

## **Comhairle Chontae na Mí**

Teach Buvinda, Bóthar Átha Cliath, An Uaimh,  
Contae na Mí, C15 Y291

Fón: 046 – 9097000/Fax: 046 – 9097001

R-phost: customerservice@meathcoco.ie

Web: www.meath.ie

Uimhir Chláraithe: 00172770



## **Meath County Council**

Buvinda House, Dublin Road, Navan,  
Co. Meath, C15 Y291

Tel: 046 – 9097000/Fax: 046 – 9097001

E-mail: customerservice@meathcoco.ie

Web: www.meath.ie

Registration No.: 00172770

Housing Department  
Direct Line 046 9097255  
15<sup>th</sup> October 2019

Mr Simon Walsh  
Coindale Ltd  
27 Dawson Street,  
Dublin 2.

### **“Subject to Agreement/ Agreement Denied”**

### **Re: Strategic Housing Development (SHD) application for 544 housing unit at Belmount, Academy Street, Navan, Co. Meath 'Part V' - Proposal for Coindale Ltd**

Dear Simon,

I refer to your revised proposals received in this office on the 11<sup>th</sup> October 2019 with regard to the provision of housing in accordance with the requirements of Section 94(4) and Section 96(2) and(3). (Part V) of the Planning & Development Act 2000, as amended, for the above mentioned proposed development.

Subject to being granted Planning Permission, the Housing Authority has no objection in principle to your proposals which indicates that you intend to comply with your Part V requirement by means of the building and transfer of 54 No. dwelling units to the ownership of the Planning Authority, or to the ownership of persons nominated by the authority in accordance with Part V, on the land which is subject to an application for planning permission at Belmount, Academy Street, Navan, Co. Meath.

The following is a breakdown of the 54 No. Part V units proposed by unit type as identified on Drawing number 1828 P 111 dated 24.09.2019 which is acceptable to the Housing Authority:-

Proposed Unit types/numbers are as follows:-

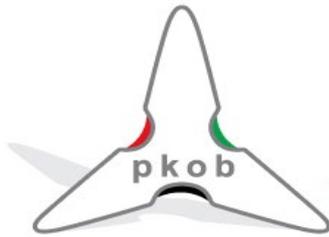
- 1 No. X 3 Bedroom House – Type E2
- 9 No. X 3 Bedroom Houses – Type N2
- 3 No. X 3 Bedroom Houses – Type N3
- 1 No. X 3 Bedroom Houses – Type F1
- 6 No. X 2 Bedroom mid terrace houses –Type N7
- 5 unit corner Block (2 No X 3 Bedroom, 2 No X 2 Bedroom, 1 No X 1 Bedroom)
- Duplex Units (5 No X 3 Bedroom, 5 No X 2 Bedroom)
- Apartment Block C (12 No X 2 Bedroom, 7 No X 1 Bedroom)

For the record, I would point out that Meath County Council engage in discussions/correspondence with Developers concerning their proposals for compliance with Part V on the basis that nothing is agreed until everything is agreed and that no agreement is deemed to be concluded until such time as a formal letter is issued from Meath County Council confirming compliance with Part V.

If you have any queries regarding the above please do not hesitate to contact me.

Yours faithfully,

Brendan Fulham  
Administrative Officer



**P.K. O'Brien**  
& ASSOCIATES  
CHARTERED QUANTITY SURVEYORS

"GlenAugh" Robinhood Road, Clondalkin, Dublin 22

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## **PART V - BUDGET ESTIMATE COSTINGS**

