

RESIDENTIAL DEVELOPMENT AT THE GRANGE,
STILLORGAN, DUBLIN | PART V REPORT

02ND OF SEPTEMBER 2019

KW PRS ICAV ACTING FOR AND ON BEHALF OF ITS
SUB-FUND KW PRS FUND 10

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Project: The Grange
Location: Stillorgan, Dublin
Client: KW PRS ICAV acting for and on behalf of its sub-fund KW PRS Fund 10
Doc. Title: Part V Report
Doc. No.: 1818-OMP-XX-XX-PP-A-XX-90036

Proj. No.: 1818
Proj. Lead: CK
Created by: SV
Doc. Purpose: S4
Revision: 1 (02-09-2019)

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O'Mahony Pike Architects Ltd. Registered in Ireland | Reg. No. 187129 VAT Reg. No. IE6587129J

Applicant:
Kennedy Wilson



Project Manager:
Lafferty Project Managers



Project Architect:
O'Mahony Pike Architects



Planning Consultant:
Brock McClure Planning & Development Consultants



Civil & Structural Engineers:
Waterman Moylan Engineering Consultants



Mechanical & Electrical Engineers:
O'Connor Sutton Cronin Consulting Engineers



Landscape Architect:
Mitchell & Associates



Arboricultural Consultant:
The Tree File



Ecologist:
Scott Cawley



Sunlight & Daylight Consultant:
ARC Architectural Consultants



Fire Safety Consultant:
Jeremy Gardner Associates



Quantity Surveyor:
KSN Construction Consultants



Waste and Noise Consultant:
AWN Consulting Ltd



Wind Consultant:
B-Fluid LTD



PART V PROPOSAL

INTRODUCTION

Please note that the content of this proposal is purely indicative and is intended to provide a reasonable estimate of the costs and values of the units based on construction costs and values prevailing at the time of the application. Please also note that the information set out herewith is purely for the purposes of facilitating the making of a valid planning application and will ultimately be subject to possible amendment and formal agreement with the Local Authority. The financial data contained herein is provided to the level of detail commensurate with this stage of the Part V process having regard to Circular Letter 10/2015 and should be read as being indicative as a result.

We note under the Amendment to the Act and its accompanying Regulations that the ultimate agreement with regard to Part V is dependent a) upon receipt of a final grant of permission and b) upon a site value at the time the Permission is granted; neither of which can be available at this time.

The above is obviously subject to change depending upon the nature of any final grant of permission, including Conditions and the assessment by the Housing Authority of the ultimate proposal. Final costs will be based on site value at the time the Permission is granted.

Finally, we would wish to highlight that the above information is being provided on a wholly without prejudice basis in order to comply with the Planning & Development Regulations in force at this time. The final details of any agreement with the Local Authority regarding compliance with Part V, including agreements on costs will not be arrived at until after planning permission has been secured as is provided for under the Planning & Development Act 2000, as amended.



PART V PROPOSAL

SCHEDULE OF ACCOMMODATION &

PART V COSTS

Part V Schedule of Accommodation

BLOCK N	STUDIO	1 BED APT	2 BED	Total	Dual Aspect	%
Level 00	0	0	0	0	0	
Level 01	3	0	3	6	4	66.7%
Level 02	2	0	4	6	4	66.7%
Level 03	2	0	4	6	4	66.7%
Level 04	2	0	4	6	4	66.7%
Level 05	2	0	3	5	3	60.0%
Level 06	0	0	0	0	0	0.0%
Level 07	0	0	0	0	0	0.0%
TOTAL	11	0	18	29	19	65.5%

PART V NO. APTS	29
% PROVISION OF TOTAL	10%

Part V Schedule of Areas

NIA AREAS	Residential	
	m ²	ft ²
Level 00	0	0.0
Level 01	370.6	3989.1
Level 02	422.7	4549.9
Level 03	422.4	4546.7
Level 04	422.4	4546.7
Level 05	337.4	3631.7
Level 06	0	0.0
Level 07	0	0.0
TOTAL	1975.5	21264.1

Part V Costs

UNIT TYPE	STUDIO APARTMENT	2 BED APARTMENT
Size (m ²) - Average	37.8m ²	86.2m ²
Construction Cost	€175,000	€365,000
Development Cost	€36,000	€74,000
Profit on Cost	€33,000	€69,000
Land Cost (estimated existing use value/268hr)	€6,000	€14,000
VAT @ 13.5%	€25,000	€52,000
VAT @ 23%	€5,000	€9,000
TOTAL ESTIMATED COST	€280,000	€583,000

