

# PART V ALLOCATION

PREPARED BY:



McGRANE AND PARTNERS, ARCHITECTS

PARADIGM HOUSE,  
DUNDRUM OFFICE PARK,  
DUNDRUM, DUBLIN 14.  
[HTTP://MCGP.IE](http://mcgp.ie)

FOR



MORAN PARK HOMEBUILDERS LTD.  
19 FITZWILLIAM SQUARE,  
DUBLIN 2.  
01 661 7864

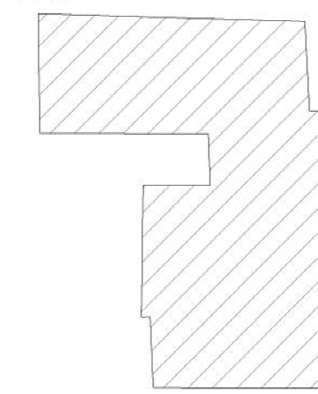
# STRATEGIC HOUSING DEVELOPMENT AT GLENAMUCK ROAD NORTH, CARRICKMINES, CO. DUBLIN.

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- PART V SCHEDULE OF ACCOMMODATION
- SITE LAYOUT PLAN
- FLOOR PLANS AND ELEVATIONS
- PART V OBLIGATION LETTER TO DÚN LAOGHAIRE RATHDOWN COUNTY COUNCIL
- PART V COSTINGS BY MORAN PARK HOMEBUILDERS
- PART V VALIDATION LETTER FROM DÚN LAOGHAIRE RATHDOWN COUNTY COUNCIL







B	02-12-21	RK	ALTERATION FROM DISCUSSIONS WITH AIRP*
A	20-05-21	RK	ALTERATION FROM DISCUSSIONS WITH DURCC
MARK	DATE	BY	REVISION



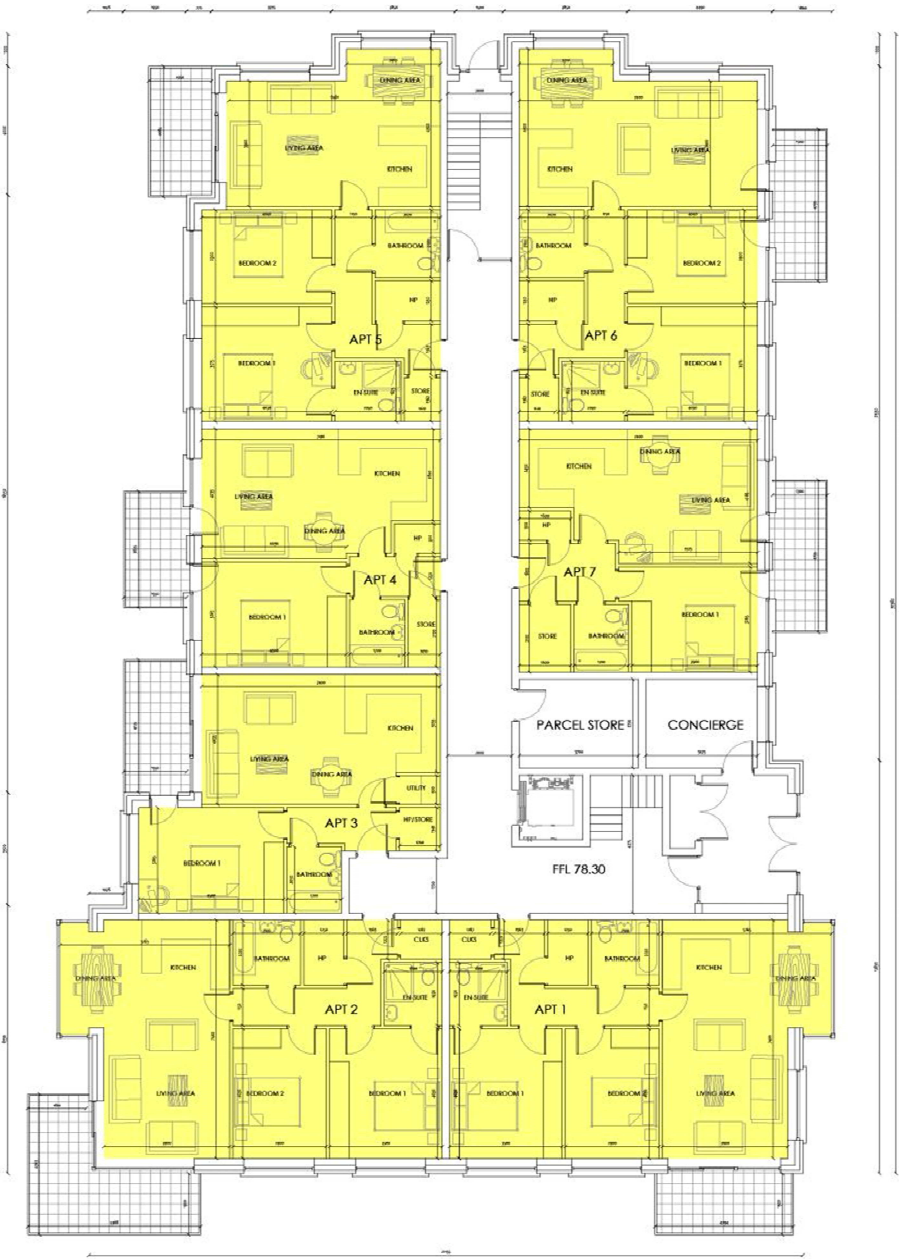
**McGRANE & PARTNERS LTD.**  
ARCHITECTS, CONSULTING ENGINEERS &  
INTERIOR DESIGNERS  
PARADIGM HOUSE,  
DUNDRUM OFFICE PARK, DUBLIN 14.  
E-MAIL: mcgrane@mcgrane.ie  
TEL: (01) 296 2471 FAX: (01) 296 2484

