



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Housing & Community Services,
Block 1, Floor 3,
Civic Offices, Wood Quay, Dublin 8

Seirbhísí Tithíochta agus Pobal
Bloc 1, Urlár 3
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8
T. 01 222 2458 E: Natasha.satell@dublincity.ie

Marlet Property Group
7th Floor
College House
Townsend Street
Dublin 2

11th September 2019

Part V Ref: 709

Re : Saint Paul's, Sybil Hill, Raheny Dublin 5.

Applicant: Crekav Trading GP Limited.

Agent: Marlet

Validation Letter – Part V

Dear Sir / Madam,

Marlet intends to lodge a planning application on behalf of their client Crekav Trading GP Limited to develop a site located at Saint Paul's, Sybil Hill, Raheny, Dublin 5.

This application is for 657 residential units and associated facilities. Marlet has engaged in Part V discussions on behalf of Crekav Trading GP Limited with Dublin City Council and an agreement in principal to comply with their Part V requirement has been reached.

Dublin City Councils preferred option is to acquire units **on site** and is bound by the planning permissions granted. Therefore Dublin City Council can only agree in respect of the actual permitted development.

I would be obliged if you could validate this planning application.

If you have any further queries regarding this application, please contact me on 01 - 222 2458.

Yours sincerely,

**Natasha Satell
Assistant Staff Officer
Housing Development**

No.	Unit Type	Bedrooms	Description	Floor Area (m2)	Sq ft (Average)	Cost per Sq Ft €	Cost per unit €	Development Costs €	Land Costs €	Profit on Costs	Total Cost Per Unit €	Total Cost Including VAT €
No.1 (Block 1)	APARTMENT	2-BED	2 BED APARTMENT AT10-GF	77.7	836	300	250,985	53,004	2,948	30,399	337,336	382,876
No.2 (Block 1)	APARTMENT	2-BED	2 BED APARTMENT AT10-GF	77.7	836	300	250,985	53,004	2,948	30,399	337,336	382,876
No.3 (Block 1)	APARTMENT	2-BED	2 BED APARTMENT AT10-GF	77.7	836	300	250,985	53,004	2,948	30,399	337,336	382,876
No.4 (Block 1)	APARTMENT	1-BED	1 BED APARTMENT AT06-GF	50.7	546	300	163,770	34,586	1,923	19,836	220,115	249,831
No.5 (Block 1)	APARTMENT	1-BED	1 BED APARTMENT AT06-GF	50.7	546	300	163,770	34,586	1,923	19,836	220,115	249,831
No.6 (Block 1)	APARTMENT	2-BED	2 BED APARTMENT AT10-GF	77.7	836	300	250,985	53,004	2,948	30,399	337,336	382,876
No.7 (Block 1)	APARTMENT	2-BED	2 BED APARTMENT AT10-GF	77.7	836	300	250,985	53,004	2,948	30,399	337,336	382,876
No.8 (Block 1)	APARTMENT	2-BED	2 BED APARTMENT AT10-GF	77.7	836	300	250,985	53,004	2,948	30,399	337,336	382,876
No.9 (Block 1)	APARTMENT	2-BED	2 BED APARTMENT AT10-GF	77.7	836	300	250,985	53,004	2,948	30,399	337,336	382,876
No.10 (Block 1)	APARTMENT	2-BED	2 BED APARTMENT AT10-GF	77.7	836	300	250,985	53,004	2,948	30,399	337,336	382,876
No.11 (Block 1)	APARTMENT	2-BED	2 BED APARTMENT AT10-GF	77.7	836	300	250,985	53,004	2,948	30,399	337,336	382,876
No.12 (Block 1)	APARTMENT	1-BED	1 BED APARTMENT AT06-GF	50.7	546	300	163,770	34,586	1,923	19,836	220,115	249,831