RESIDENTIAL DEVELOPMENT ACADEMY STREET NAVAN  
CONSISTING OF 544 UNITS & SITE DEVELOPMENT WORKS

FOR

COINDALE LTD

Rev0 – 4th November 2019



**Summary of Costs  
Academy Street, Navan - Part V**



REF	No.	HOUSE TYPE	UNIT TYPE	FLOOR AREA OF EACH UNIT	TOTAL FLOOR AREA	COST PER UNIT TYPE		TOTAL COST OF ALL UNITS
<b>Schedule of Accomodation</b>								
	1	Type E2	3 Bedroom End Terrace	110.40	110.40	€	250,985.96	€ 250,985.96
	9	Type N2	3 Bedroom End Terrace	114.30	1,028.70	€	257,559.31	€ 2,318,033.77
	3	Type N3	3 Bedroom End Terrace	120.50	361.50	€	268,009.25	€ 804,027.76
	6	Type N7	2 Bedroom Terrace	84.00	504.00	€	201,245.72	€ 1,207,474.29
	1	Type F1	4 Bedroom Detached	145.00	145.00	€	327,406.64	€ 327,406.64
	1	CB1	1 Bedroom Corner Block Apt	56.00	56.00	€	166,287.72	€ 166,287.72
	1	CB2	2 Bedroom Corner Block Apt	100.00	100.00	€	245,942.02	€ 245,942.02
	1	CB3	2 Bedroom Corner Block Duplex	93.80	93.80	€	234,718.00	€ 234,718.00
	2	CB4	3 Bedroom Corner Block	126.00	252.00	€	293,010.47	€ 586,020.93
	5	DP1	2 Bedroom Duplex Apt	76.00	380.00	€	202,494.22	€ 1,012,471.08
	5	DP2	3 Bedroom Duplex	118.00	590.00	€	278,527.87	€ 1,392,639.33
	4	Type 1	1 Bed Apartment	48.30	193.20	€	182,499.49	€ 729,997.95
	3	Type 2	1 Bed Apartment	49.20	147.60	€	184,690.61	€ 554,071.82
	7	Type 3	2 Bed Apartment	80.27	561.89	€	260,332.85	€ 1,822,329.95
	5	Type 4	2 Bed Apartment	82.50	412.50	€	265,761.95	€ 1,328,809.76
<b>Total Cost of 54 units (Incl VAT)</b>					<b>4,936.59</b>			<b>€ 12,981,216.95</b>
Average cost per unit								€ 240,392.91

## Type E2 3 Bedroom House

Ref	Nature of Costs	Sub-total	Total
<b>1.0</b>	<b>Normal Construction Costs (ex. VAT &amp; Builders profit)</b>		
1.1	House Build Costs		€ 149,040.00
1.2	Site Development Works		€ 25,000.00
<b>2.0</b>	<b>Builders Profit</b>		€ 17,404.00
<b>3.0</b>	<b>Development Costs (as applicable)</b>		
3.1	Professional Fees including Legal Fees	€ 10,000.00	
3.2	Service Connections	€ 5,839.00	
3.3	Development Contributions	€ 1,850.00	
3.4	Site Investigations	€ 500.00	
3.5	Planning Fees & Charges	€ 500.00	
3.6	Financing Charges	€ 7,500.00	€ 26,189.00
<b>4.0</b>	<b>Sub-Total</b>		€ 217,633.00
<b>5.0</b>	<b>Land Costs (Existing Use Value EUV)</b>		€ 3,500.00
<b>6.0</b>	<b>Sub-Total</b>		€ 221,133.00
<b>7.0</b>	<b>VAT @ 13.5%</b>		€ 29,852.96
	<b>Total</b>		<b>€ 250,985.96</b>

## Type N2 3 Bedroom House

Ref	Nature of Costs	Sub-total	Total
<b>1.0</b>	<b>Normal Construction Costs (ex. VAT &amp; Builders profit)</b>		
1.1	House Build Costs		€ 154,305.00
1.2	Site Development Works		€ 25,000.00
<b>2.0</b>	<b>Builders Profit</b>		€ 17,930.50
<b>3.0</b>	<b>Development Costs (as applicable)</b>		
3.1	Professional Fees including Legal Fees	€ 10,000.00	
3.2	Service Connections	€ 5,839.00	
3.3	Development Contributions	€ 1,850.00	
3.4	Site Investigations	€ 500.00	
3.5	Planning Fees & Charges	€ 500.00	
3.6	Financing Charges	€ 7,500.00	€ 26,189.00
<b>4.0</b>	<b>Sub-Total</b>		€ 223,424.50
<b>5.0</b>	<b>Land Costs (Existing Use Value EUV)</b>		€ 3,500.00
<b>6.0</b>	<b>Sub-Total</b>		€ 226,924.50
<b>7.0</b>	<b>VAT @ 13.5%</b>		€ 30,634.81
	<b>Total</b>		<b>€ 257,559.31</b>