**PROJECT:**  
Strategic Housing Development at Glenamuck Road  
North, Carrickmines, Dublin 18.

CLIENT:  
MORAN PARK HOMEBUILDERS

DRG. TITLE : SITE PLAN PART V		DATE : FEB. '22	SIZE : A1
BY : RORY KISSANE	SCALE : 1:250	DRG. NO. : 2102 PV100B	





BLOCK A  
GROUND FLOOR



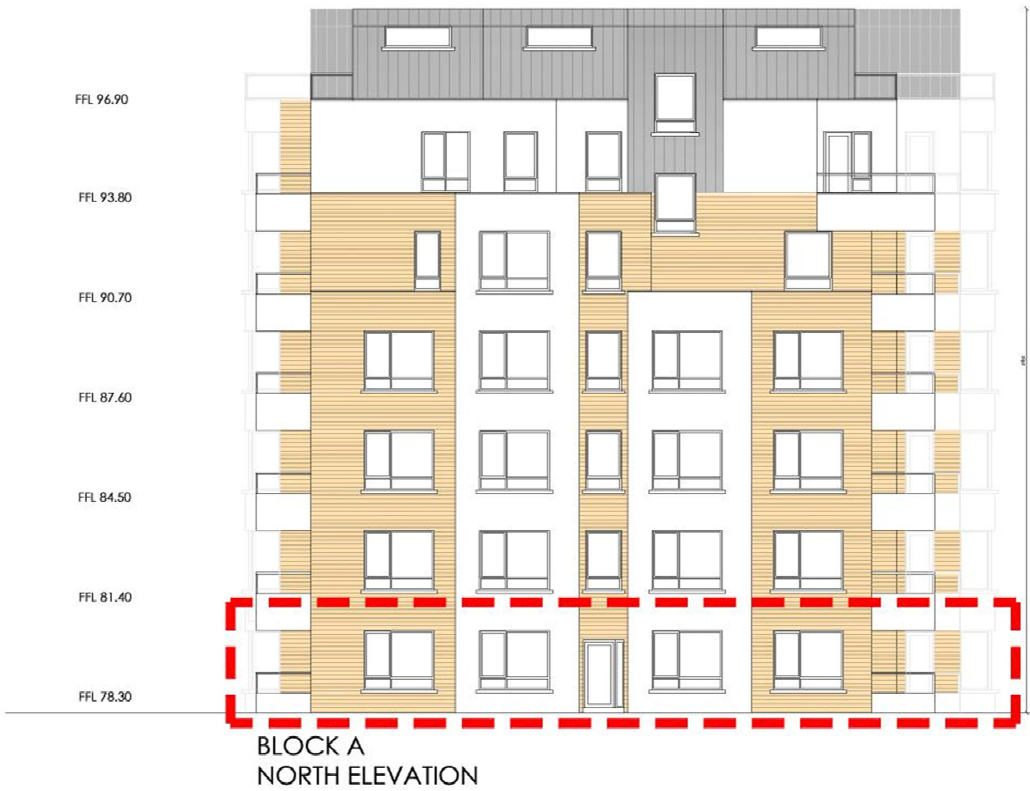
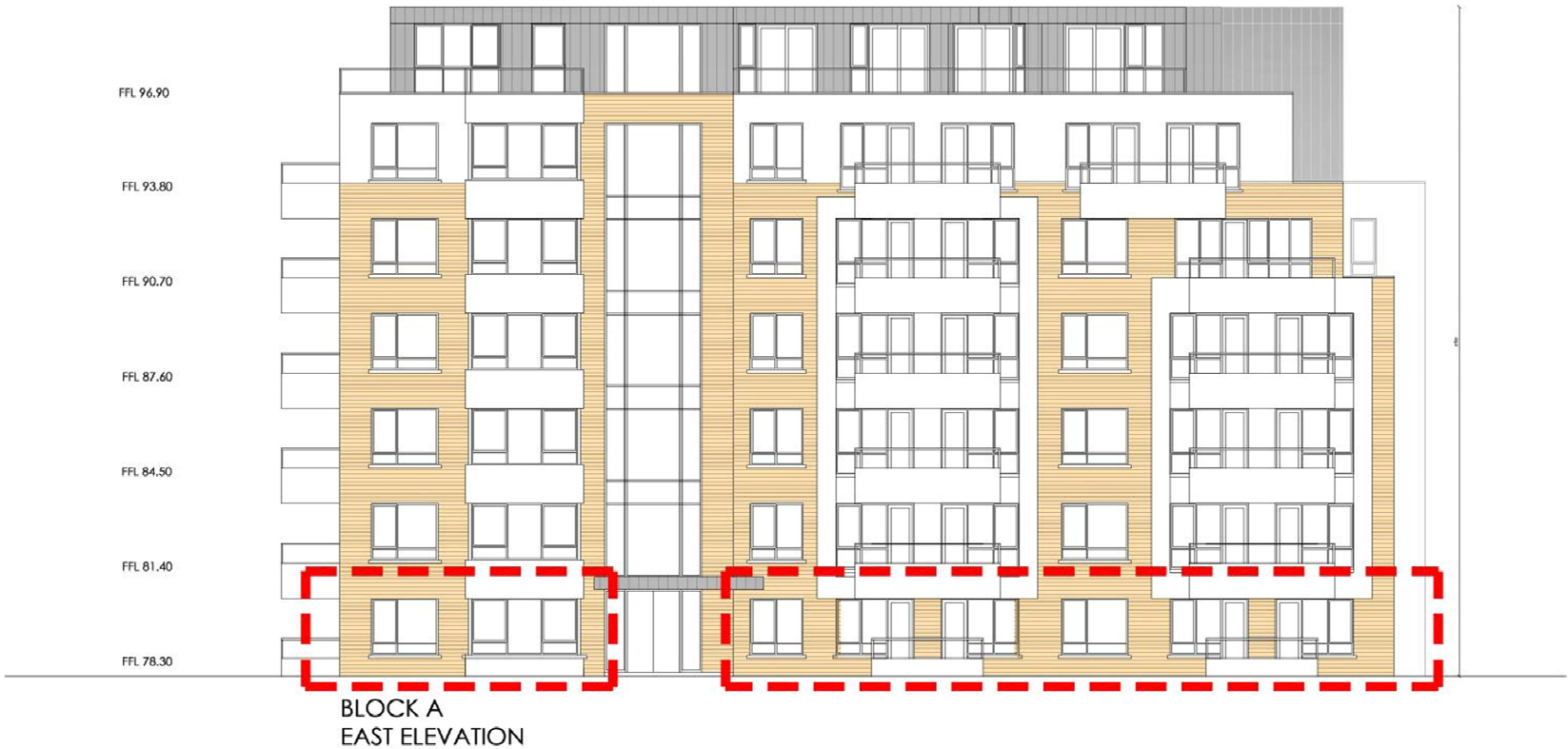
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PROJECT: Strategic Housing Development at Glenamuck Road North, Carrickmines, Dublin 18.		
CLIENT: MORAN PARK HOMEBUILDERS		
DRG. TITLE: BLOCK A GF PART V	DATE: FEB. '22	SIZE: A1
BY: RORY KISSANE	SCALE: 1:200	DRG. NO.: 2103 PV101B