No.13 (Block 1)	APARTMENT	1-BED	1 BED APARTMENT AT06-GF	50.7	546	300	163,770	34,586	1,923	19,836	220,115	249,831
No.14 (Block 1)	APARTMENT	2-BED	2 BED APARTMENT AT10-GF	77.7	836	300	250,985	53,004	2,948	30,399	337,336	382,876
No.15 (Block 1)	APARTMENT	1-BED	1 BED APARTMENT AT06-GF	50.7	546	300	163,770	34,586	1,923	19,836	220,115	249,831
No.16 (Block 1)	APARTMENT	2-BED	2 BED APARTMENT AT10-GF	77.7	836	300	250,985	53,004	2,948	30,399	337,336	382,876
No.17 (Block 1)	APARTMENT	2-BED	2 BED APARTMENT AT10-GF	77.7	836	300	250,985	53,004	2,948	30,399	337,336	382,876
No.18 (Block 1)	APARTMENT	1-BED	1 BED APARTMENT AT06-GF	50.7	546	300	163,770	34,586	1,923	19,836	220,115	249,831
No.207 (Block 3)	APARTMENT	3-BED	3 BED APARTMENT AT11-GF	105.2	1,132	300	339,815	71,764	3,991	41,158	456,728	518,386
No.208 (Block 3)	APARTMENT	2-BED	2 BED APARTMENT AT02a-GF	78	840	300	251,954	53,209	2,959	30,516	338,638	384,355
No.209 (Block 3)	APARTMENT	2-BED	2 BED APARTMENT AT03a-GF	83.7	901	300	270,366	57,097	3,175	32,746	363,385	412,442
No.210 (Block 3)	APARTMENT	2-BED	2 BED APARTMENT AT03a-GF	83.7	901	300	270,366	57,097	3,175	32,746	363,385	412,442
No.211 (Block 3)	APARTMENT	2-BED	2 BED APARTMENT AT01-GF	82.3	886	300	265,844	56,142	3,122	32,199	357,307	405,543
No.212 (Block 3)	APARTMENT	3-BED	3 BED APARTMENT AT04-GF	99.4	1,070	300	321,080	67,807	3,771	38,889	431,547	489,806
No.213 (Block 3)	APARTMENT	1-BED	1 BED APARTMENT AT05a-GF	53.4	575	300	172,492	36,428	2,026	20,892	231,837	263,135
No.214 (Block 3)	APARTMENT	1-BED	1 BED APARTMENT AT06-01	50.7	546	300	163,770	34,586	1,923	19,836	220,115	249,831
No.215 (Block 3)	APARTMENT	2-BED	2 BED APARTMENT AT01-01	82.3	886	300	265,844	56,142	3,122	32,199	357,307	405,543
No.216 (Block 3)	APARTMENT	2-BED	2 BED APARTMENT AT02-01	78	840	300	251,954	53,209	2,959	30,516	338,638	384,355
No.217 (Block 3)	APARTMENT	2-BED	2 BED APARTMENT AT03-01	80.4	865	300	259,706	54,846	3,050	31,455	349,058	396,181
No.218 (Block 3)	APARTMENT	2-BED	2 BED APARTMENT AT03-01	80.4	865	300	259,706	54,846	3,050	31,455	349,058	396,181
No.219 (Block 3)	APARTMENT	2-BED	2 BED APARTMENT AT01-01	82.3	886	300	265,844	56,142	3,122	32,199	357,307	405,543
No.220 (Block 3)	APARTMENT	3-BED	3 BED APARTMENT AT04-01	99.4	1,070	300	321,080	67,807	3,771	38,889	431,547	489,806
No.221 (Block 3)	APARTMENT	1-BED	1 BED APARTMENT AT05-01	49.5	533	300	159,894	33,767	1,878	19,366	214,905	243,917
No.222 (Block 3)	APARTMENT	1-BED	1 BED APARTMENT AT06-02	50.7	546	300	163,770	34,586	1,923	19,836	220,115	249,831
No.223 (Block 3)	APARTMENT	2-BED	2 BED APARTMENT AT01-02	82.3	886	300	265,844	56,142	3,122	32,199	357,307	405,543
No.224 (Block 3)	APARTMENT	2-BED	2 BED APARTMENT AT02-02	78	840	300	251,954	53,209	2,959	30,516	338,638	384,355
No.225 (Block 3)	APARTMENT	2-BED	2 BED APARTMENT AT03-02	80.4	865	300	259,706	54,846	3,050	31,455	349,058	396,181
No.226 (Block 3)	APARTMENT	2-BED	2 BED APARTMENT AT03-02	80.4	865	300	259,706	54,846	3,050	31,455	349,058	396,181
No.227 (Block 3)	APARTMENT	2-BED	2 BED APARTMENT AT01-02	82.3	886	300	265,844	56,142	3,122	32,199	357,307	405,543