### Type N3 3 Bedroom House

Ref	Nature of Costs	Sub-total	Total
<b>1.0</b>	<b>Normal Construction Costs (ex. VAT &amp; Builders profit)</b>		
1.1	House Build Costs		€ 162,675.00
1.2	Site Development Works		€ 25,000.00
<b>2.0</b>	<b>Builders Profit</b>		€ 18,767.50
<b>3.0</b>	<b>Development Costs (as applicable)</b>		
3.1	Professional Fees including Legal Fees	€ 10,000.00	
3.2	Service Connections	€ 5,839.00	
3.3	Development Contributions	€ 1,850.00	
3.4	Site Investigations	€ 500.00	
3.5	Planning Fees & Charges	€ 500.00	
3.6	Financing Charges	€ 7,500.00	€ 26,189.00
<b>4.0</b>	<b>Sub-Total</b>		€ 232,631.50
<b>5.0</b>	<b>Land Costs (Existing Use Value EUV)</b>		€ 3,500.00
<b>6.0</b>	<b>Sub-Total</b>		€ 236,131.50
<b>7.0</b>	<b>VAT @ 13.5%</b>		€ 31,877.75
	<b>Total</b>		<b>€ 268,009.25</b>

## Type N7 2 Bedroom House

Ref	Nature of Costs	Sub-total	Total
<b>1.0</b>	<b>Normal Construction Costs (ex. VAT &amp; Builders profit)</b>		
1.1	House Build Costs		€ 109,200.00
1.2	Site Development Works		€ 25,000.00
<b>2.0</b>	<b>Builders Profit</b>		€ 13,420.00
<b>3.0</b>	<b>Development Costs (as applicable)</b>		
3.1	Professional Fees including Legal Fees	€ 10,000.00	
3.2	Service Connections	€ 5,839.00	
3.3	Development Contributions	€ 1,850.00	
3.4	Site Investigations	€ 500.00	
3.5	Planning Fees & Charges	€ 500.00	
3.6	Financing Charges	€ 7,500.00	€ 26,189.00
<b>4.0</b>	<b>Sub-Total</b>		€ 173,809.00
<b>5.0</b>	<b>Land Costs (Existing Use Value EUV)</b>		€ 3,500.00
<b>6.0</b>	<b>Sub-Total</b>		€ 177,309.00
<b>7.0</b>	<b>VAT @ 13.5%</b>		€ 23,936.72
	<b>Total</b>		<b>€ 201,245.72</b>

## Type F1 4 Bedroom House

Ref	Nature of Costs	Sub-total	Total
<b>1.0</b>	<b>Normal Construction Costs (ex. VAT &amp; Builders profit)</b>		
1.1	House Build Costs		€ 210,250.00
1.2	Site Development Works		€ 25,000.00
<b>2.0</b>	<b>Builders Profit</b>		€ 23,525.00
<b>3.0</b>	<b>Development Costs (as applicable)</b>		
3.1	Professional Fees including Legal Fees	€ 10,000.00	
3.2	Service Connections	€ 5,839.00	
3.3	Development Contributions	€ 1,850.00	
3.4	Site Investigations	€ 500.00	
3.5	Planning Fees & Charges	€ 500.00	
3.6	Financing Charges	€ 7,500.00	€ 26,189.00
<b>4.0</b>	<b>Sub-Total</b>		€ 284,964.00
<b>5.0</b>	<b>Land Costs (Existing Use Value EUV)</b>		€ 3,500.00
<b>6.0</b>	<b>Sub-Total</b>		€ 288,464.00
<b>7.0</b>	<b>VAT @ 13.5%</b>		€ 38,942.64
	<b>Total</b>		<b>€ 327,406.64</b>

**Type CB1 1 Bed Apartment on Second Floor in Corner Block**

Ref	Nature of Costs	Sub-total	Total
<b>1.0</b>	<b>Normal Construction Costs (ex. VAT &amp; Builders profit)</b>		
1.1	House Build Costs		€ 81,200.00
1.2	Site Development Works		€ 25,000.00
<b>2.0</b>	Builders Profit		€ 10,620.00
<b>3.0</b>	<b>Development Costs (as applicable)</b>		
3.1	Professional Fees including Legal Fees	€ 10,000.00	
3.2	Service Connections	€ 5,839.00	
3.3	Development Contributions	€ 1,850.00	
3.4	Site Investigations	€ 500.00	
3.5	Planning Fees & Charges	€ 500.00	
3.6	Financing Charges	€ 7,500.00	€ 26,189.00
<b>4.0</b>	Sub-Total		€ 143,009.00
<b>5.0</b>	Land Costs (Existing Use Value EUV)		€ 3,500.00
<b>6.0</b>	Sub-Total		€ 146,509.00
<b>7.0</b>	VAT @ 13.5%		€ 19,778.72
	<b>Total</b>		<b>€ 166,287.72</b>