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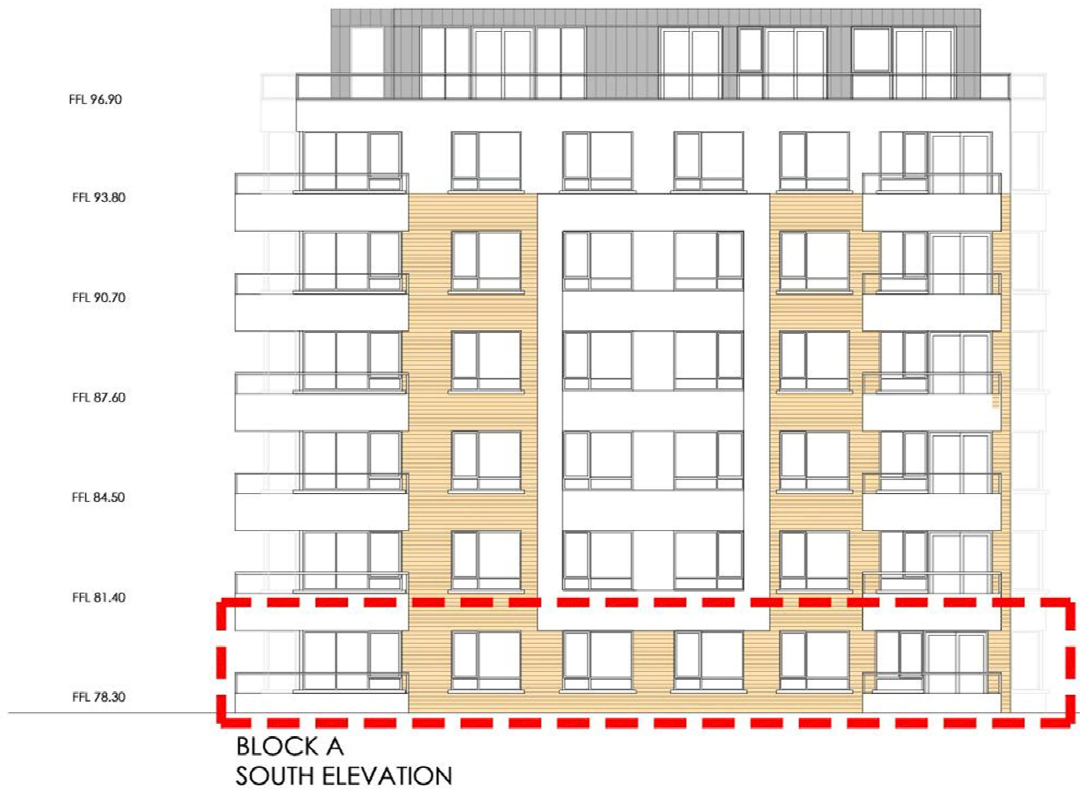
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PROJECT: Strategic Housing Development at Glenamuck Road North, Carrickmines, Dublin 18.		
CLIENT: MORAN PARK HOMEBUILDERS		
DRG. TITLE: BLOCK A ELEVS 1 PART V	DATE: FEB. '22	SIZE: A1
BY: RORY KISSANE	SCALE: 1:200	DRG. NO.: 2102 PV102B





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MARK	DATE	BY	REVISION

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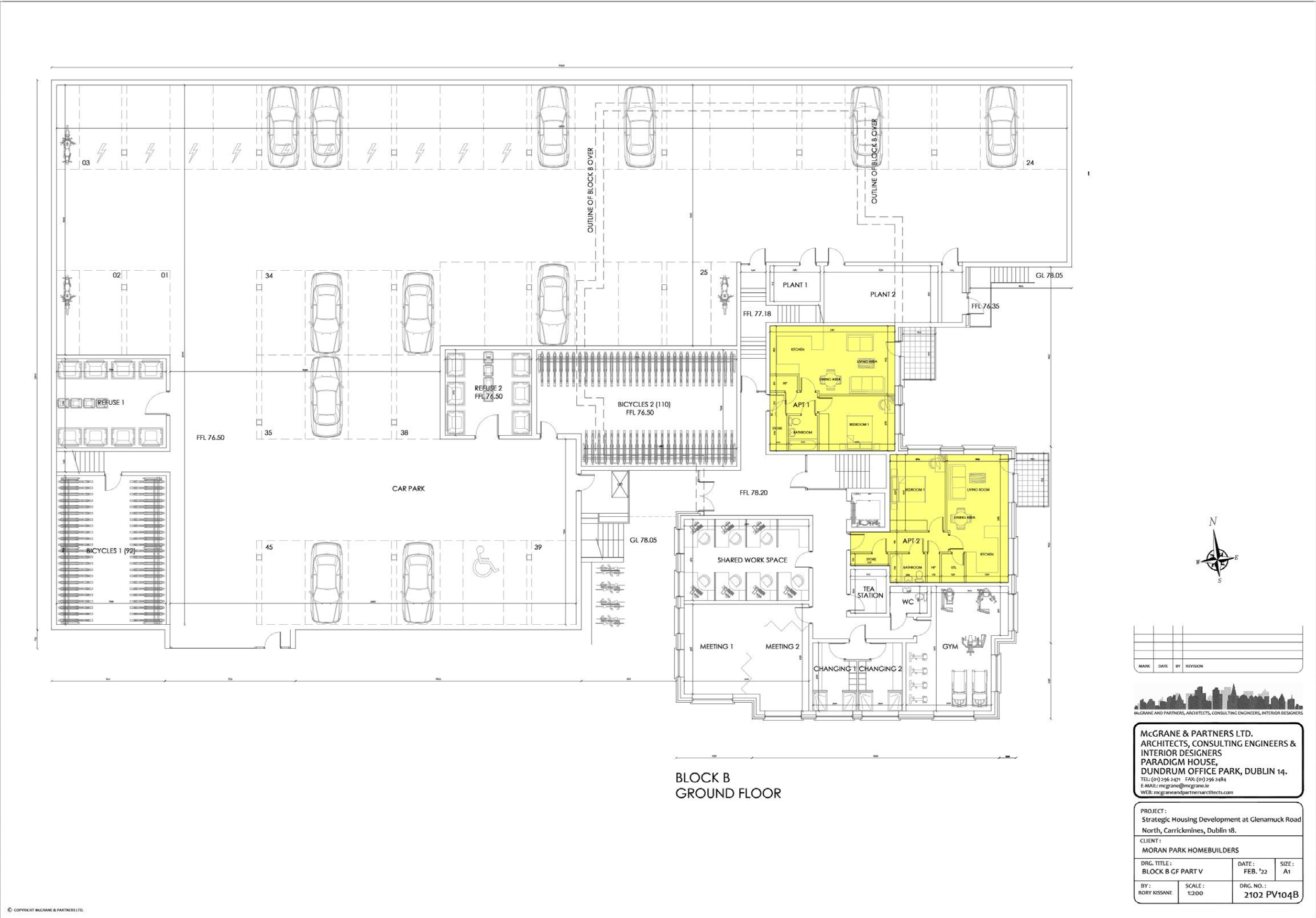
PROJECT:  
Strategic Housing Development at Glenamuck Road  
North, Carrickmines, Dublin 18.

CLIENT:  
MORAN PARK HOMEBUILDERS

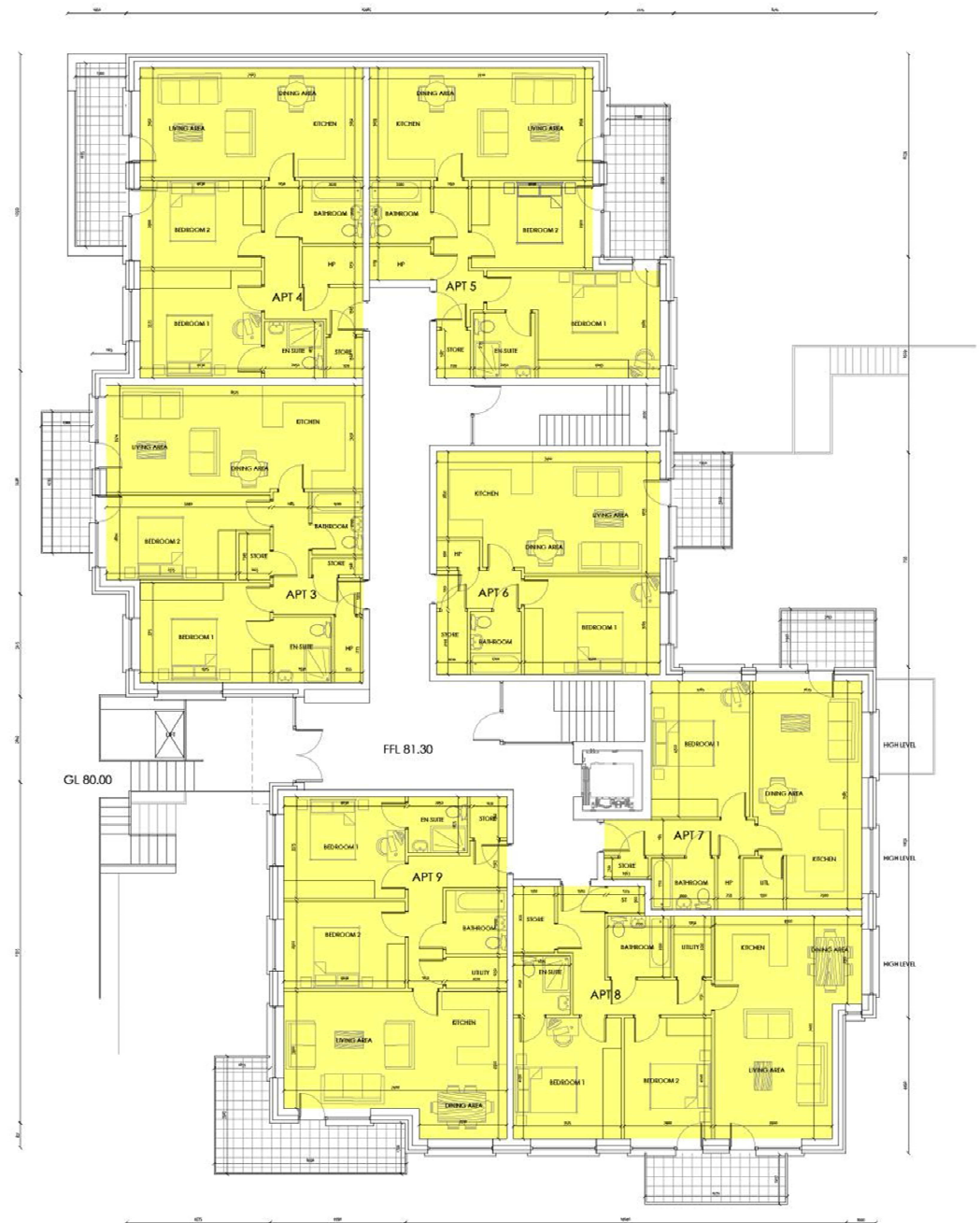
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BY: RORY KISSANE	SCALE: 1:200	DRG. NO.: 2102 PV103B
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BLOCK B  
FIRST FLOOR



MARK	DATE	BY	REVISION



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PROJECT: Strategic Housing Development at Glenamuck Road North, Carrickmines, Dublin 18.		
CLIENT: MORAN PARK HOMEBUILDERS		
DRG. TITLE: BLOCK B FF PART V	DATE: FEB. '22	SIZE: A1
BY: RORY KISSANE	SCALE: 1:200	DRG. NO.: 2102 PV105B

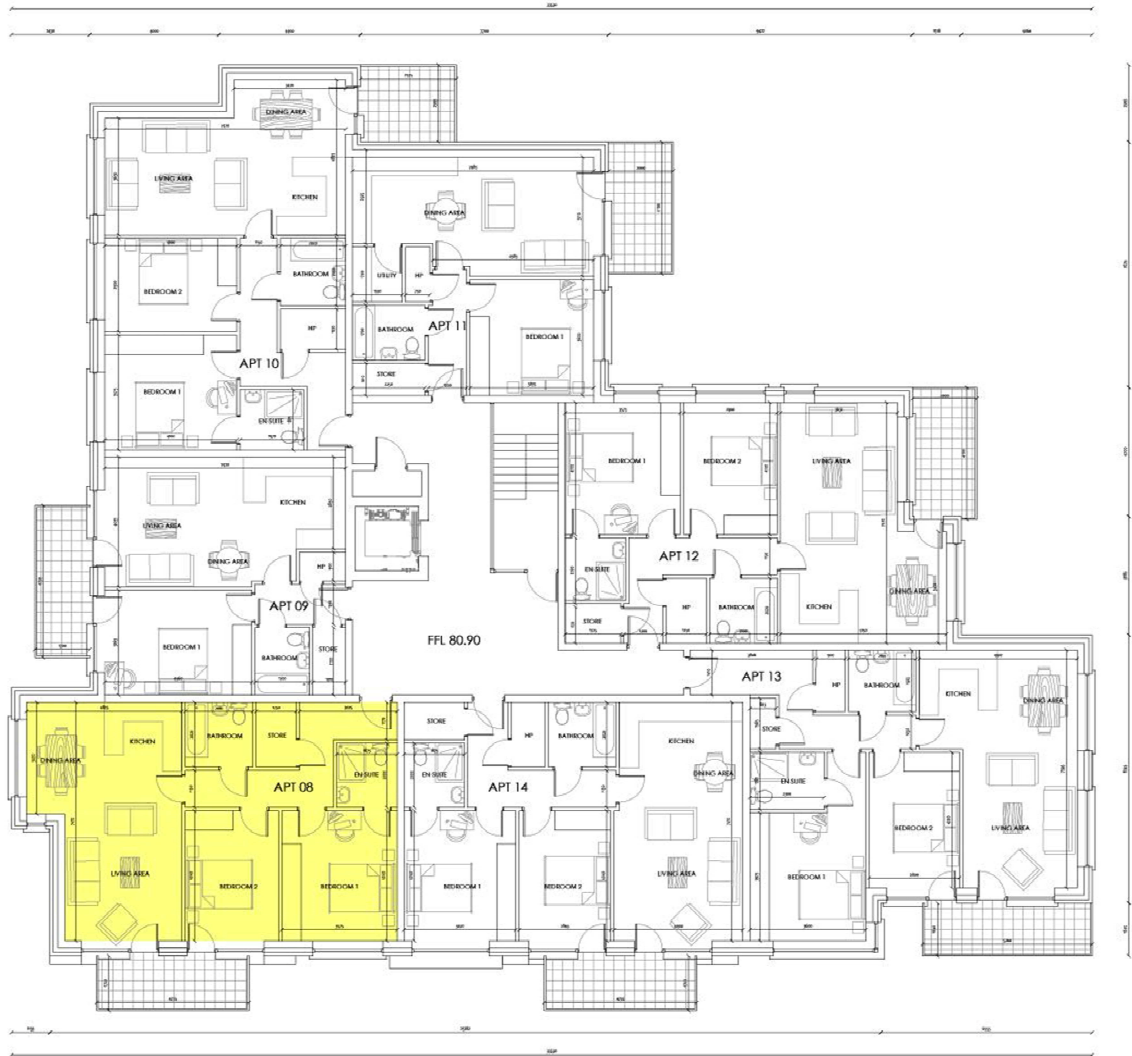








BLOCK C  
GROUND FLOOR PLAN



BLOCK C  
FIRST FLOOR PLAN

MARK	DATE	BY	REVISION

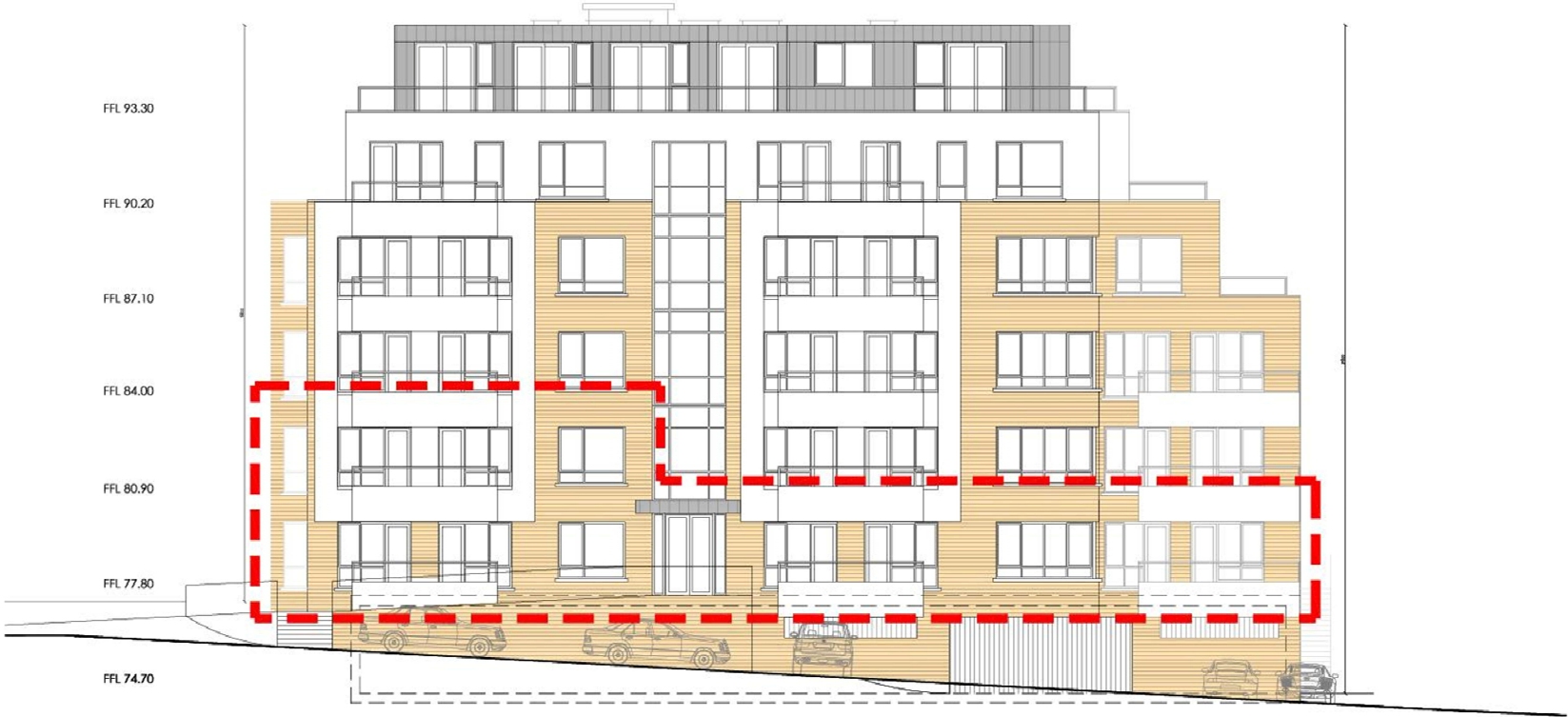


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PROJECT: Strategic Housing Development at Glenamuck Road North, Carrickmines, Dublin 18.		
CLIENT: MORAN PARK HOMEBUILDERS		
DRG. TITLE: BLOCK C GF & FF PART V	DATE: FEB. '22	SIZE: A1
BY: RORY KISSANE	SCALE: 1:200	DRG. NO.: 2102 PV108B





BLOCK C  
WEST ELEVATION



BLOCK C  
NORTH ELEVATION

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E-MAIL: mcgrane@mcgrane.ie  
WEB: mcgraneandpartnersarchitects.com

PROJECT: Strategic Housing Development at Glenamuck Road North, Carrickmines, Dublin 18.		
CLIENT: MORAN PARK HOMEBUILDERS		
DRG. TITLE: BLOCK C ELEV 1 PART V	DATE: FEB. '22	SIZE: A1
BY: RORY KISSANE	SCALE: 1:200	DRG. NO.: 2102 PV109B





Block A	Area (msq)	Apt	Bedrooms	Floor Area(msq)	POS Area(msq)	Storage Area	Part V	Dual	
Ground Floor	627.8	1	2	82.2	8.2	7.0		Y	
		2	2	82.2	14.9	7.0		Y	
		3	1	55.3	8.0	4.1		Y	
		4	1	54.8	7.1	4.7		N	
		5	2	78.2	8.0	7.0		Y	
		6	2	81.1	8.0	7.0		Y	
		7	1	55.9	8.0	6.1		N	489.7

Block B	Area (msq)	Apt	Bedrooms	Floor Area(msq)	POS Area(msq)	Storage Area	Part V	Dual	
Ground Floor	355.5	1	1	54.8	8.2	4.9		N	
		2	1	57.8	10.0	4.8		Y	
First Floor	632.4	3	2	80.4	8.0	7.0		Y	
		4	2	76.3	10.4	7.0		N	
		5	2	77.1	10.6	7.0		Y	
		6	1	54.8	8.2	4.7		N	
		7	1	56.2	8.2	4.8		Y	
		8	2	85.1	8.0	9.2		Y	
		9	2	79.7	8.2	7.0		Y	622.2

Block C	Area (msq)	Apt	Bedrooms	Floor Area(msq)	POS Area(msq)	Storage Area	Part V	Dual	
Ground Floor	598.5	1	2	80.5	8.1	7.0		Y	
		2	1	55.3	8.1	4.7		N	
		3	2	81.1	8.1	8.3		N	
		4	1	55.5	8.1	7.5		N	
		5	2	82.3	8.1	7.3		Y	
		6	2	83.6	10.7	7.1		Y	
		7	1	54.8	8.1	4.7		N	
First Floor	598.5	8	2	80.5	8.1	7.0		Y	573.6



Mr Aiden Conroy  
Housing Department  
Dun Laoghaire Rathdown County Council  
By e-mail to: aidenconroy@dlrcoco.ie

28<sup>th</sup> Feb., 2022

**Re: Part V obligations relating to forthcoming planning application  
for lands at Glenamuck Road North**

Dear Aiden,

Further to our correspondence last June regarding our proposed development at our lands at Glenamuck Road North opposite Carrickmines Croquet & Lawn Tennis Club we are writing to you setting out our proposal on how we may satisfy our Part V obligations if planning is achieved as per our application soon to be lodged, for 118 apartments. It is our intention to discharge our Part V obligations from the options available under legislation, **e.g. by providing finished housing:**

**1. for sale or lease, on-site to an approved housing body**

- We would build 10 no. 1 bed apartments and 14 no. 2 bed apartments
- The indicative costs of these 24 units are €10,310,562 which averages at an estimated €429,607 per apartment; costings will be updated at time of an implementable permission
- The above costs exclude recurring annual management fees
- The above costs exclude DPV which is calculated on planning achieved

As per your request, the methodology for the above estimated costs on a M2 basis is:

a. Construction costs	4,106
b. Development costs	963
c. Profit on costs	307
d. Land cost	5
e. VAT	727
Total estimated cost	6,108

or

**2. for sale off-site**

- We would source existing housing, either new or second hand, suitable to DLRCC
- The housing would be on any lands in the same General Electorate Area as our site but failing this, in any other land in the functional area of DLRCC
- We would fund the purchase of the housing to a maximum amount equivalent to the 10% uplift from the Existing Use Value (EMV) to the Development Potential Value (DPV), with any shortfall in the purchase price being made up by DLRCC

Directors: P J Moran, J Moran and A Moran. VAT Registration No. 321277JH. Company Registration No. 532798

- Transfer of ownership would be from the existing housing owner to the ownership of DLRCC (or persons nominated by DLRCC)

We look forward to receiving a Part V Validation letter which we can submit as part of our planning application.

Thank you again for your help in this matter.

Kind Regards,

*Sent by e-mail and accordingly bears no signature*

John Moran

Director



NAME OF DEVELOPMENT :		Lands at Glenamuck Road North		Planning Reg Reference		-
<b>NETT FLOOR AREA RESIDENTIAL ELEMENT; Part V 10% requirement</b> <b>TOTAL NO OF UNITS IN DEVELOPMENT</b>						
	9,266.00	100%	9,266.00			
	926.60	m2				
	120.00	nr	Total			
No of 1 BED Apts	32.00	No of 1 BED Duplex	-	No of 1 BED Houses	-	
No of 2 BED Apts	78.00	No of 2 BED Duplex	-	No of 2 BED Houses	-	
No of 3 BED Apts	10.00	No of 3 BED Duplex	-	No of 3 BED Houses	-	
Other	-	No of 4 BED Duplex		No of 4 BED Houses	1.00	
<b>INDICATIVE COSTS</b>		<b>TOTAL INDICATIVE COST</b>		<b>Indicative Cost per Sq m</b>		
CONSTRUCTION COSTS (Apartment costs)		26,778,740		2,890.00		
CONSTRUCTION COSTS (Common Area)		5,676,538		612.62		
CONSTRUCTION COSTS (External / Site Infrastructure Works)		1,442,744		155.70		
CONSTRUCTION COSTS (Car parking)		3,050,000		329.16		
CONSTRUCTION COSTS (Rock in Basement)		250,000		30.41		
CONSTRUCTION COSTS (Contractor's profit - 7.5%)		2,789,852		175.32		
<b>ATTRIBUTABLE COSTS</b>						
DESIGN FEES (8% OF CONSTRUCTION COSTS)		2,975,842		294.53		
PLANNING COMMENCEMENT FEES		7,800		0.84		
FIRE CERTIFICATE FEES		24,504		1.32		
LUAS CONTRIBUTION		375,000		40.47		
ARCHAEOLOGICAL FEES		-		0.00		
LEGAL FEES		1%	371,980	294.53		
HOMEBOND		108,000		11.66		
SITE SURVEYS		10,000		1.08		
UTILITY & CONNECTION CHARGES		960,000		103.60		
FINANCING COSTS		3,837,861		414.19		
<b>SUB TOTAL</b>		<b>48,658,861</b>		<b>5,473.91</b>		
SITE COST - EUV		50,000		5.40		
VAT @13.5%		6,575,696				
<b>TOTAL</b>		<b>55,284,557</b>				
COST PER M2 EXCLUSIVE OF VAT				5,256.73		
ATTRIBUTABLE COSTS TOTAL EX VAT		8,670,987		935.79		
		DPV	-	Total local authority realises a net monetary value		
		EUV (Green Field Site)	50,000	-		5,038.85
			-	50,000		
			-	5,000		
		PG @10%	-			
		DPV/m2	-			
		EUV/m2	5.40			
		Net uplift/m2	-	5.40		Net monetary value per m2



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. A96 K6C9  
T: 01 205 4700 F: 01 280 6969 www.dlrcoco.ie

Housing Department  
An Rannóg Tithíochta  
**Aiden Conroy**  
**Administrative Officer**  
Level 2, County Hall,  
Marine Road,  
Dún Laoghaire,  
Co. Dublin  
DD Tel: 01 2047936  
email: aidenconroy@dlrcoco.ie

John Moran,  
Moran Park Homebuilders Ltd.  
19 Fitzwilliam Square,  
Dublin 2,  
D02 CD40

1<sup>st</sup> March 2022

**Re: Proposed Development at Glenamuck Road North, Carrickmines, Dublin 18; Moran Park Homebuilders Ltd.**

Dear Sirs,

I refer to your proposed development at Glenamuck Road North, Carrickmines, Dublin 18, involving the construction of 118 residential units and refer particularly to your proposal, as follows, for compliance with the requirements of Part V of the Planning and Development Act, 2000 as amended:

- Build and transfer to the Council, or such Approved Housing Body nominated by the Council, 24 units on-site for social and affordable housing, comprising 10 x one-bedroom, 14 x two- bedroom units.
- Total *indicative* cost of the 24 units is assessed at €10,310,562 inclusive of VAT. This is calculated in accordance with agreed methodology and subject to the provisions of Section 96 of the Planning and Development Act, 2000 as amended.
- Average indicative unit cost is €429,607.

While the unit costs exceed the Council's approved acquisition cost threshold, it is acknowledged that the stated costs are *estimated*, as actual costs cannot be quantified at this preliminary stage. As such, I wish to confirm that this proposal 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 should be noted that acceptance of this proposal in no way contractually binds the Council or its agents to acquire the stated units, or such other units, or to acquire them at the stated prices, 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 construction/development costs. 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*  
Aiden Conroy  
Administrative Officer