No.228 (Block 3)	APARTMENT	3-BED	3 BED APARTMENT AT04-02	99.4	1,070	300	321,080	67,807	3,771	38,889	431,547	489,806
No.229 (Block 3)	APARTMENT	1-BED	1 BED APARTMENT AT05-02	49.5	533	300	159,894	33,767	1,878	19,366	214,905	243,917
No.230 (Block 3)	APARTMENT	1-BED	1 BED APARTMENT AT06-03	50.7	546	300	163,770	34,586	1,923	19,836	220,115	249,831
No.231 (Block 3)	APARTMENT	2-BED	2 BED APARTMENT AT01-03	82.3	886	300	265,844	56,142	3,122	32,199	357,307	405,543
No.341 (Block 5)	APARTMENT	3-BED	3 BED APARTMENT AT11-GF	105.2	1,132	300	339,815	71,764	3,991	41,158	456,728	518,386
No.342 (Block 5)	APARTMENT	2-BED	2 BED APARTMENT AT02a-GF	78	840	300	251,954	53,209	2,959	30,516	338,638	384,355
No.343 (Block 5)	APARTMENT	2-BED	2 BED APARTMENT AT03a-GF	83.7	901	300	270,366	57,097	3,175	32,746	363,385	412,442
No.344 (Block 5)	APARTMENT	2-BED	2 BED APARTMENT AT03a-GF	83.7	901	300	270,366	57,097	3,175	32,746	363,385	412,442
No.345 (Block 5)	APARTMENT	2-BED	2 BED APARTMENT AT01-GF	82.3	886	300	265,844	56,142	3,122	32,199	357,307	405,543
No.346 (Block 5)	APARTMENT	3-BED	3 BED APARTMENT AT04-GF	99.4	1,070	300	321,080	67,807	3,771	38,889	431,547	489,806
No.347 (Block 5)	APARTMENT	1-BED	1 BED APARTMENT AT05a-GF	53.4	575	300	172,492	36,428	2,026	20,892	231,837	263,135
No.348 (Block 5)	APARTMENT	1-BED	1 BED APARTMENT AT06-01	50.7	546	300	163,770	34,586	1,923	19,836	220,115	249,831
No.349 (Block 5)	APARTMENT	2-BED	2 BED APARTMENT AT01-01	82.3	886	300	265,844	56,142	3,122	32,199	357,307	405,543
No.350 (Block 5)	APARTMENT	2-BED	2 BED APARTMENT AT02-01	78	840	300	251,954	53,209	2,959	30,516	338,638	384,355
No.351 (Block 5)	APARTMENT	2-BED	2 BED APARTMENT AT03-01	80.4	865	300	259,706	54,846	3,050	31,455	349,058	396,181
No.352 (Block 5)	APARTMENT	2-BED	2 BED APARTMENT AT03-01	80.4	865	300	259,706	54,846	3,050	31,455	349,058	396,181
No.353 (Block 5)	APARTMENT	2-BED	2 BED APARTMENT AT01-01	82.3	886	300	265,844	56,142	3,122	32,199	357,307	405,543
No.354 (Block 5)	APARTMENT	3-BED	3 BED APARTMENT AT04-01	99.4	1,070	300	321,080	67,807	3,771	38,889	431,547	489,806
No.355 (Block 5)	APARTMENT	1-BED	1 BED APARTMENT AT05-01	49.5	533	300	159,894	33,767	1,878	19,366	214,905	243,917
No.356 (Block 5)	APARTMENT	1-BED	1 BED APARTMENT AT06-02	50.7	546	300	163,770	34,586	1,923	19,836	220,115	249,831
No.357 (Block 5)	APARTMENT	2-BED	2 BED APARTMENT AT01-02	82.3	886	300	265,844	56,142	3,122	32,199	357,307	405,543
No.358 (Block 5)	APARTMENT	2-BED	2 BED APARTMENT AT02-02	78	840	300	251,954	53,209	2,959	30,516	338,638	384,355
No.359 (Block 5)	APARTMENT	2-BED	2 BED APARTMENT AT03-02	80.4	865	300	259,706	54,846	3,050	31,455	349,058	396,181
No.360 (Block 5)	APARTMENT	2-BED	2 BED APARTMENT AT03-02	80.4	865	300	259,706	54,846	3,050	31,455	349,058	396,181
No.361 (Block 5)	APARTMENT	2-BED	2 BED APARTMENT AT01-02	82.3	886	300	265,844	56,142	3,122	32,199	357,307	405,543
No.362 (Block 5)	APARTMENT	3-BED	3 BED APARTMENT AT04-02	99.4	1,070	300	321,080	67,807	3,771	38,889	431,547	489,806
No.363 (Block 5)	APARTMENT	1-BED	1 BED APARTMENT AT05-02	49.5	533	300	159,894	33,767	1,878	19,366	214,905	243,917

