

Clongriffin Blocks 5 & 6

Part V Housing Allocation Social Homes

July 2024



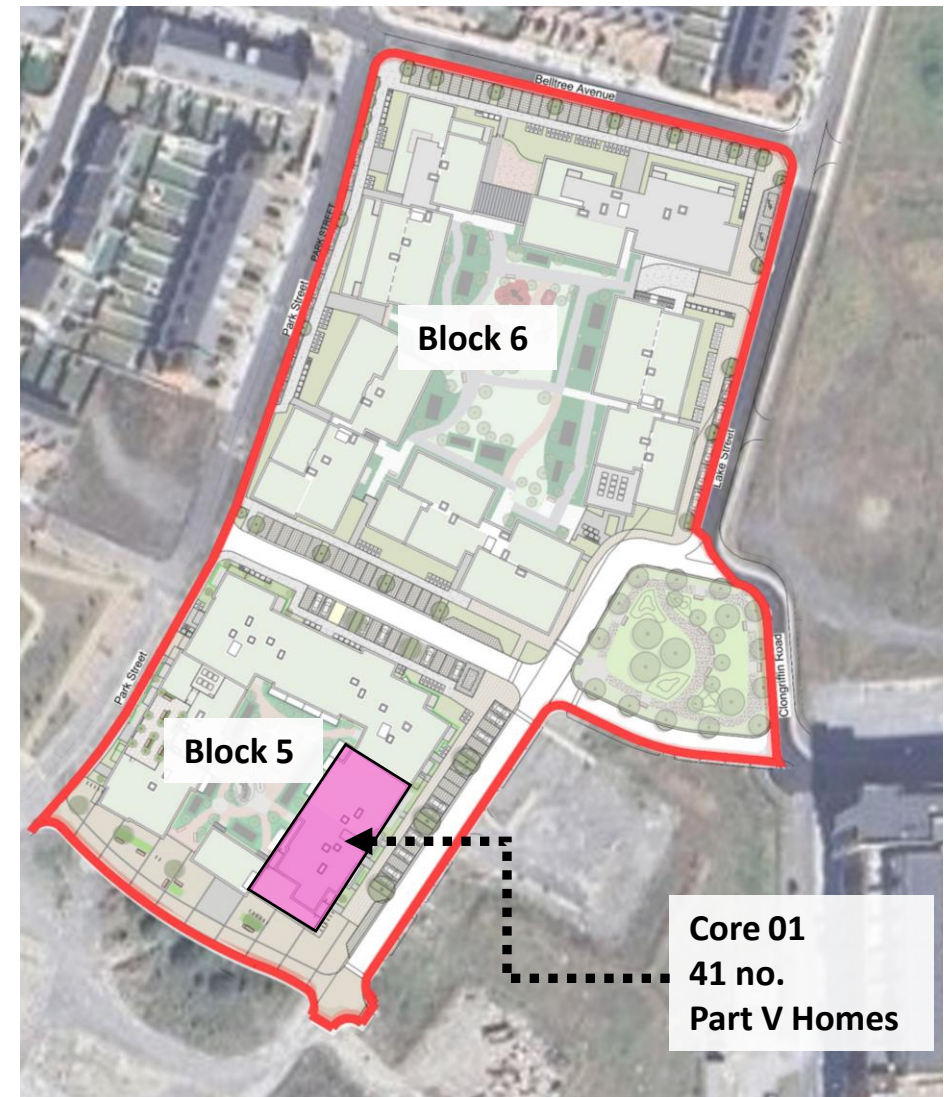
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LDA 
An Ghníomhaireacht Forbartha Talún
The Land Development Agency