**Type CB2 2 Bed Apartment on Second Floor in Corner Block**

Ref	Nature of Costs	Sub-total	Total
<b>1.0</b>	<b>Normal Construction Costs (ex. VAT &amp; Builders profit)</b>		
1.1	House Build Costs		€ 145,000.00
1.2	Site Development Works		€ 25,000.00
<b>2.0</b>	<b>Builders Profit</b>		€ 17,000.00
<b>3.0</b>	<b>Development Costs (as applicable)</b>		
3.1	Professional Fees including Legal Fees	€ 10,000.00	
3.2	Service Connections	€ 5,839.00	
3.3	Development Contributions	€ 1,850.00	
3.4	Site Investigations	€ 500.00	
3.5	Planning Fees & Charges	€ 500.00	
3.6	Financing Charges	€ 7,500.00	€ 26,189.00
<b>4.0</b>	<b>Sub-Total</b>		€ 213,189.00
<b>5.0</b>	<b>Land Costs (Existing Use Value EUV)</b>		€ 3,500.00
<b>6.0</b>	<b>Sub-Total</b>		€ 216,689.00
<b>7.0</b>	<b>VAT @ 13.5%</b>		€ 29,253.02
	<b>Total</b>		<b>€ 245,942.02</b>

**Type CB3 2 Bed Duplex Ground - First Floor in Corner Block**

Ref	Nature of Costs	Sub-total	Total
<b>1.0</b>	<b>Normal Construction Costs (ex. VAT &amp; Builders profit)</b>		
1.1	House Build Costs		€ 136,010.00
1.2	Site Development Works		€ 25,000.00
<b>2.0</b>	<b>Builders Profit</b>		€ 16,101.00
<b>3.0</b>	<b>Development Costs (as applicable)</b>		
3.1	Professional Fees including Legal Fees	€ 10,000.00	
3.2	Service Connections	€ 5,839.00	
3.3	Development Contributions	€ 1,850.00	
3.4	Site Investigations	€ 500.00	
3.5	Planning Fees & Charges	€ 500.00	
3.6	Financing Charges	€ 7,500.00	€ 26,189.00
<b>4.0</b>	<b>Sub-Total</b>		€ 203,300.00
<b>5.0</b>	<b>Land Costs (Existing Use Value EUV)</b>		€ 3,500.00
<b>6.0</b>	<b>Sub-Total</b>		€ 206,800.00
<b>7.0</b>	<b>VAT @ 13.5%</b>		€ 27,918.00
	<b>Total</b>		<b>€ 234,718.00</b>

**Type CB4 3 Bed Duplex Ground - First Floor in Corner Block**

Ref	Nature of Costs	Sub-total	Total
<b>1.0</b>	<b>Normal Construction Costs (ex. VAT &amp; Builders profit)</b>		
1.1	House Build Costs		€ 182,700.00
1.2	Site Development Works		€ 25,000.00
<b>2.0</b>	Builders Profit		€ 20,770.00
<b>3.0</b>	<b>Development Costs (as applicable)</b>		
3.1	Professional Fees including Legal Fees	€ 10,000.00	
3.2	Service Connections	€ 5,839.00	
3.3	Development Contributions	€ 1,850.00	
3.4	Site Investigations	€ 500.00	
3.5	Planning Fees & Charges	€ 500.00	
3.6	Financing Charges	€ 7,500.00	€ 26,189.00
<b>4.0</b>	Sub-Total		€ 254,659.00
<b>5.0</b>	Land Costs (Existing Use Value EUV)		€ 3,500.00
<b>6.0</b>	Sub-Total		€ 258,159.00
<b>7.0</b>	VAT @ 13.5%		€ 34,851.47
	<b>Total</b>		<b>€ 293,010.47</b>

**Type DP1 2 Bed Apartment on Ground Floor in Duplex Block**

Ref	Nature of Costs	Sub-total	Total
<b>1.0</b>	<b>Normal Construction Costs (ex. VAT &amp; Builders profit)</b>		
1.1	House Build Costs		€ 110,200.00
1.2	Site Development Works		€ 25,000.00
<b>2.0</b>	<b>Builders Profit</b>		€ 13,520.00
<b>3.0</b>	<b>Development Costs (as applicable)</b>		
3.1	Professional Fees including Legal Fees	€ 10,000.00	
3.2	Service Connections	€ 5,839.00	
3.3	Development Contributions	€ 1,850.00	
3.4	Site Investigations	€ 500.00	
3.5	Planning Fees & Charges	€ 500.00	
3.6	Financing Charges	€ 7,500.00	€ 26,189.00
<b>4.0</b>	<b>Sub-Total</b>		€ 174,909.00
<b>5.0</b>	<b>Land Costs (Existing Use Value EUV)</b>		€ 3,500.00
<b>6.0</b>	<b>Sub-Total</b>		€ 178,409.00
<b>7.0</b>	<b>VAT @ 13.5%</b>		€ 24,085.22
	<b>Total</b>		<b>€ 202,494.22</b>

**Type DP2 3 Bed Duplex on First - Second Floor in Duplex Block**

Ref	Nature of Costs	Sub-total	Total
<b>1.0</b>	<b>Normal Construction Costs (ex. VAT &amp; Builders profit)</b>		
1.1	House Build Costs		€ 171,100.00
1.2	Site Development Works		€ 25,000.00
<b>2.0</b>	<b>Builders Profit</b>		€ 19,610.00
<b>3.0</b>	<b>Development Costs (as applicable)</b>		
3.1	Professional Fees including Legal Fees	€ 10,000.00	
3.2	Service Connections	€ 5,839.00	
3.3	Development Contributions	€ 1,850.00	
3.4	Site Investigations	€ 500.00	
3.5	Planning Fees & Charges	€ 500.00	
3.6	Financing Charges	€ 7,500.00	€ 26,189.00
<b>4.0</b>	<b>Sub-Total</b>		€ 241,899.00
<b>5.0</b>	<b>Land Costs (Existing Use Value EUV)</b>		€ 3,500.00
<b>6.0</b>	<b>Sub-Total</b>		€ 245,399.00
<b>7.0</b>	<b>VAT @ 13.5%</b>		€ 33,128.87
	<b>Total</b>		<b>€ 278,527.87</b>

**Apt. Type 1    1 Bed Apartment in Block C**

Ref	Nature of Costs	Sub-total	Total
<b>1.0</b>	<b>Normal Construction Costs (ex. VAT &amp; Builders profit)</b>		
1.1	House Build Costs		€ 94,185.00
1.2	Site Development Works		€ 25,000.00
<b>2.0</b>	Builders Profit		€ 11,918.50
<b>3.0</b>	<b>Development Costs (as applicable)</b>		
3.1	Professional Fees including Legal Fees	€ 10,000.00	
3.2	Service Connections	€ 5,839.00	
3.3	Development Contributions	€ 1,850.00	
3.4	Site Investigations	€ 500.00	
3.5	Planning Fees & Charges	€ 500.00	
3.6	Financing Charges	€ 7,500.00	€ 26,189.00
<b>4.0</b>	Sub-Total		€ 157,292.50
<b>5.0</b>	Land Costs (Existing Use Value EUV)		€ 3,500.00
<b>6.0</b>	Sub-Total		€ 160,792.50
<b>7.0</b>	VAT @ 13.5%		€ 21,706.99
	<b>Total</b>		<b>€ 182,499.49</b>

**Apt. Type 2    1 Bed Apartment in Block C**

Ref	Nature of Costs	Sub-total	Total
<b>1.0</b>	<b>Normal Construction Costs (ex. VAT &amp; Builders profit)</b>		
1.1	House Build Costs		€ 95,940.00
1.2	Site Development Works		€ 25,000.00
<b>2.0</b>	<b>Builders Profit</b>		€ 12,094.00
<b>3.0</b>	<b>Development Costs (as applicable)</b>		
3.1	Professional Fees including Legal Fees	€ 10,000.00	
3.2	Service Connections	€ 5,839.00	
3.3	Development Contributions	€ 1,850.00	
3.4	Site Investigations	€ 500.00	
3.5	Planning Fees & Charges	€ 500.00	
3.6	Financing Charges	€ 7,500.00	€ 26,189.00
<b>4.0</b>	<b>Sub-Total</b>		€ 159,223.00
<b>5.0</b>	<b>Land Costs (Existing Use Value EUV)</b>		€ 3,500.00
<b>6.0</b>	<b>Sub-Total</b>		€ 162,723.00
<b>7.0</b>	<b>VAT @ 13.5%</b>		€ 21,967.61
	<b>Total</b>		<b>€ 184,690.61</b>

**Apt. Type 3    2 Bed Apartment in Block C**

Ref	Nature of Costs	Sub-total	Total
<b>1.0</b>	<b>Normal Construction Costs (ex. VAT &amp; Builders profit)</b>		
1.1	House Build Costs		€ 156,526.50
1.2	Site Development Works		€ 25,000.00
<b>2.0</b>	<b>Builders Profit</b>		€ 18,152.65
<b>3.0</b>	<b>Development Costs (as applicable)</b>		
3.1	Professional Fees including Legal Fees	€ 10,000.00	
3.2	Service Connections	€ 5,839.00	
3.3	Development Contributions	€ 1,850.00	
3.4	Site Investigations	€ 500.00	
3.5	Planning Fees & Charges	€ 500.00	
3.6	Financing Charges	€ 7,500.00	€ 26,189.00
<b>4.0</b>	<b>Sub-Total</b>		€ 225,868.15
<b>5.0</b>	<b>Land Costs (Existing Use Value EUV)</b>		€ 3,500.00
<b>6.0</b>	<b>Sub-Total</b>		€ 229,368.15
<b>7.0</b>	<b>VAT @ 13.5%</b>		€ 30,964.70
	<b>Total</b>		<b>€ 260,332.85</b>

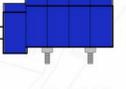
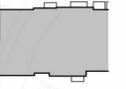
**Apt. Type 4    2 Bed Apartment in Block C**