TOTALS SUMMARY

In the list above we have highlighted in Yellow the Units we would initially propose for Part V. This is indicative at the time and exact units will be determined later in the process following the planning decision.

Unit Type	Quantity	Description	Total Cost (net)	Total Cost (Incl. VAT)	Average Cost Per Unit
Apartment	17	1-Bed	€ 3,744,559.56	€ 4,250,075.10	€ 250,004.42
Apartment	41	2-Bed	€ 14,256,243.75	€ 16,180,836.65	€ 394,654.55
Apartment	8	3-Bed	€ 3,502,736.99	€ 3,975,606.48	€ 496,950.81
	66		€ 21,503,540.30	€ 24,406,518.24	€ 369,795.73

NOTE - Existing Use Value (Land Cost) is estimated only and will be updated when Red Book Valuation is completed



SOCIAL HOUSING REQUIREMENT

REQUIRED:

TOTAL No UNITS = 657 UNITS
10% SOCIAL = 66 UNITS

- 17 No 1 BED UNITS
- 41 No 2 BED UNITS
- 8 No 3 BED UNITS

ALLOCATION OF REQUIRED 67 UNITS

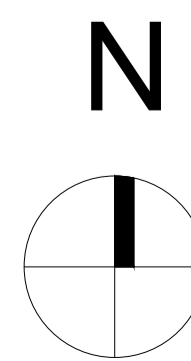
Block	No 1 BED UNITS	No 2 BED UNITS	No 3 BED UNITS	Total
BLOCK 1	6	12	0	18 UNITS
BLOCK 3	6	15	4	25 UNITS
BLOCK 5	5	14	4	23 UNITS

APARTMENT ZONE SITE LAYOUT

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Levels shown from Main Head Datum

RED LINE SHOWS SITE UNDER APPLICATION



Revision Description	Date	Rev. No.	Issued by

omahony pike

Project No.: 1627 Scale @ A1: 1:1000
 Project Lead: -- Date Printed: OCT 2019
 Drawn By: EM Current Rev.:
 Model No.: 1627-OMP-00-00-M2-A-XX-1000
 Purpose: PLANNING

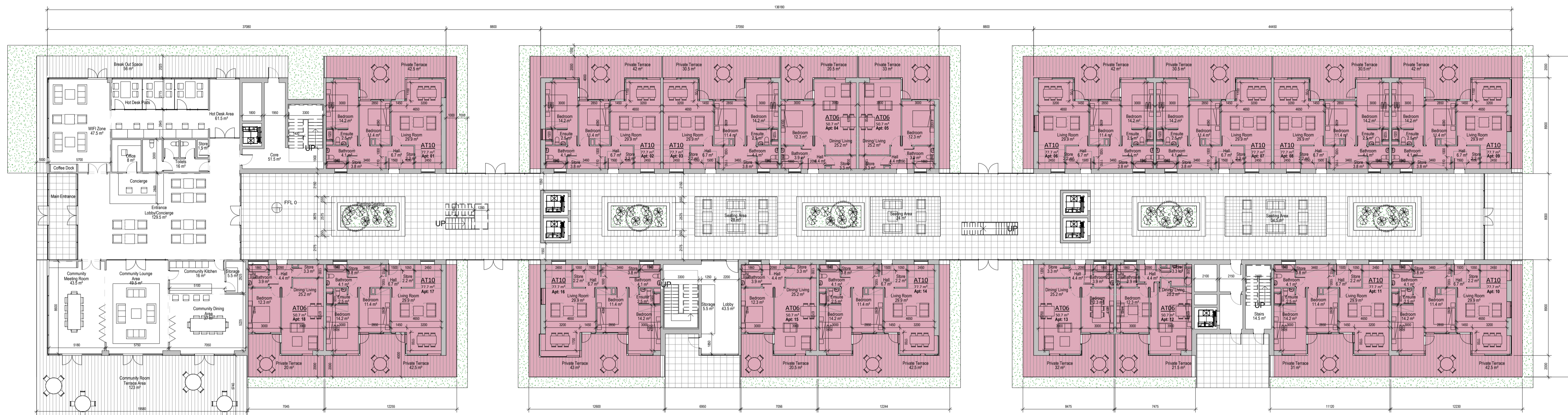
Project: SAINT PAUL'S RESIDENTIAL DEVELOPMENT
 Location: SYBIL HILL ROAD, RAHENY, DUBLIN
 Client: CREKAV TRADING GP LTD

Drawing Title: Proposed Part V Unit Allocation
 Drawing No.: 1627-OMP-00-00-DR-A-XX-11007

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Suitability - Checked By: Date



