

The Secretary,  
An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1

21 December 2020

Dear Sir / Madam,

**RE: STRATEGIC HOUSING DEVELOPMENT APPLICATION IN RESPECT OF A BUILD TO RENT RESIDENTIAL APARTMENT & CAFÉ DEVELOPMENT ON LANDS AT ST MICHAEL'S CAR PARK, CROFTON ROAD, DUN LAOGHAIRE, COUNTY DUBLIN**

**PLANNING & DEVELOPMENT (AMENDMENT) (NO.3) REGULATIONS 2015 PART V**

The proposal is for planning permission for a Build to Rent residential apartment development comprising 102 no. apartments of 80 no. 1-bed and 22 no. 2-bed units, ancillary amenity, publicly accessible café, access, landscaping, open space and all associated infrastructure. This Part V proposal letter accompanies this application for Strategic Housing Development to An Bord Pleanála under Section 4 of the Strategic Housing Development Regulations 2017.

In order to meet the 10% Part V requirement, the applicant has identified the possible provision of 10 no. units comprising of the following:

- 9 no. 1 bedroom apartments located in Building 02
- 1 no. 2 bedroom apartment located in Building 02

These proposals are based on initial costings prepared by the applicant and submitted at Appendix 1 of this letter. The proposed Part V provision and costings have been subject to discussion with Dun Laoghaire Rathdown County Council. The Planning Authority has issued a Letter of Validation in response, which is submitted at Appendix 2 of this letter.

In accordance with the Planning and Development (Amendment) (No.3) Regulations 2015 and the guidance provided in Circular PL10/2015, please find the following information enclosed with the application on behalf of the applicant, Fitzwilliam DL Ltd.:

*(i) Part V Proposed Floor Plans, Elevation & Schedule drawing (no. P18-143D-RAU-02-ZZ-DR-A-PL1-31005) prepared by Reddy Architecture & Urbanism of the site layout plan and, illustrating the location within the scheme of the proposed Part V units,*

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPi

Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPi Rory Kunz BA (MOD) MScERM MAT&CP Dip EIA Mgmt. MIPi,  
Stephen Blair BA (Mod) MRUP MIPi MRTPI Mary Mac Mahon MSc TCP Pg Dip MSP Pg Dip Env Eng Dip Env Plg Law Dip Mgmt Dip EIA & SEA B Soc Sc MIPi

Senior Associate Director: Stephanie Byrne BA MRUP MIPi

Associate Director: Blaine Cregan B Eng BSc MSc

John Spain Associates Ltd. trading as John Spain Associates. Directors: J. Spain, S. Spain.  
Registered in Ireland No. 396306. Registered Office: 39, Fitzwilliam Place, Dublin 2. VAT No. IE 6416306U

*and a schedule of accommodation;*

*(ii) Applicant's Estimated Table of Costs, including Estimated Total Cost to the Planning Authority and Estimated Cost Per Unit prepared by the applicant (Appendix 1).*

The exact details of the Part V agreement will be required to be agreed as a condition of planning permission.

In preparing this information we have had regard to Circular PL 10/2015 and Housing Circular 36/2015 issued by the Department of Environment, Community and Local Government.

Please note that the details submitted in respect to compliance with Part V are indicative and are subject to future discussions and agreement with the Planning Authority.

We trust that this is satisfactory in the context of this request for pre-application consultation with An Bord Pleanála. We would be happy to provide further clarification on any aspects of this application if required.

Yours faithfully,



---

John Spain Associates

## **Appendix 1 – Proposed Costings**

### **Part V - St. Michaels Crofton Road, Dun Laoghaire, Co. Dublin**

		<b>Total 10 Units</b>
Construction Cost		€2,879,412
Other Developments Costs		€515,035
		<hr/> €3,394,447
Existing Use Value Land		€274,510
Profit On Costs	15%	€550,344
Vat On Construction	13.50%	€388,721
Vat On Fees	21%	€41,929
Total Estimated Costs		€4,649,950
Total Estimated Cost Per Unit (Average)		€464,995
Total Cost Per SQM	546.6	€8,507

### **Estimated Average Rent (Market Value)**

<b>Type</b>	<b>No. Part V</b>	<b>Estimated Market Monthly Rent Per Apartment</b>
1 Bed Apartment	9	€1,900
2 Bed Apartment	1	€2,400

---

## **Appendix 2 – Dun Laoghaire Rathdown County Council Letter**



Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. A96 K6C9  
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. A96 K6C9  
T: 01 205 4700 F: 01 280 6969 www.dlrcoco.ie

*Housing Department*  
**An Rannóg Tithíochta**  
**Aiden Conroy**  
Part V Unit  
Marine Road  
Dún Laoghaire  
Co. Dublin  
Direct Tel: 01 2047936  
aidenconroy@dlrcoco.ie

**Bryan Lawlor**  
**Finance Director**  
**Fitzwilliam / Alburn Group**  
**2<sup>nd</sup> Floor**  
**Elm House**  
**Leopardstown Office Park**  
**Sandyford**  
**Dublin 18**

10<sup>th</sup> September 2020

**Re: Proposed Build-to-Rent residential development at St. Michael's Car Park, Crofton Road, Dun Laoghaire, Co. Dublin.**

Dear Mr Lawlor,

I refer to your proposed Build-to-Rent residential development at St. Michael's Car Park, Crofton Road, Dun Laoghaire, Co. Dublin involving the construction of 102 residential units and refer particularly to your proposal for compliance with the requirements of Part V of the Planning and Development Act, 2000 (as amended).

I wish to confirm that the proposal for the on-site lease of 10 no. units, comprising of nine (9 no.) 1-bedroom and one (1 no.) 2-bedroom units, at indicative monthly market rents of €1,900 (one-bedroom) and €2,400 (two-bedroom) is capable of complying with the requirements of Part V of the Planning and Development Act, 2000, as amended, and of the County Development Plan and Housing Strategy.

It is acknowledged that the indicative rents are estimated at this juncture. Furthermore, agreed rent levels will be subject to discount in respect of the assessed nett equivalent monetary value together with any other discount that may apply under the Enhanced/Long Term Lease scheme.

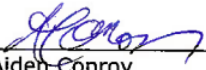
It should be noted that acceptance of this proposal in no way contractually binds the Council or its agents to lease the stated units, or such other units, or to lease them at the stated rents, which are acknowledged as being indicative only and subject to full review and evaluation should planning permission be granted.

Any proposal for compliance with Part V will be subject to Planning Permission and funding being made available and agreement being reached on land values and market rents.



Furthermore, should planning permission be granted, the Council may seek a revision of the Part V proposal following evaluation of costs and land values, a review of current housing demand and determination of funding availability.

Yours faithfully,

  
\_\_\_\_\_  
Aiden Conroy  
Administrative Officer  
Housing Department