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
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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
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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
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	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	
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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		1,510 SQ.III.
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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		
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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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(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		
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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		
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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