1 Block 01 - Level 00 Part V
1 : 200

PART V units 18 UNITS
6 No. 1 BED UNITS
12 No. 2 BED UNITS

BLOCK 01 - PART V UNITS

Revision Description	Date	Rev. No.	Issued by

omahony pike

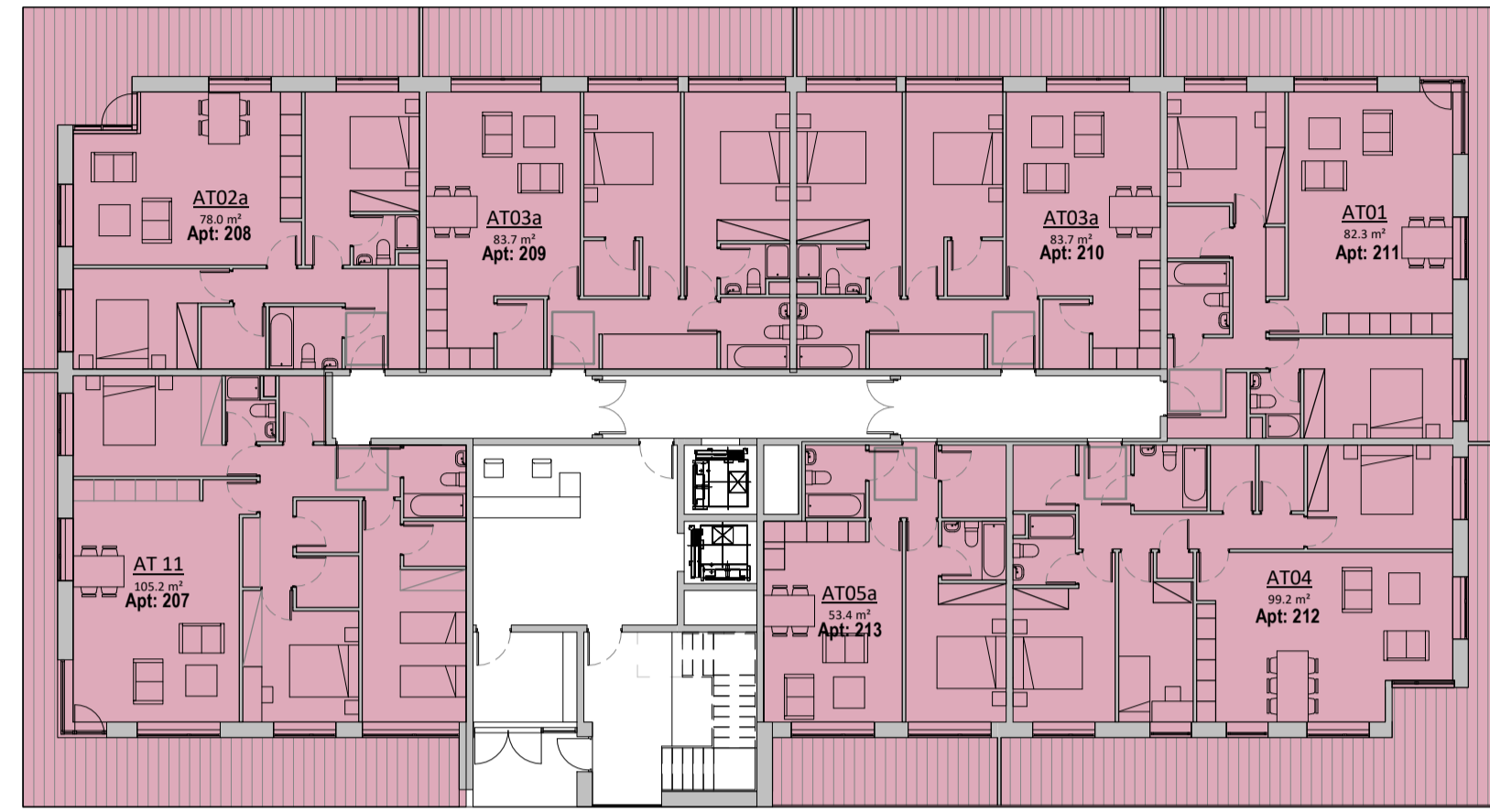
Project No.: 1627 Scale 1 : 200
 Project Lead: JM Date Printed: OCT 2019
 Drawn By: Author Current Rev.:
 Model No.: 1627-OMP-AB01-ZZ-M3-A-XX-00001
 Purpose: Planning

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Project: Saint Paul's Residential Development
 Location: Sybil Hill Road, Raheny, Dublin.
 Client: CREKAV TRADING GP LTD

Drawing Title: BLOCK 01 - PART V UNITS
 Drawing No.: 1627-OMP-AB01-XX-DR-A-XX-18001