INTRODUCTION

- Under Part V of the Planning and Development Act 2000 - 2021 the applicant/developer, where applicable, must enter into an agreement with the Local Authority to deliver 20% social/affordable housing. At least half of the Part V provision must be used for social housing support. The remainder can be used for affordable housing, which can be affordable purchase, cost rental or both.
- 408 homes are proposed across Blocks 5 and 6 in Clongriffin. Of these, 90% are proposed to be Cost-Rental Homes with 10% (41 units) being proposed as Part V Social Housing.
- Core 1 of Block 5 has been identified as an appropriate location for the Social Homes for the local authority, Dublin City Council. There are exactly 41 homes in this core comprising 26 no. 2-beds and 15 no. 1-beds.
- The remainder of homes at Block 5 and all of the homes at Block 6 will be Cost-Rental Housing.
- Block 5 is located along the western side of the Clongriffin lands and will be the first block which the LDA will deliver. The Social Homes within Block 5 are adjacent to Market Street to the south and Lake street to the east of the block.
- The Social Homes share the same communal amenity space at podium level with the rest of the block. The remainder of the residents in this block in the future will be under the LDA's Cost-Rental Tenancy model. The residents have the same access to the car park, bike stores and bin stores at ground level and the external elevations will be to the same specification as the rest of the building. Core 1 of Block 5 is therefore tenure-blind both from the exterior and in practical terms.
- Three of the Social Homes at Block 5, Core 1 are located on the ground floor and have their own front door at street level, which will cater for an Age Friendly Housing provision as well.
- Overall No. of Homes = 408 across Blocks 5 and 6.
- Part V Requirement @ 10% = 41
- 15 no. 1 beds, 26 no. 2 beds
- 13 no. homes are designed as Universal Design (UD) friendly homes and have an overall gross internal floor area which is 10% larger than a standard unit as a result. Block 5 Core 1 has 3 no. 1 Bed UD homes and 10 no. 2 bed UD homes. 3 of the UD units are own-door ground floor apartments.



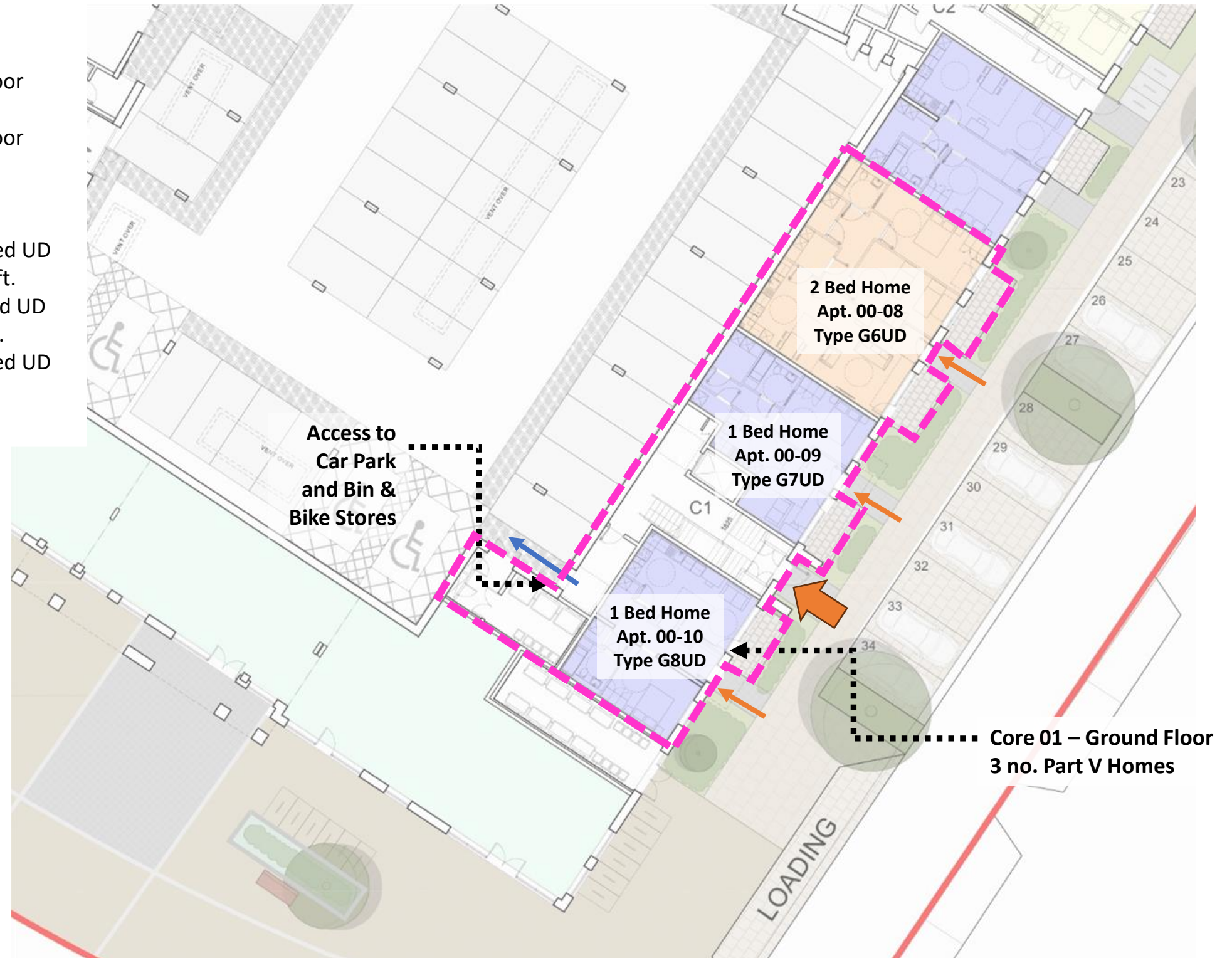
GROUND FLOOR PLAN

BLOCK 5 – CORE 1

Total of 3 homes comprising:

