd coated metal parapets, metal railings and balcony fascia. Car Parking – off street, under podium 33 spaces | | |
| Brick Type A and B. white external plaster render. Glazed panels and sliding door. Insulated metal infill panels and metal panel doors. Powd coated metal parapets, metal railings and balcony fascia. Finishes Car Parking – off street, under podium | Total Commercial Area | 0 |
| Brick Type A and B. white external plaster render. Glazed panels and sliding door. Insulated metal infill panels and metal panel doors. Powd coated metal parapets, metal railings and balcony fascia. Finishes Car Parking – off street, under podium | | |
| Brick Type A and B. white external plaster render. Glazed panels and sliding door. Insulated metal infill panels and metal panel doors. Powd coated metal parapets, metal railings and balcony fascia. Finishes Car Parking – off street, under podium | External Amenity Space (Podium) | 557 sq.m (incl. Roof Terrace) |
| plaster render. Glazed panels and sliding door. Insulated metal infill panels and metal panel doors. Powd coated metal parapets, metal railings and balcony fascia. Finishes Car Parking – off street, under podium | | |
| Sliding door. Insulated metal infill panels and metal panel doors. Powd coated metal parapets, metal railings and balcony fascia. Finishes and balcony fascia. Car Parking – off street, under podium 33 spaces | | |
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| Finishes Coated metal parapets, metal railings and balcony fascia. Car Parking – off street, under podium 33 spaces | | sliding door. Insulated metal infill |
| Finishes coated metal parapets, metal railings and balcony fascia. Car Parking – off street, under podium 33 spaces | | panels and metal panel doors. Powder |
| Finishes and balcony fascia. Car Parking – off street, under podium 33 spaces | | coated metal parapets, metal railings |
| Car Parking – off street, under podium 33 spaces | Finishes | |
| | | |
| | Car Darking off streat under notiver | 22 |
| ICar Parking – on street | | |
| | Car Parking – on street | 6 spaces |
| Total Car Parking 39 spaces | | |
| Cycle Parking – off street 136 spaces | Cycle Parking – off street | 136 spaces |

| | BIOCK_26 |
|---|---------------------------------------|
| Block 26 – Clongriffin SHD 1 | |
| | |
| Tatal Na Anartenanta all Duild ta Dant | 70 (040 h s domo o s s) |
| 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 |
| | 8-15 storeys |
| Duilding Llaight | Max 56.70m above O.S. Datum |
| Building Height | |
| 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. |
| | 2,000.4 34.11. |
| Total Net Residential Floor Area | 5231.1 sq.m |
| | |
| Dual Aspect units | 52 Unite (CO9() |
| 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 |
| | 8 |
| No. of apartments per core | 0 |
| | |
| 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. |
| Buik Store, Manager's Suite/ | |
| Residential Services and Amenities | 247.8 sq.m. |
| | |
| (incl. Residential Amenity Rooms and Study Rooms) | |
| 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 |
| | 17 Spaces |
| · · · · · · · · · · · · · · · · · · · | E2 anagag |
| Total Car Parking Cycle Parking – off street | 52 spaces 190 spaces |

| | Block_27 |
|---|---------------------------------|
| Block 27 – Clongriffin SHD 1 | |
| | |
| Tatal Na Anartmanta , all Duild to Dant | 57 (200 hadanaaa) |
| 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 |
| | 6 |
| Building Height | Max 27.55m above O.S. Datum |
| No. of Blocks | 1 |
| Plot Ratio | 1.46 |
| | 47.00% |
| 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 |
| | 51 |
| No. of Corpo | 2 |
| 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, | 15.7 sq.m. |
| Bulk Store, Manager's Suite) | |
| | 159.4sq.m. |
| Residential Services and Amenities | |
| (incl. Residential Amenity Rooms and Study Rooms) | |
| 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 |
| | 1 |

| Block 28 – Clongriffin SHD 1 | | | |
|--|---|--|--|
| Tatal Na Anastmanta all Duild to Cala | 402 (202 hadapaga) | | |
| 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 | | |
| | 6 storeys + Penthouse (6 - 7 storeys) | | |
| Building Height | 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 sa.m. | | |
| 2 Bed Units | 71 | | |
| Floor Area | Avg. 85.4 sq.m. each | | |
| Dwelling Mix % | 58.19% | | |
| Total Floor Area | 6067 sa.m. | | |
| 3 Bed Units | 9 Avg. 103.4 sq.m. each | | |
| Floor Area | 7.38% | | |
| Dwelling Mix % | 930.6 sq.m. | | |
| Total Floor Area | 550.0 Sq.m. | | |
| Total Net Residential Floor Area | 9,292 sq.m. | | |
| | | | |
| Dual Aspect units | 57 Units (46.72%) | | |
| Single Aspect units | 65 Units (53.28%) | | |
| | 0 | | |
| North facing single aspect units | | | |
| 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) | | | |
| Residential Services and Amenities | 58 sq.m. | | |
| (incl. Residential Amenity Rooms, Bulk Store) | 51 sq.m. | | |
| | | | |
| Total Commercial Area | 929 sqm | | |
| | | | |
| External Amenity Space (Podium) | 1750 sq.m. | | |
| | | | |
| | Brick in contrasting tones | | |
| | Glazed panels Metal cladding at | | |
| Finishes | 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 | | |
| , , , | - Province | | |

| Block | 29 – | Clongri | ffin SHD 1 |
|--------------|------|---------|------------|
| DICCK | | Clongin | |

| 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 |
| | 3 storeys + penthouse (4 storeys) |
| Building Height | 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 |
| | 15% |
| Dwelling Mix % | |
| Total Floor Area 2 Bed Units | 162.2 sq.m. 15 |
| Floor Area | Avg. 83.5 sq.m. each |
| | 75 % |
| Dwelling Mix % | |
| Total Floor Area | 1253.4 sq.m. |
| 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 sg m |
| | 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 |
| | |