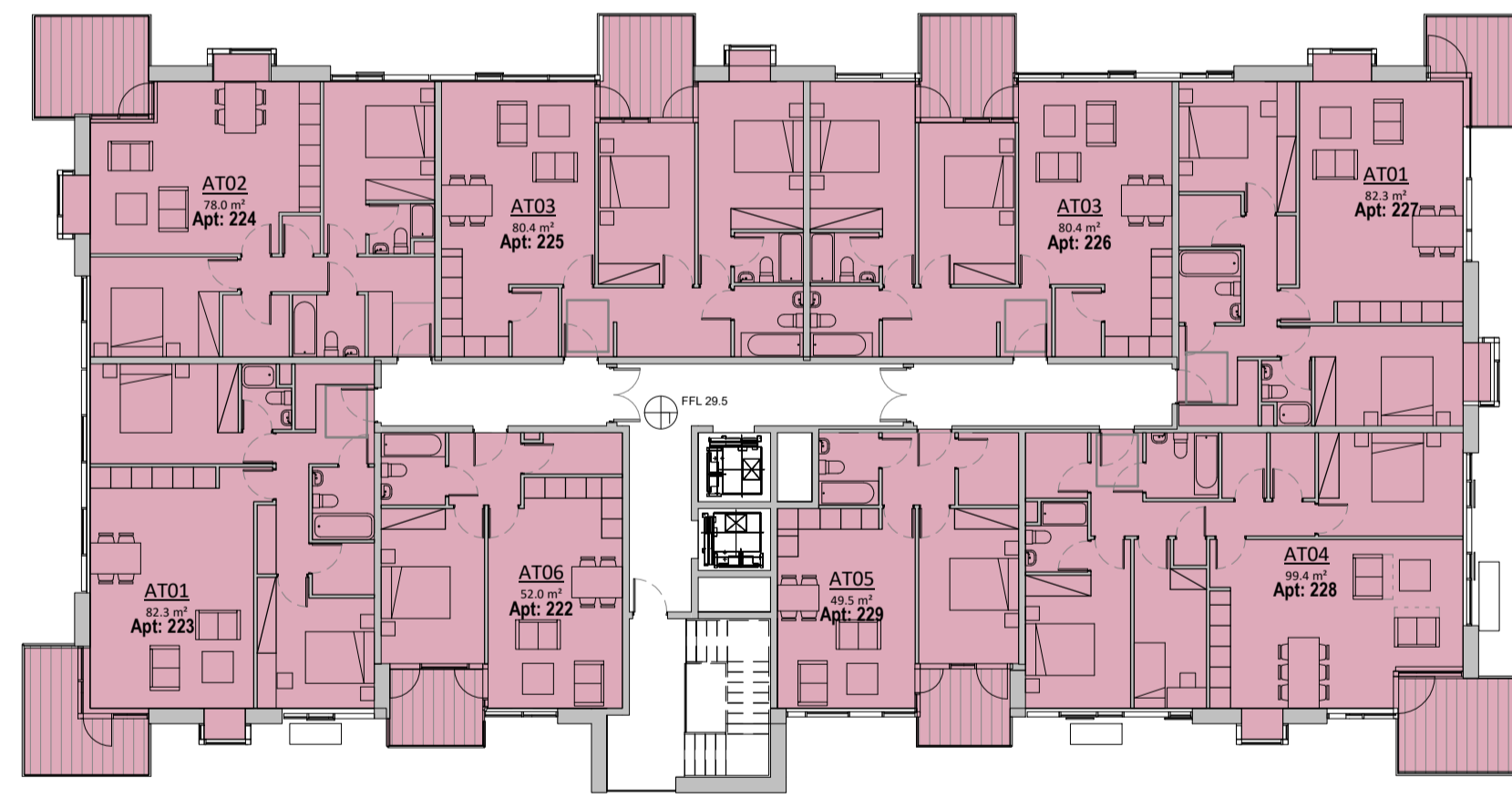
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1 Block 03 - Level 00 Part V
1:200