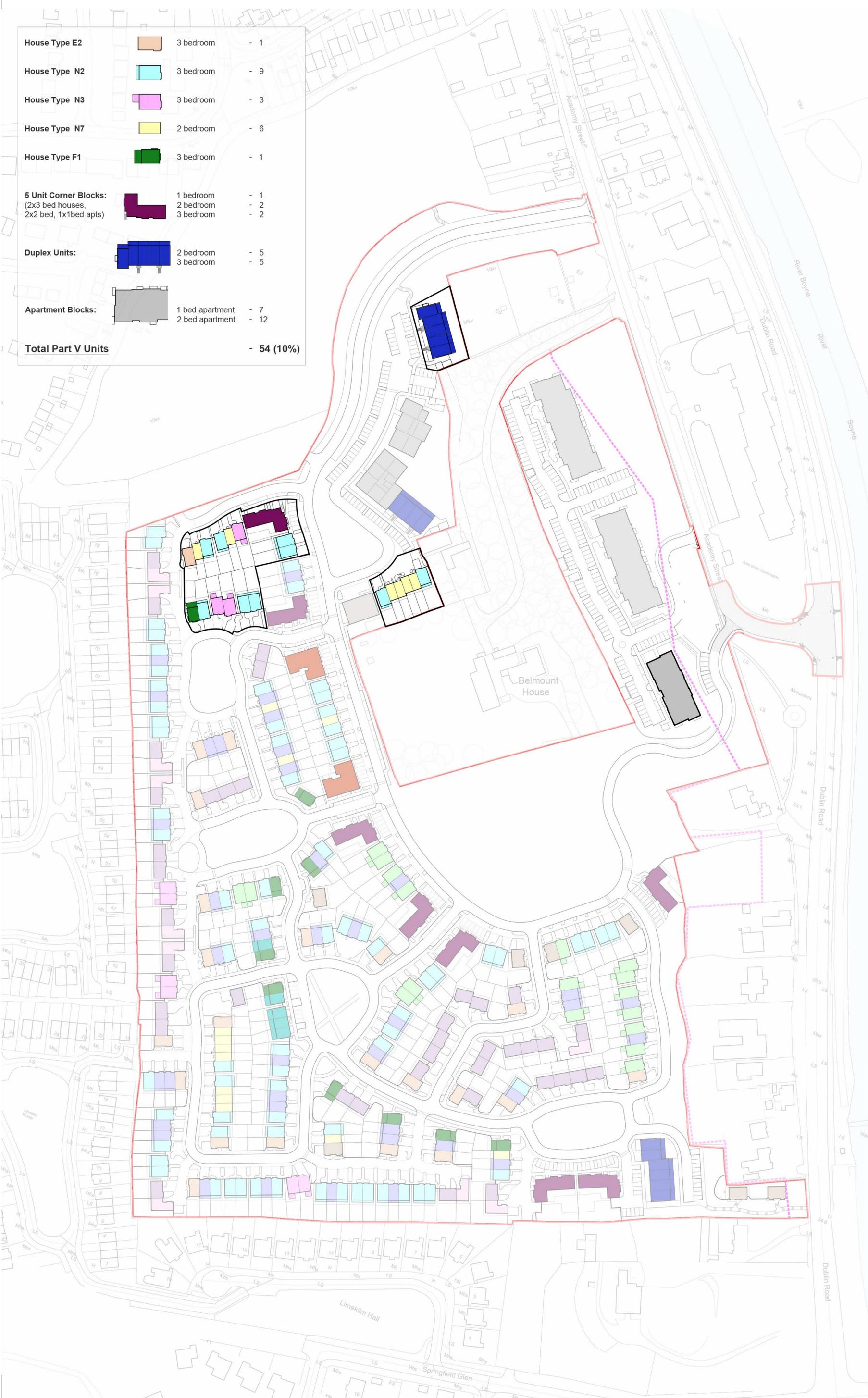
Ref	Nature of Costs	Sub-total	Total
<b>1.0</b>	<b>Normal Construction Costs (ex. VAT &amp; Builders profit)</b>		
1.1	House Build Costs		€ 160,875.00
1.2	Site Development Works		€ 25,000.00
<b>2.0</b>	<b>Builders Profit</b>		€ 18,587.50
<b>3.0</b>	<b>Development Costs (as applicable)</b>		
3.1	Professional Fees including Legal Fees	€ 10,000.00	
3.2	Service Connections	€ 5,839.00	
3.3	Development Contributions	€ 1,850.00	
3.4	Site Investigations	€ 500.00	
3.5	Planning Fees & Charges	€ 500.00	
3.6	Financing Charges	€ 7,500.00	€ 26,189.00
<b>4.0</b>	<b>Sub-Total</b>		€ 230,651.50
<b>5.0</b>	<b>Land Costs (Existing Use Value EUV)</b>		€ 3,500.00
<b>6.0</b>	<b>Sub-Total</b>		€ 234,151.50
<b>7.0</b>	<b>VAT @ 13.5%</b>		€ 31,610.45
	<b>Total</b>		<b>€ 265,761.95</b>

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 1. Do not scale this drawing.  
 2. Errors and omissions to be immediately notified to the Architect.  
 3. All dimensions to be checked on site.



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 Licence No. AR008819

<b>House Type E2</b>		3 bedroom	- 1
<b>House Type N2</b>		3 bedroom	- 9
<b>House Type N3</b>		3 bedroom	- 3
<b>House Type N7</b>		2 bedroom	- 6
<b>House Type F1</b>		3 bedroom	- 1
<b>5 Unit Corner Blocks:</b> (2x3 bed houses, 2x2 bed, 1x1bed apts)		1 bedroom 2 bedroom 3 bedroom	- 1 - 2 - 2
<b>Duplex Units:</b>		2 bedroom 3 bedroom	- 5 - 5
<b>Apartment Blocks:</b>		1 bed apartment 2 bed apartment	- 7 - 12
<b>Total Part V Units</b>			<b>- 54 (10%)</b>



revisions	date info
description	1828 P 111
<b>Site Layout</b>	
<b>Part V</b>	
<b>24.09.2019</b>	
job	Scale: 1:1000 A1 1:2000 A3
<b>Development at</b>	Author: JG
<b>Academy Street</b>	Drawn: ML
<b>Navan</b>	Checked: ML
client	
<b>Coindale Ltd.</b>	
issue	
<b>Planning</b>	
<b>CONROY CROWE KELLY ARCHITECTS</b>	
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