SHD_2_Summary

| | _Summary |
|--|--------------|
| Clongriffin SHD 2 Summary | |
| No. of Blocks: | 3 |
| Blocks 4, 5 & 14 | 5 |
| 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 | 85.00% |
| construction/ due to be developed (2018) | |

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

| B | lock | 4 |
|---|------|---|
| | | |

| | Block_4 |
|---|---------------------------------------|
| Block 4 – Clongriffin SHD 2 | |
| | |
| Total No. Apartments – all Build to Rent | 74 (277 bedspaces) |
| Commercial | |
| Commercial | 799 sq.m. |
| | |
| Site Area | 0.513 ha |
| Total Floor Area | 10438 sq.m. |
| Net Density | 144 units/ha |
| | Residential 5 storeys + penthouse, |
| | Creche 2 storey (2-6 storeys) |
| Building Height | 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 sg.m. |
| 2 Bed Units | 55 |
| Floor Area | Avg. 88 sq.m. each |
| Dwelling Mix % | 74.32 % |
| Total Floor Area | 4804.4 sg.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 |
| | 71 |
| 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 | - 1 |
| (incl. Residential amenity room, Study Room, Games | |
| Room) | 133.5 sq.m. |
| Total Commercial Area | 799 sqm |
| | |
| External Amenity Space (Podium) | 1002 sq.m. |
| | 1002 Sq.III. |
| Finishes | |
| 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 |

| В | lock | 5 |
|---|------|---|
| | | |

| | BIOCK_5 |
|---|---------------------------------------|
| Block 5 – Clongriffin SHD 2 | |
| | |
| Total No. Apartments – all Build to Sale | 138 (397 bedspaces) |
| Commercial | 393 sq.m. |
| | 000 54.11. |
| Site Area | 0.7 ha |
| | |
| Total Floor Area | 14942 sq.m. |
| Net Density | 197 units/ha |
| | 3-6 storeys + penthouse (3-7 storeys) |
| Building Height | 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 sa.m. |
| 2 Bed Units | 83 |
| Floor Area | Avg. 86.3 sq.m. each |
| Dwelling Mix % | 60.15% |
| Total Floor Area | 7168.1 sa.m. |
| 3 Bed Units | 3 Avg. 117.4 sq.m. each |
| Floor Area | 2.17% |
| Dwelling Mix % Total Floor Area | 352.3 sq.m. |
| | 40.200 |
| 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 |
|--|------------------------------|
| Block 14 – Clongriffin SHD 2 | |
| | |
| Total No. Apartments | 288 (861 bedspaces) |
| Block A- Part V Housing – 97 apartments | |
| Block B Build to Rent – 191 apartments | |
| | |
| | |
| 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 |
| | 6 - 8 storeys |
| Building Height | 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 Avg. 46 52 og m. ocob |
| Floor Area Dwelling Mix % | Avg. 46-52 sq.m. each 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 | |
| Floor Area | 12 Avg. 102 - 122sq.m. each |
| 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 Total No. Units 10% bigger | 0 141 |
| | 141 |
| No. of Cores per block | Block A – 3 |
| NO. OF COLES PER DIOCK | 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 | |
|--|-------------|
| | |
| No. of Blocks: | 3 |
| Blocks 3, 13 & 15 | |
| Total No. of apartments proposed: | 420 |
| Build to rent | 187 (44.5%) |
| Residential | 233 (55.5%) |
| Dwelling Mix: | |
| One Bed Units | 127 (30%) |
| Two bed Units | 273(65%) |
| Three Bed Units | 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 | 85.00% |
| construction/ due to be developed (2018) | |

*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. Apartmente all Puild to Sala | 141 (501 bodopaga) |
|---|---------------------------------------|
| 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 |
| | 4-5 storeys + penthouse (5-6 storeys) |
| Building Height | 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 | |
| Floor Area | 6 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 |
| | 141 |
| 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. |
| | |
| | Brick in contrasting tones, minimal |
| | render to podium facades, Glazed |
| Finishes | 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 |
| | 200 00000 |

Block 13 – Clongriffin Planning Application

| Total No. Anostmonto - all Duild to Darit | 407 (C40 hodos |
|--|--------------------------------------|
| 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 |
| | 5-6 storeys + penthouse (6-7storeys) |
| Building Height | 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 | |
| Dwelling Mix % | Avg. 58 sq.m. each 31 % |
| Total Floor Area | 3369.1 sa.m. |
| 2 Bed Units | 115 |
| Floor Area | Avg. 89.3 sq.m. each |
| Dwelling Mix % | 61.5 % |
| Total Floor Area | 10274.5 sg.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 sa m |
| | 1995 sq.m. |
| | Brick in contrasting tones |
| | Glazed panels Metal cladding at |
| Finishes | 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 |
| Total Oyule Farking Spaces | 207 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 sg.m. |
| Net Density | 121 units/ha |
| | 3-5 storeys + penthouse (3-6 storeys) |
| Building Height | 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 sa.m. |
| 2 Bed Units | 54 |
| Floor Area | Avg. 85.0 sq.m. each |
| Dwelling Mix % | 59 % |
| Total Floor Area | 4585.9 sa.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 – ground noor | 2.6m |
| | 2.011 |
| 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 sgm |
| | • |
| 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 |
| | |