2 Block 03 - Level 01 Part V
1:200



3 Block 03 - Level 02 Part V
1:200



4 Block 03 - Level 03 Part V
1:200

BLOCK 03 - PART V UNITS

- PART V units 25 UNITS
- 6 No. 1 BED UNITS
- 15 No. 2 BED UNITS
- 4 No. 3 BED UNITS

Revision Description	Date	Rev. No.	Issued by

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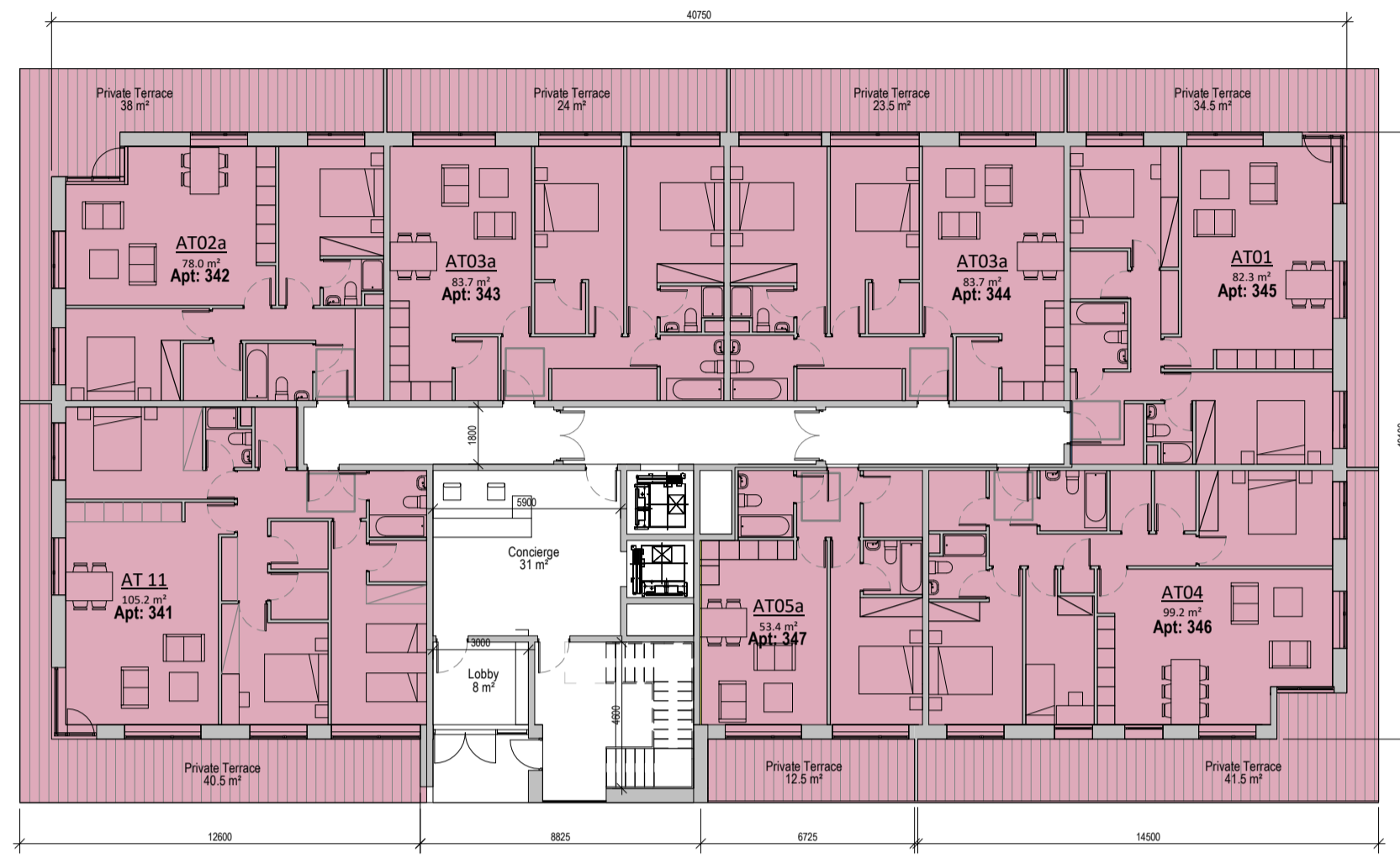
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Project No.: 1627 **Scale:** 1 : 200
Project Lead: JM **Date Printed:** OCT 2019
Drawn By: Author **Current Rev.:**
Model No.: 1627-OMP-B03-ZZ-M3-A-XX-00001
Purpose: Planning

Project: Saint Paul's Residential Development
Location: Sybill Hill Road, Raheny, Dublin
Client: CREKAV TRADING GP LTD

Drawing Title: BLOCK 03 - PART V UNITS
Drawing No.: 1627-OMP-AB03-ZZ-DR-A-XX-18002