PART V PROPOSAL

SITE PLAN & LEVELS



Site Plan - Part V Units

- Application site outlined in red
- Location of Part V units

Revision Description	Date	Rev. No.	Issued by
Issued for SHD Submission	02-09-2019	5	SK
Issued for review	16-08-2019	4	SK
Issued for review	29-07-2019	3	SK
Issued for submission	05-04-2019	2	AB
First Issue	20-03-2019	1	AB

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Project No.: 1818 | Scale @ A3: 1:1000
 Project Lead: CK | Date Printed: 02-09-2019
 Drawn By: SK | Current Rev.: 5
 Model No.: 1818-OMP-00-00-DR-A-XX-11030
 Purpose: S4

Project: The Grange
 Location: Dublin
 Client: KW PRS ICAV Acting For And On Behalf Of Its Sub-Fund KW PRS Fund 10

Drawing Title: Site Plan - Part V Units
 Drawing No.: 1818-OMP-00-00-DR-A-XX-11030



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Suitability - Checked By - Date



Leopardstown Oak Parks

Blocks N & P Level 01 Plan - Part V Units

Extent of site in applicant's ownership
 Indicative Part V units

Revision Description	Date	Rev. No.	Issued by
Issued for SHD submission	02-09-2019	8	SK
Issued for review	16-08-2019	7	SK
Issued for review	29-07-2019	6	SK
General amendments to layouts	04-07-2019	5	SV
Issued for submission	05-04-2019	4	AB
Issued for comment	26-03-2019	3	AB
Issued for comment	20-03-2019	2	AB
First Issue	13-03-2019	1	AB

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Project: The Grange
Location: Dublin
Client: KW PRS ICAV Acting For And On Behalf Of Its Sub-fund KW PRS Fund 10

Project No.: 1818
Project Lead: CK
Drawn By: SK
Model No.: 1818-OMP-NP-01-DR-A-XX-11031
Purpose: S4

Scale @ A1: 1:200
Date Printed: 02-09-2019
Current Rev.: 8

Drawing Title: Blocks N & P Level 01 Plan - Part V Units
Drawing No.: 1818-OMP-NP-01-DR-A-XX-11031

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Submittal - Checked By: Date



Blocks N & P Level 02 Plan - Part V Units

Extent of site in applicant's ownership



Indicative Part V units



Leopardstown Oak Parks

Revision Description	Date	Rev. No.	Issued by
Issued for SHD submission	02-09-2019	7	SK
Issued for review	16-08-2019	6	SK
Issued for review	29-07-2019	5	SK
Issued for assessment	12-07-2019	4	SK
Issued for submission	05-04-2019	3	AB
Issued for comment	20-03-2019	2	AB
First Issue	13-03-2019	1	AB



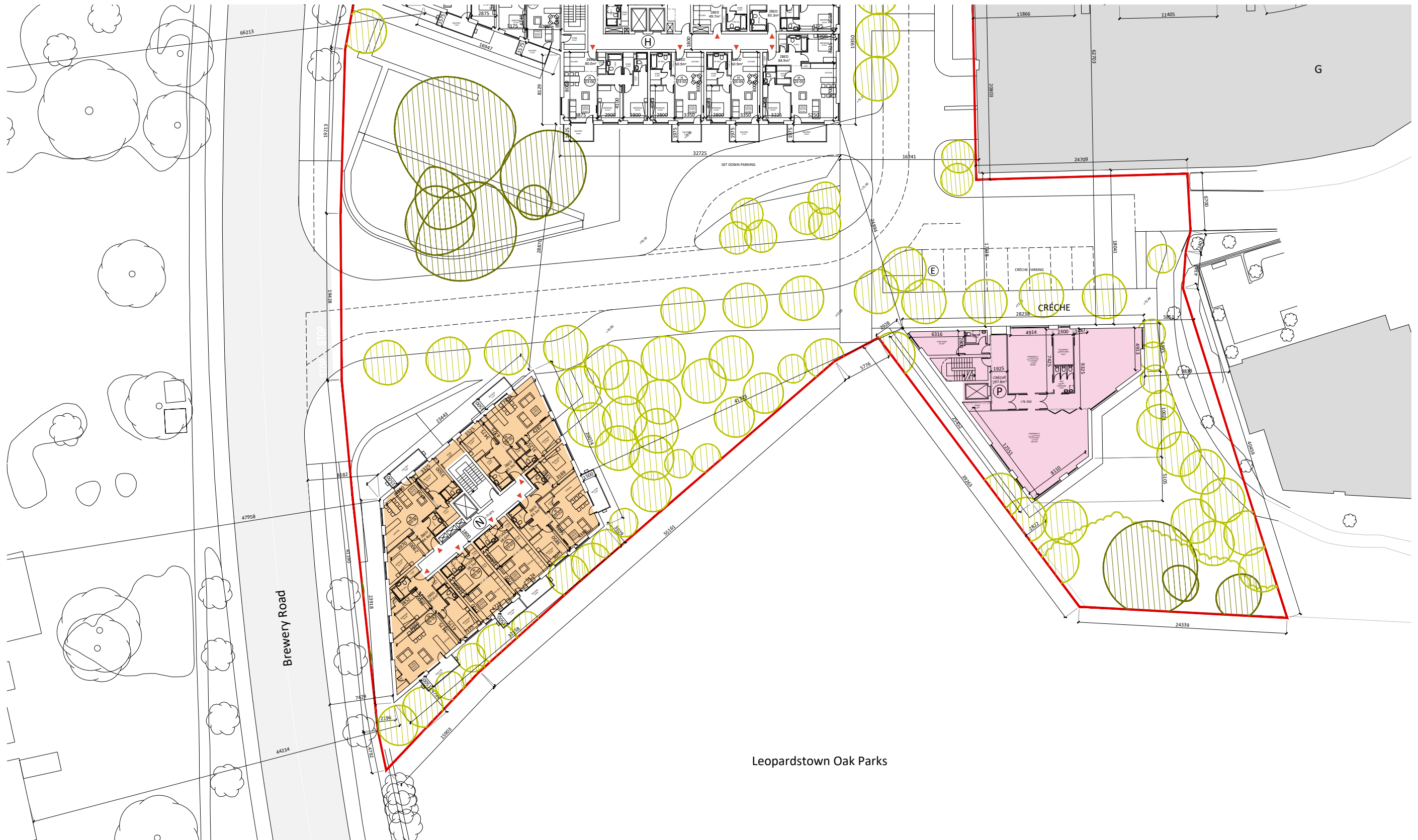
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Project: The Grange
Location: Dublin
Client: KW PRS ICAV Acting For And On Behalf Of Its Sub-fund KW PRS Fund 10

Project No.: 1818
Project Lead: CK
Drawn By: SK
Model No.: 1818-OMP-NP-02-DR-A-XX-11032
Scale @ A1: 1:200
Date Printed: 02-09-2019
Current Rev.: 7
Purpose: S4

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Drawing Title: Blocks N & P Level 02 Plan - Part V Units
Drawing No.: 1818-OMP-NP-02-DR-A-XX-11032



Leopardstown Oak Parks

Blocks N & P Level 03 Plan - Part V Units

Extent of site in applicant's ownership



Indicative Part V units



Revision Description	Date	Rev. No.	Issued by
Issued for SHD submission	02-09-2019	7	SK
Issued for review	16-08-2019	6	SK
Issued for review	29-07-2019	5	SK
Issued for assessment	12-07-2019	4	SK
Issued for submission	05-04-2019	3	AB
Issued for comment	20-03-2019	2	AB
First Issue	13-03-2019	1	AB



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Project: The Grange
Location: Dublin
Client: KW PRS ICAV Acting For And On Behalf Of Its Sub-fund KW PRS Fund 10

Project No.: 1818
Project Lead: CK
Scale @ A1: 1:200
Date Printed: 02-09-2019
Drawn By: SK
Current Rev.: 7
Model No.: 1818-OMP-NP-03-DR-A-XX-11033
Purpose: S4

Drawing Title: Blocks N & P Level 03 Plan - Part V Units
Drawing No.: 1818-OMP-NP-03-DR-A-XX-11033

Suitability Checked By: Date



Leopardstown Oak Parks

Blocks N & P Level 04 Plan - Part V Units

Extent of site in applicant's ownership



Indicative Part V units



Revision Description	Date	Rev. No.	Issued by
Issued for SHD submission	02-09-2019	7	SK
Issued for review	16-08-2019	6	SK
Issued for review	29-07-2019	5	SK
Issued for assessment	12-07-2019	4	SK
Issued for submission	05-04-2019	3	AB
Issued for comment	20-03-2019	2	AB
First Issue	13-03-2019	1	AB

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Project: The Grange
Location: Dublin
Client: KW PRS ICAV Acting For And On Behalf Of Its Sub-fund KW PRS Fund 10

Project No.: 1818
Project Lead: CK
Drawn By: SK
Model No.: 1818-OMP-NP-04-DR-A-XX-11034
Purpose: S4

Drawing Title: Blocks N & P Level 04 Plan - Part V Units
Drawing No.: 1818-OMP-NP-04-DR-A-XX-11034

Suitability Checked By: Date



Leopardstown Oak Parks

Blocks N & P Level 05 Plan - Part V Units

Extent of site in applicant's ownership
 Indicative Part V units

Revision Description	Date	Rev. No.	Issued by
Issued for SHD submission	02-09-2019	7	SK
Issued for review	16-08-2019	6	SK
Issued for review	29-07-2019	5	SK
Issued for assessment	12-07-2019	4	SK
Issued for submission	05-04-2019	3	AB
Issued for comment	20-03-2019	2	AB
First Issue	13-03-2019	1	AB

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Project: The Grange
Location: Dublin
Client: KW PRS ICAV Acting For And On Behalf Of Its Sub-fund KW PRS Fund 10

Project No.: 1818
Project Lead: CK
Drawn By: SK
Model No.: 1818-OMP-NP-05-DR-A-XX-11035
Purpose: S4
Scale @ A1: 1:200
Date Printed: 02-09-2019
Current Rev.: 7

Drawing Title: Blocks N & P Level 05 Plan - Part V Units
Drawing No.: 1818-OMP-NP-05-DR-A-XX-11035

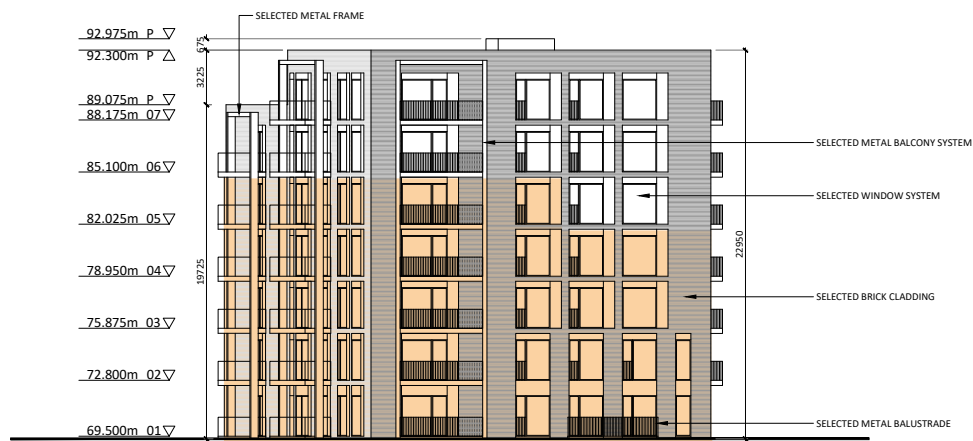
Suitability Checked By: Date



Elevation AA



Elevation BB



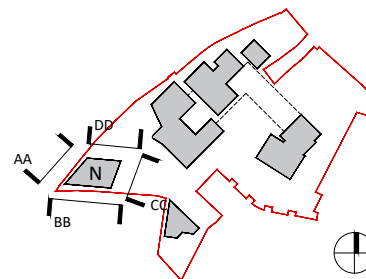
Elevation CC



Elevation DD

Block N Elevations - Part V Units

Indicative Part V units



Revision Description	Date	Rev. No.	Issued by
Issued for SHD submission	02-09-2019	5	SK
Issued for review	16-08-2019	4	SK
Issued for review	29-07-2019	3	SK
Issued for submission	05-04-2019	2	AB
First Issue	21-03-2019	1	AB

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Project No.: 1818
 Project Lead: CK
 Drawn By: SK
 Model No.: 1818-OMP-N0-ZZ-DR-A-XX-21030
 Purpose: S4

Scale @ A1: 1:200
 Date Printed: 02-09-2019
 Current Rev.: 5

Project: The Grange KW
 Location: Dublin
 Client: KW PRS ICAV Acting For And On Behalf Of Its Sub-fund KW PRS Fund 10

Drawing Title: Block N Elevations - Part V Units
 Drawing No.: 1818-OMP-N0-ZZ-DR-A-XX-21030

Submittal Checked By: Date