- 2 no. 1 beds UD with own-door access
- 1 no. 2 beds UD with own-door access

- Apt. 00-08 (Type G6UD - 2 Bed UD Home) – 94.3sq.m. /1015sq.ft.
- Apt. 00-09 (Type G7UD -1 Bed UD Home) – 54.4sq.m. /585sq.ft.
- Apt. 00-10 (Type G8UD - 1 Bed UD Home) - 58.4sq.m. /628sq.ft.



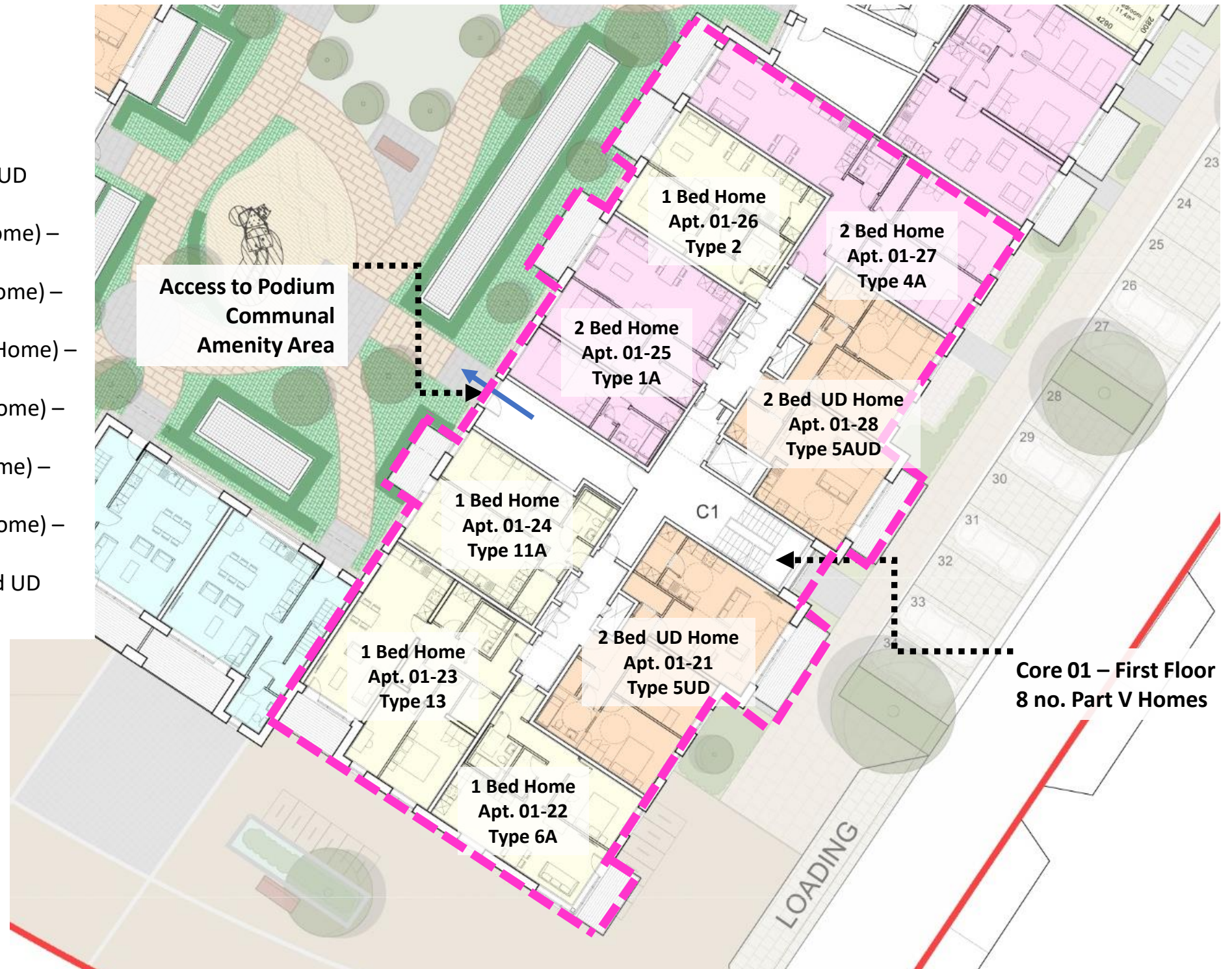
FIRST FLOOR PLAN

BLOCK 5 – CORE 1

Total of 8 homes comprising:

- 4 no. 1 beds
- 2 no. 2 beds
- 2 no. 2 beds UD

- Apt. 01-21 (Type 5UD - 2 Bed UD Home) – 84.1sq.m. /905sq.ft.
- Apt. 01-22 (Type 6A - 1 Bed Home) – 57.4sq.m. /617sq.ft.
- Apt. 01-23 (Type 13 - 1 Bed Home) – 82.9sq.m. /892sq.ft.
- Apt. 01-24 (Type 11A - 1 Bed Home) – 55sq.m. /592sq.ft.
- Apt. 01-25 (Type 1A - 2 Bed Home) – 79.3sq.m. /853sq.ft.
- Apt. 01-26 (Type 2 - 1 Bed Home) – 52.9sq.m. /569sq.ft.
- Apt. 01-27 (Type 4A - 2 Bed Home) – 91.2sq.m. /981sq.ft.
- Apt. 01-28 (Type 5AUD - 2 Bed UD Home) – 78.9sq.m. /849sq.ft.



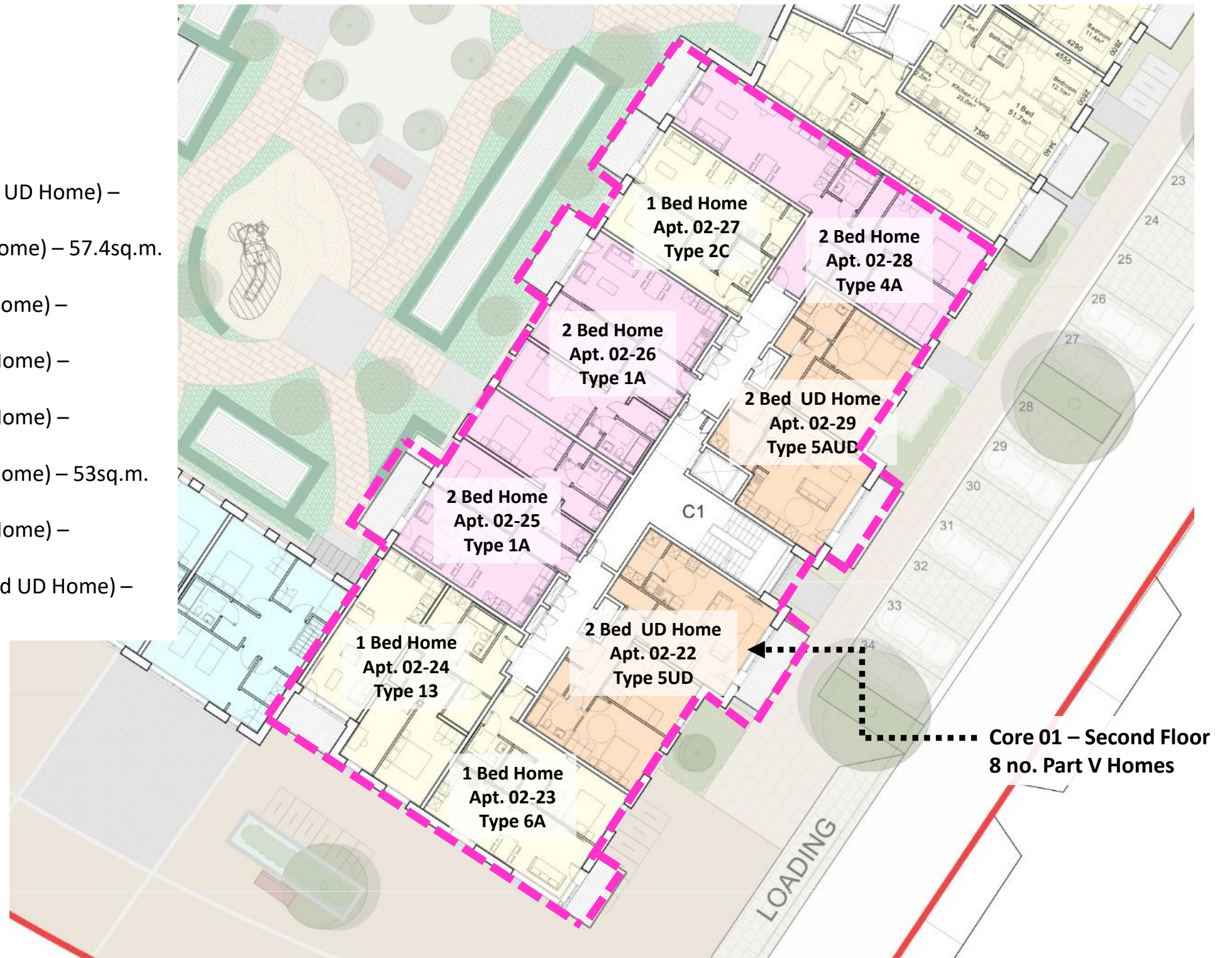
SECOND FLOOR PLAN

BLOCK 5 – CORE 1

Total of 8 homes comprising:

- 3 no. 1 beds
- 3 no. 2 beds
- 2 no. 2 beds UD

- Apt. 02-22 (Type 5UD - 2 Bed UD Home) – 84.1sq.m. /905sq.ft.
- Apt. 02-23 (Type 6A - 1 Bed Home) – 57.4sq.m. /617 sq.ft.
- Apt. 02-24 (Type 13 - 1 Bed Home) – 82.9sq.m. /892sq.ft.
- Apt. 02-25 (Type 1A - 2 Bed Home) – 79.3sq.m. /853sq.ft.
- Apt. 02-26 (Type 1A - 2 Bed Home) – 79.3sq.m. /853sq.ft.
- Apt. 02-27 (Type 2C - 1 Bed Home) – 53sq.m. /570sq.ft.
- Apt. 02-28 (Type 4A - 2 Bed Home) – 91.2sq.m. /981sq.ft.
- Apt. 02-29 (Type 5AUD - 2 Bed UD Home) – 78.9sq.m. /849sq.ft.



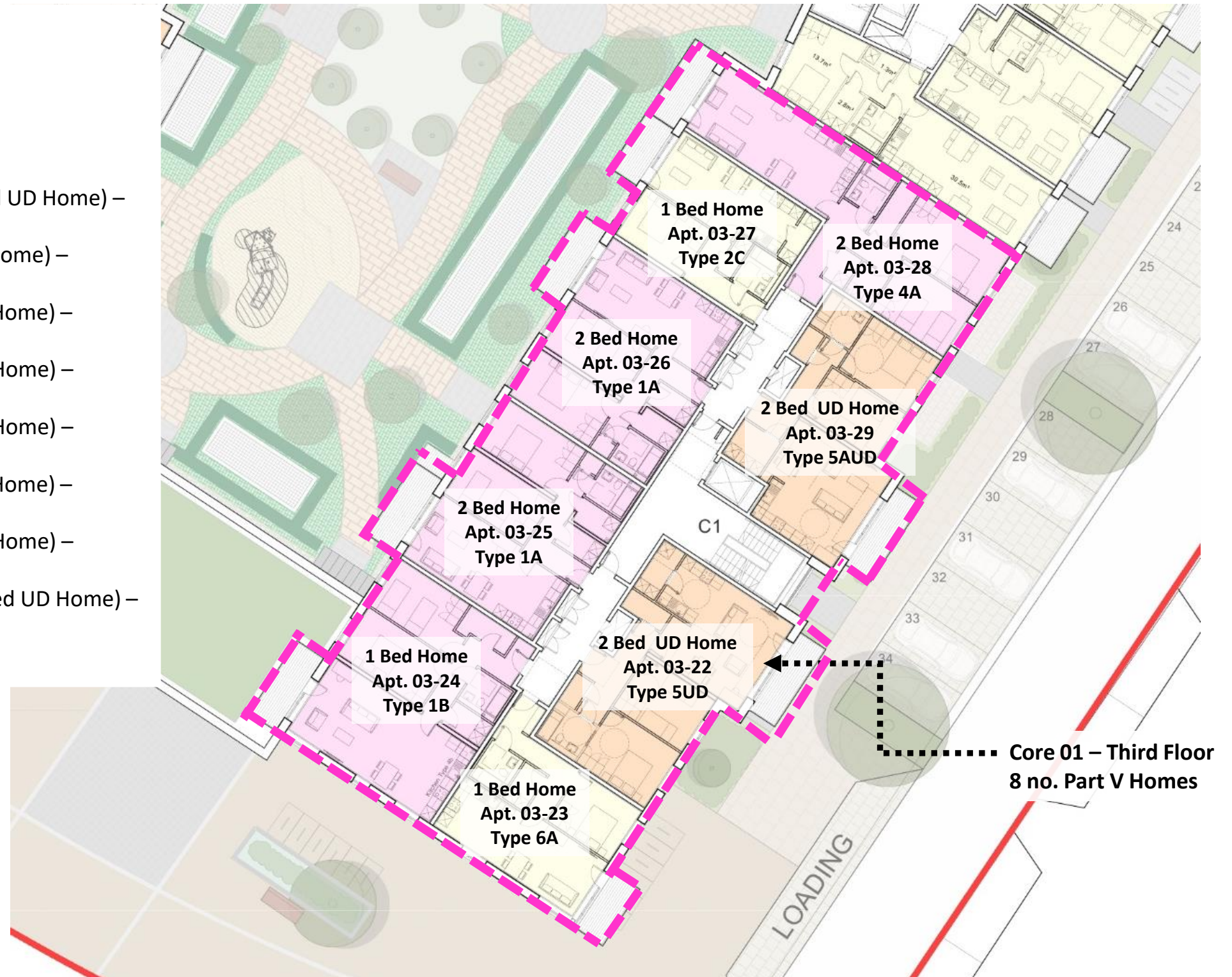
THIRD FLOOR PLAN

BLOCK 5 – CORE 1

Total of 8 homes comprising:

- 2 no. 1 beds
- 4 no. 2 beds
- 2 no. 2 beds UD

- Apt. 03-22 (Type 5UD - 2 Bed UD Home) – 84.1sq.m. /905sq.ft.
- Apt. 03-23 (Type 6A -1 Bed Home) – 57.4sq.m. /617sq.ft.
- Apt. 03-24 (Type 1B - 2 Bed Home) – 89.9sq.m. /967sq.ft.
- Apt. 03-25 (Type 1A - 2 Bed Home) – 79.3sq.m. /853sq.ft.
- Apt. 03-26 (Type 1A - 2 Bed Home) – 79.3sq.m. /853sq.ft.
- Apt. 03-27 (Type 2C - 1 Bed Home) – 53sq.m. /570sq.ft.
- Apt. 03-28 (Type 4A - 2 Bed Home) – 91.2sq.m. /981sq.ft.
- Apt. 03-29 (Type 5AUD - 2 Bed UD Home) – 78.9sq.m. /849sq.ft.



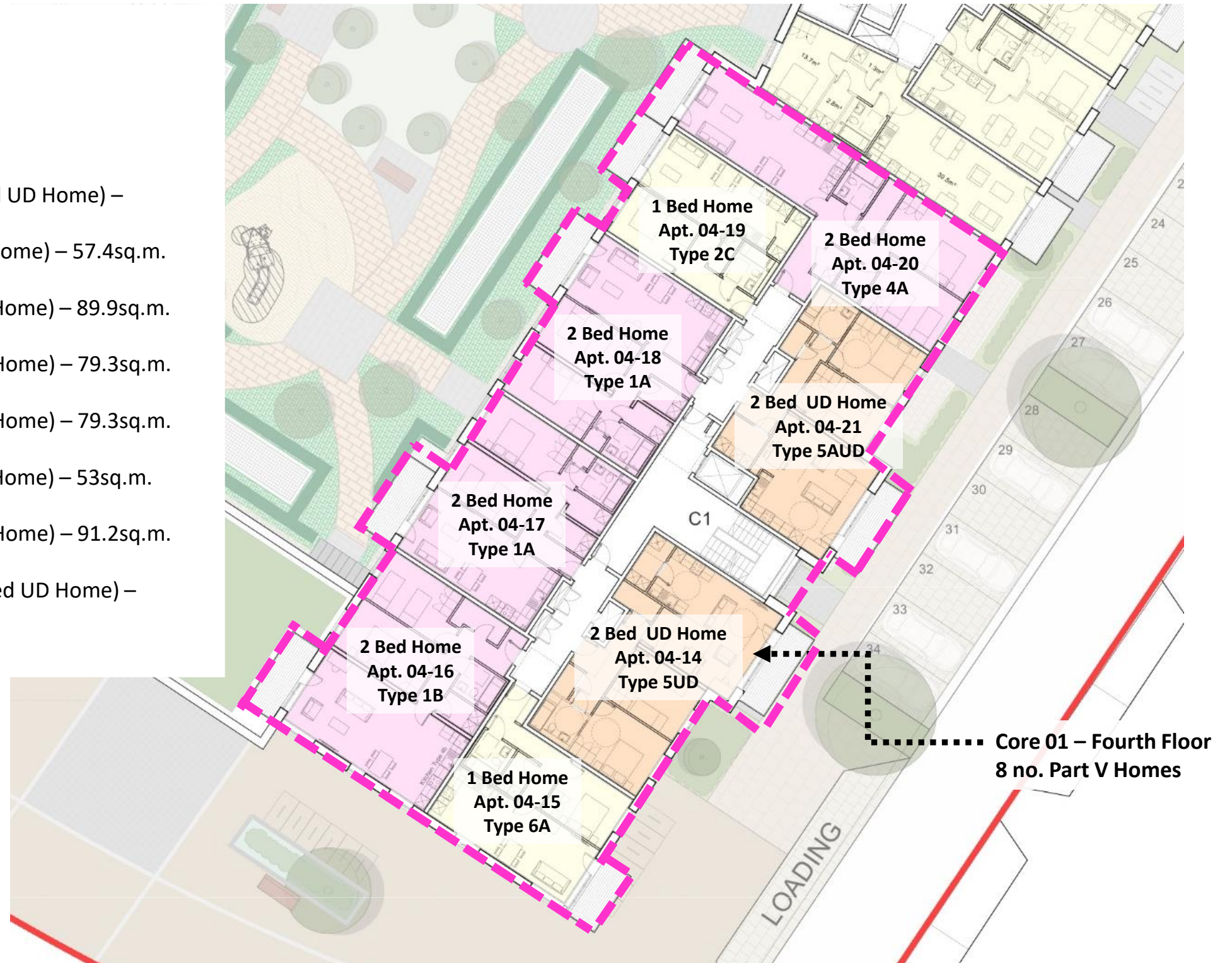
FOURTH FLOOR PLAN

BLOCK 5 – CORE 1

Total of 8 homes comprising:

- 2 no. 1 beds
- 4 no. 2 beds
- 2 no. 2 beds UD

- Apt. 04-14 (Type 5UD - 2 Bed UD Home) – 84.1sq.m. /905sq.ft.
- Apt. 04-15 (Type 6A - 1 Bed Home) – 57.4sq.m. /617sq.ft.
- Apt. 04-16 (Type 1B - 2 Bed Home) – 89.9sq.m. /967sq.ft.
- Apt. 04-17 (Type 1A - 2 Bed Home) – 79.3sq.m. /853sq.ft.
- Apt. 04-18 (Type 1A - 2 Bed Home) – 79.3sq.m. /853sq.ft.
- Apt. 04-19 (Type 2C - 1 Bed Home) – 53sq.m. /570sq.ft.
- Apt. 04-20 (Type 4A - 2 Bed Home) – 91.2sq.m. /981sq.ft.
- Apt. 04-21 (Type 5AUD - 2 Bed UD Home) – 78.9sq.m. /849sq.ft.



FIFTH FLOOR PLAN

BLOCK 5 – CORE 1

Total of 6 homes comprising:

- 1 no. 1 beds
- 1 no. 1 bed UD
- 3 no. 2 beds
- 1 no. 2 beds UD

- Apt. 05-14 (Type 16UD - 1 Bed UD Home) – 65.6sq.m. /706sq.ft.
- Apt. 05-15 (Type 16AUD - 2 Bed UD Home) – 90.2sq.m. /970sq.ft.
- Apt. 05-16 (Type 5C - 2 Bed Home) – 82.4sq.m. /886sq.ft.
- Apt. 05-17 (Type 1A - 2 Bed Home) – 79.3sq.m. /853sq.ft.
- Apt. 05-18 (Type 2C - 1 Bed Home) – 53sq.m. /570sq.ft.
- Apt. 05-19 (Type 4A - 2 Bed Home) – 82.9sq.m. /892sq.ft.



SCHEDULE OF SOCIAL HOMES ALLOCATION

BLOCK 5 – CORE 1

| Unit Type | Unit No. | Level | Apt. Type | Floor Area | | No. Bedrooms | No. Bed Spaces | Private Open Space (sqm) | |
|-----------|----------|-------|-----------|------------|----------|--------------|----------------|--------------------------|----------|
| | | | | Reqd. Min. | Provided | | | Reqd. Min | Provided |
| 2-Bed UD | 00-08 | 0 | G6UD | 73 | 94.3 | 2 | 4 | 7 | 12.1 |
| 1-Bed UD | 00-09 | 0 | G7UD | 45 | 54.4 | 1 | 2 | 5 | 5.2 |
| 1-Bed UD | 00-10 | 0 | G8UD | 45 | 58.4 | 1 | 2 | 5 | 5.2 |
| 2-Bed UD | 01-21 | 1 | 5UD | 73 | 84.1 | 2 | 4 | 7 | 7.1 |
| 1-Bed | 01-22 | 1 | 6A | 45 | 57.4 | 1 | 2 | 5 | 5.4 |
| 1-Bed | 01-23 | 1 | 13 | 45 | 82.9 | 1 | 2 | 5 | 6.1 |
| 1-Bed | 01-24 | 1 | 11A | 45 | 55 | 1 | 2 | 5 | 5.4 |
| 2-Bed | 01-25 | 1 | 1A | 73 | 79.3 | 2 | 4 | 7 | 7 |
| 1-Bed | 01-26 | 1 | 2 | 45 | 52.9 | 1 | 2 | 5 | 5.4 |
| 2-Bed | 01-27 | 1 | 4A | 73 | 91.2 | 2 | 4 | 7 | 7 |
| 2-Bed UD | 01-28 | 1 | 5AUD | 73 | 78.9 | 2 | 4 | 7 | 7.1 |
| 2-Bed UD | 02-22 | 2 | 5UD | 73 | 84.1 | 2 | 4 | 7 | 7.1 |
| 1-Bed | 02-23 | 2 | 6A | 45 | 57.4 | 1 | 2 | 5 | 5.4 |
| 1-Bed | 02-24 | 2 | 13 | 45 | 82.9 | 1 | 2 | 5 | 6.1 |
| 2-Bed | 02-25 | 2 | 1A | 73 | 79.3 | 2 | 4 | 7 | 7 |
| 2-Bed | 02-26 | 2 | 1A | 73 | 79.3 | 2 | 4 | 7 | 7 |
| 1-Bed | 02-27 | 2 | 2C | 45 | 53 | 1 | 2 | 5 | 5.4 |
| 2-Bed | 02-28 | 2 | 4A | 73 | 91.2 | 2 | 4 | 7 | 7 |
| 2-Bed UD | 02-29 | 2 | 5AUD | 73 | 78.9 | 2 | 4 | 7 | 7.1 |
| 2-Bed UD | 03-22 | 3 | 5UD | 73 | 84.1 | 2 | 4 | 7 | 7.1 |
| 1-Bed | 03-23 | 3 | 6A | 45 | 57.4 | 1 | 2 | 5 | 5.4 |
| 2-Bed | 03-24 | 3 | 1B | 73 | 89.9 | 2 | 4 | 7 | 7 |
| 2-Bed | 03-25 | 3 | 1A | 73 | 79.3 | 2 | 4 | 7 | 7 |
| 2-Bed | 03-26 | 3 | 1A | 73 | 79.3 | 2 | 4 | 7 | 7 |
| 1-Bed | 03-27 | 3 | 2C | 45 | 53 | 1 | 2 | 5 | 5.4 |
| 2-Bed | 03-28 | 3 | 4A | 73 | 91.2 | 2 | 4 | 7 | 7 |
| 2-Bed UD | 03-29 | 3 | 5AUD | 73 | 78.9 | 2 | 4 | 7 | 7.1 |
| 2-Bed UD | 04-14 | 4 | 5UD | 73 | 84.1 | 2 | 4 | 7 | 7.1 |
| 1-Bed | 04-15 | 4 | 6A | 45 | 57.4 | 1 | 2 | 5 | 5.4 |
| 2-Bed | 04-16 | 4 | 1B | 73 | 89.9 | 2 | 4 | 7 | 7 |
| 2-Bed | 04-17 | 4 | 1A | 73 | 79.3 | 2 | 4 | 7 | 7 |
| 2-Bed | 04-18 | 4 | 1A | 73 | 79.3 | 2 | 4 | 7 | 7 |
| 1-Bed | 04-19 | 4 | 2C | 45 | 53 | 1 | 2 | 5 | 5.4 |
| 2-Bed | 04-20 | 4 | 4A | 73 | 91.2 | 2 | 4 | 7 | 7 |
| 2-Bed UD | 04-21 | 4 | 5AUD | 73 | 78.9 | 2 | 4 | 7 | 7.1 |
| 1-Bed UD | 05-14 | 5 | 16UD | 45 | 65.6 | 1 | 2 | 5 | 8.8 |
| 2-Bed UD | 05-15 | 5 | 16AUD | 73 | 90.2 | 2 | 4 | 7 | 7 |
| 2-Bed | 05-16 | 5 | 5C | 73 | 82.4 | 2 | 4 | 7 | 7 |
| 2-Bed | 05-17 | 5 | 1A | 73 | 79.3 | 2 | 4 | 7 | 7 |
| 1-Bed | 05-18 | 5 | 2C | 45 | 53 | 1 | 2 | 5 | 5.4 |
| 2-Bed | 05-19 | 5 | 4C | 73 | 82.9 | 2 | 4 | 7 | 7.4 |