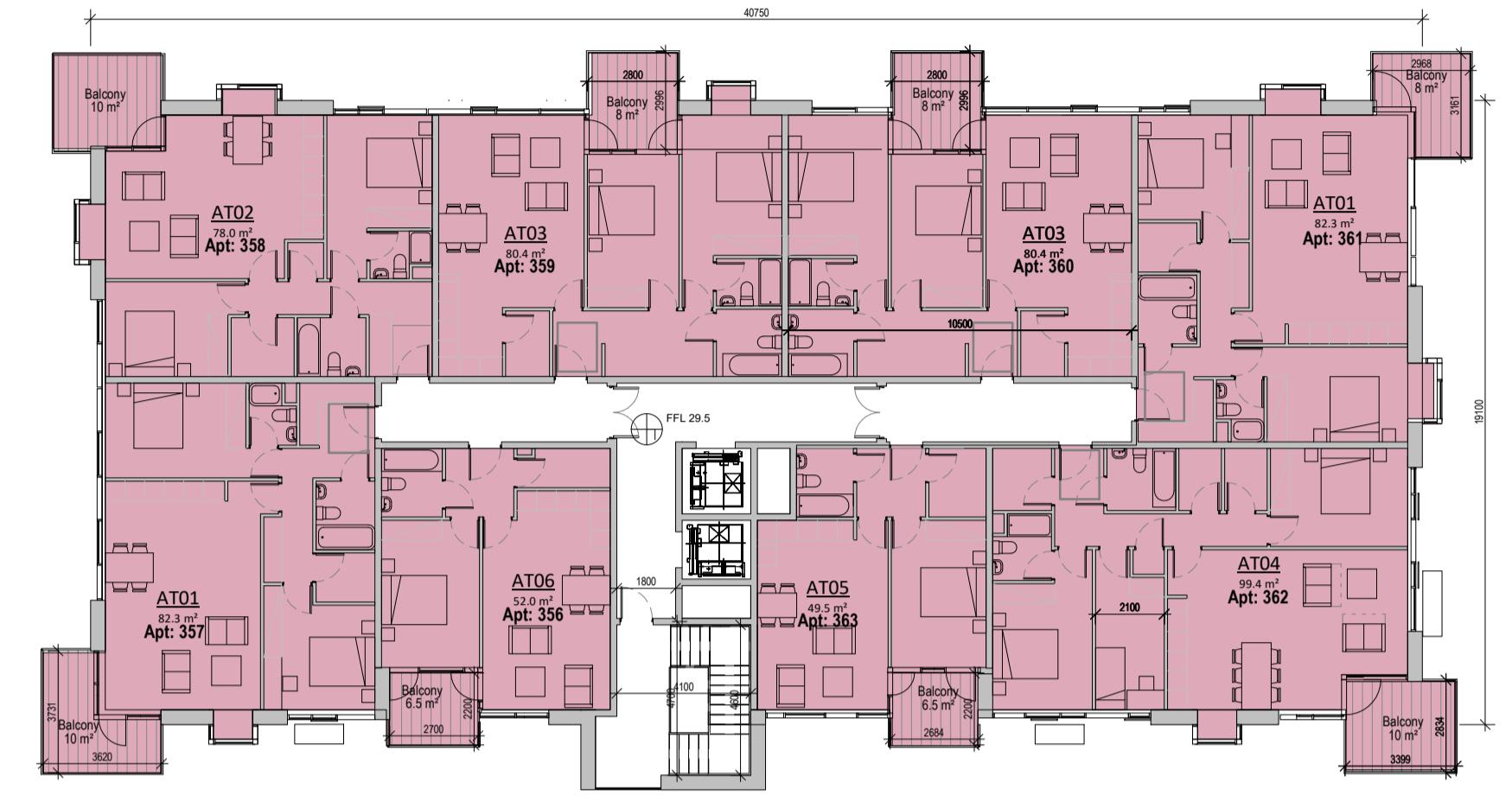
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④ Block 05 - Level 00 Part V
1 : 200



② Block 05 - Level 01 Part V
1 : 200



① Block 05 - Level 02 Part V
1 : 200

BLOCK 05 - PART V UNITS

■ PART V units 23 UNITS

- 5 No. 1 BED UNITS
- 14 No. 2 BED UNITS
- 4 No. 3 BED UNITS

Revision Description	Date	Rev. No.	Issued by



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Project No.: 1627 **Scale** 1 : 200
Project Lead: JM **Date Printed:** OCT 2019
Drawn By: Author **Current Rev.:**
Model No.: 1627-OMP-B05-ZZ-M3-A-XX-00001
Purpose: Planning

Project: Saint Paul's Residential Development
Location: Sybill Hill Road, Raheny, Dublin
Client: CREKAV TRADING GP LTD

Drawing Title: BLOCK 05 - PART V UNITS
Drawing No.: 1627-OMP-AB05-ZZ-DR-A-XX-18003



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Submittal: Checked By: Date: