

Proposed Strategic Housing Development on the former Player
Wills site and undeveloped land owned by Dublin City Council at
South Circular Road, Dublin 8

DBTR-SCR1 Fund, a Sub-Fund of
the CWTC Multi Family ICAV

Part V Submission

December 2020



Mr Jim Keogan
McCutcheon Halley
Chartered Planning Consultants
Kreston House
Arran Court, Arran Quay
Dublin 7
D07 K271

9th Nov 2020
Part V Ref: 864

RE: Player Wills, South Circular Road, Dublin 8

Applicant: DBTR-SCR1 Fund, a Sub Fund of the CWTC Multi Family ICAV

Agent: McCutcheon Halley Chartered Planning Consultants

Validation Letter – Part V

Dear Sir / Madam,

McCutcheon Halley Chartered Planning Consultants, intends to lodge a planning application on behalf of their client DBTR-SCR1 Fund, a Sub Fund of the CWTC Multi Family ICAV, to develop a site located at Player Wills, South Circular Road, Dublin 8.

McCutcheon Halley Chartered Planning Consultants, on behalf of DBTR-SCR1 Fund, a Sub Fund of the CWTC Multi Family ICAV, has engaged in Part V discussions 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,

pp. N Satell
Lorraine Gaughran
Housing Development

An Bord Pleanála
64 Marlborough Street
Rotunda
D01 V902

08 December 2020

Re: Part V - Proposed Strategic Housing Development on the former Player Wills site and undeveloped land owned by Dublin City Council at South Circular Road, Dublin 8.

A Chara,

Please find enclosed supporting documentation in response to Question 19 of the Strategic Housing Development Application form which requires the submission of;

- i. details of such part or parts of the land for the proposed development or is or are specified by the Part Agreement, or houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and
- ii. details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and
- iii. a layout plan showing the location of proposed Part V units in the development

Part V requirements under the Planning and Development Act 2000, as amended, apply to Build to Rent developments. This submission is supported by a Part V proposal setting out the number and location of proposed Part V social housing units within the scheme. A cost breakdown for the proposed Part V units is included in this submission.

The DHPCLG Housing Circular 36 2015, Section 96 (3) sets out six types of Part V agreement that may be made, including:

- i) Transfer of lands (Section 96(3), paragraph (a));
- ii) Build and transfer of up to 10% of the proposed housing units (Section 96(3), paragraph (b)(i));
- iii) Transfer of housing units on any other land in the functional area of the planning authority (Section 96(3), paragraph (b)(iv));
- iv) Lease of housing units either on the subject site of the application or in any other location within the functional area of the planning authority (Section 96(3), paragraph (b)(iva));
- v) Combination of a transfer of land and one or more of the other options; and
- vi) Combination of options not involving a transfer of the ownership of land (Section 96(3), paragraph (b)(viii)).

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McCutcheon Halley is a limited partnership registered under the Limited Partnerships Act, 1907, registration no. LP512. Registered in Ireland No. 326490. Registered office: 6 Joyce House, Barrack Square, Ballincollig, Co. Cork. Directors: Brian McCutcheon, BA(Econ) DipTP DipGIS MIPi (Chairman). Tom Halley, BA(Mod), MRUP BSc ARCH(Hons) Cert. Civil Eng. MIPi.

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Hines Real Estate have engaged with Dublin City Council regarding their Part V obligations and are open to discussing all options, including the acquisition of unit's should this be the City Council's preferred option.

The application is accompanied by a letter of validation from Dublin City Council Housing Department which states that the applicants have fulfilled their obligations in relation to Part V.

Is mise le meas,



Paula Galvin

McCutcheon Halley Chartered Planning Consultants

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01. Part V Allocation

Part V requirements under the Planning and Development Act 2000, as amended, apply to Build to Rent developments.

The Applicant has engaged with Dublin City Council regarding their Part V obligations.

The Applicant reserve their right to avail of any of the six types of Part V agreements as set out in the DHPCLG Housing Circular 36 2015, Section 96 (3).

This submission provides details for on site provision of Part V units if this is deemed to be the preferred option by the Applicant.

It is proposed to develop 492 no. units and the Applicant proposes 49 no. Part V units i.e. 10% of the total.


The rent will be based on the market rent at the time of the agreement.

This submission is accompanied by a letter of validation from Dublin City Council Housing Department.

02. Floor Plans And Elevations

Ground Floor Plan




 Location of Part V Allocated Units

 Block Access

Sub-Total Of Part V Units = 5


Level 1 Plan

 Location of Part V Allocated Units



Sub-Total Of Part V Units = 12

Level 2 Plan


 Location of Part V Allocated Units



Sub-Total Of Part V Units = 12

Level 3 Plan



 Location of Part V Allocated Units

Sub-Total Of Part V Units = 12


Level 4 Plan



Location of Part V Allocated Units

Sub-Total Of Part V Units = 8


Elevations

 Location of Part V
Allocated Units



West Elevation


Elevations

 Location of Part V
Allocated Units



North Elevation

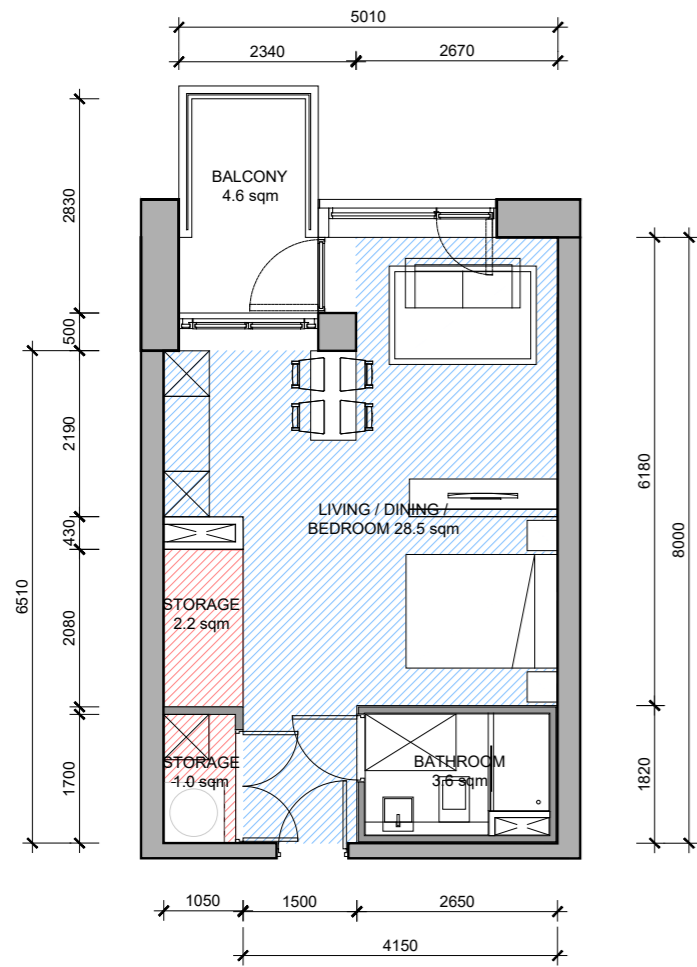
Axon View Illustration

 Location of Part V
Allocated Units

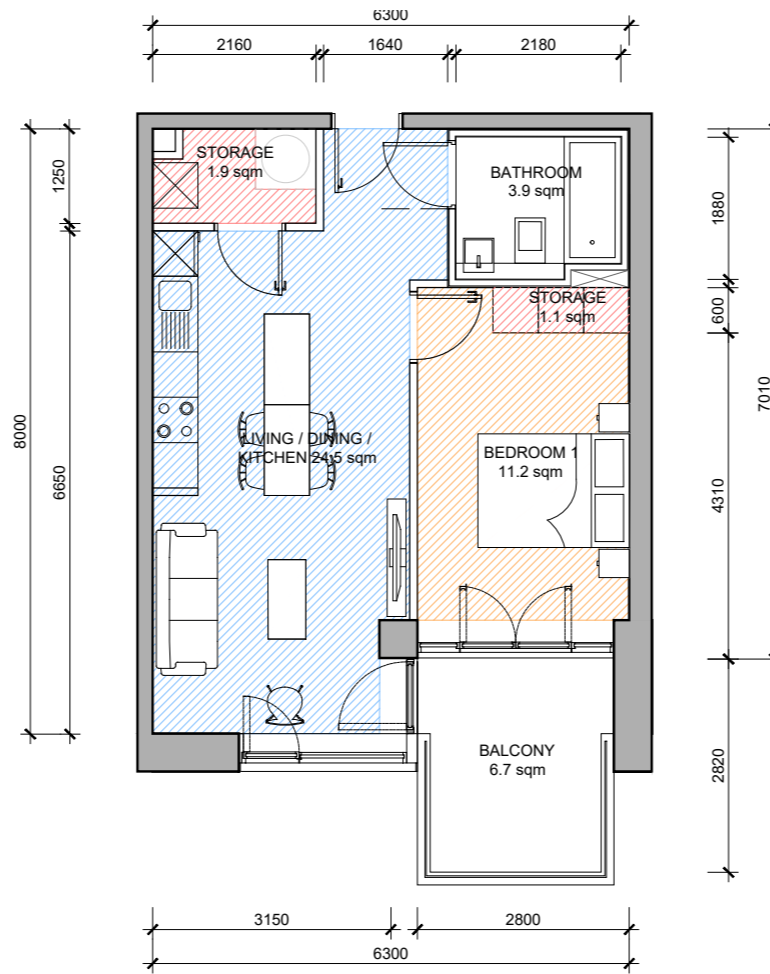


03. Unit Types

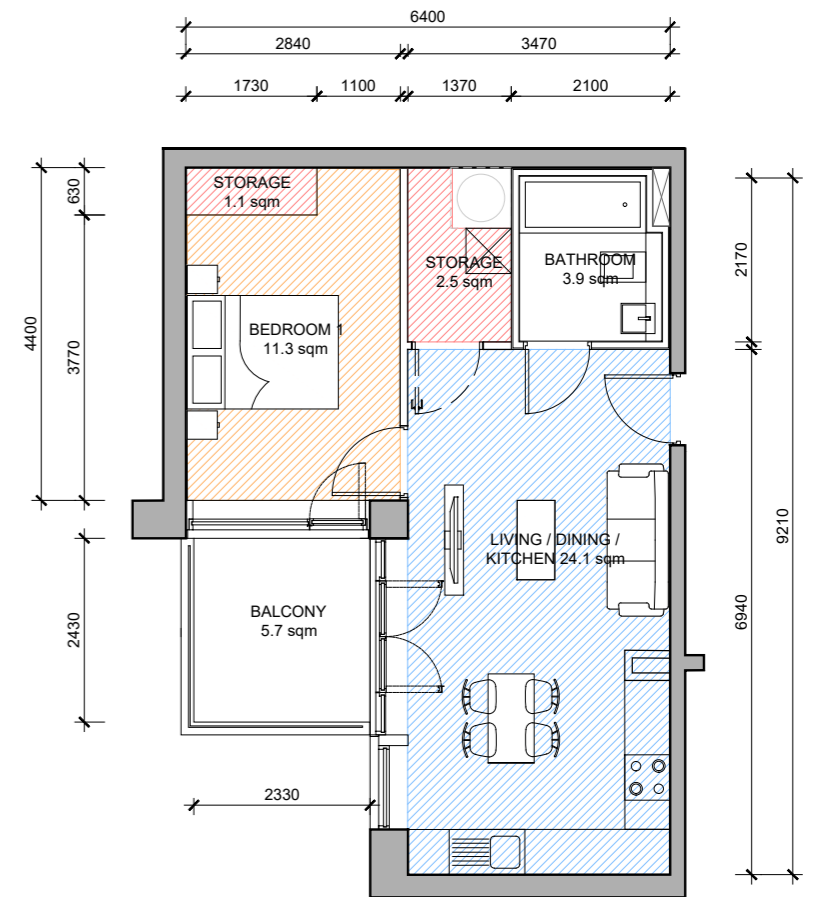
Allocated Apartments



Type 0A

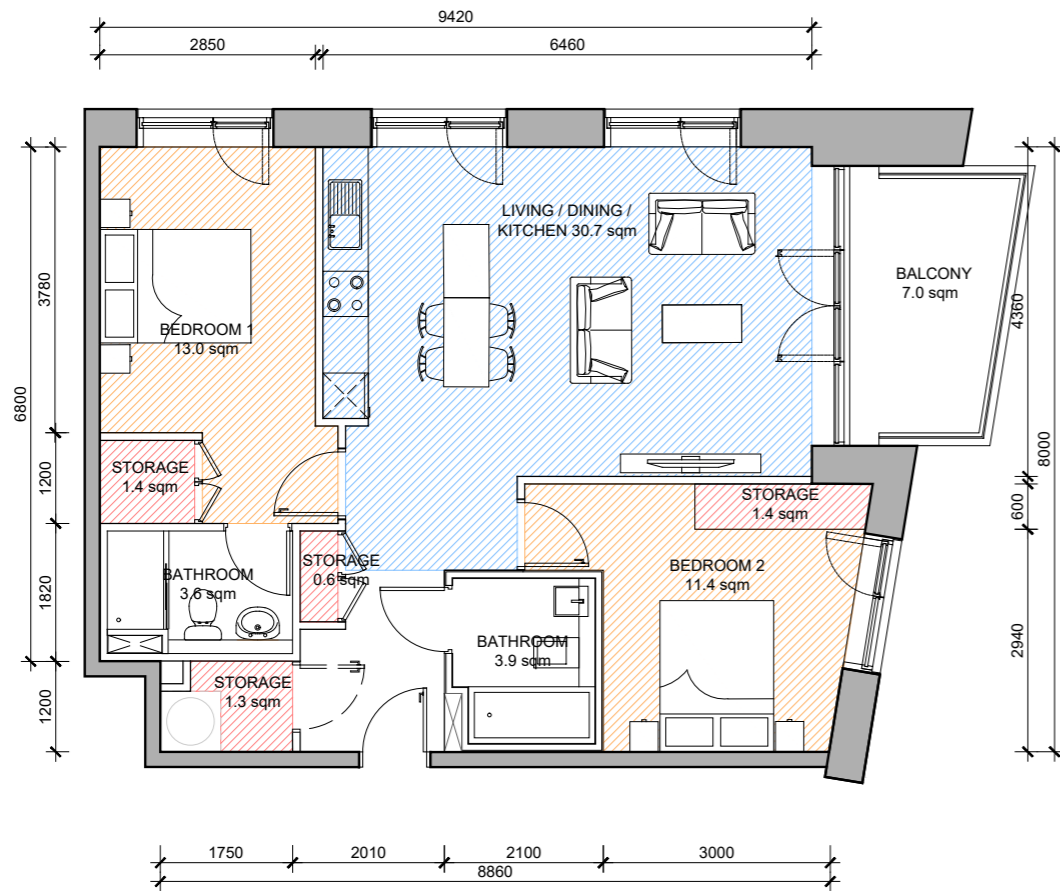


Type 1A

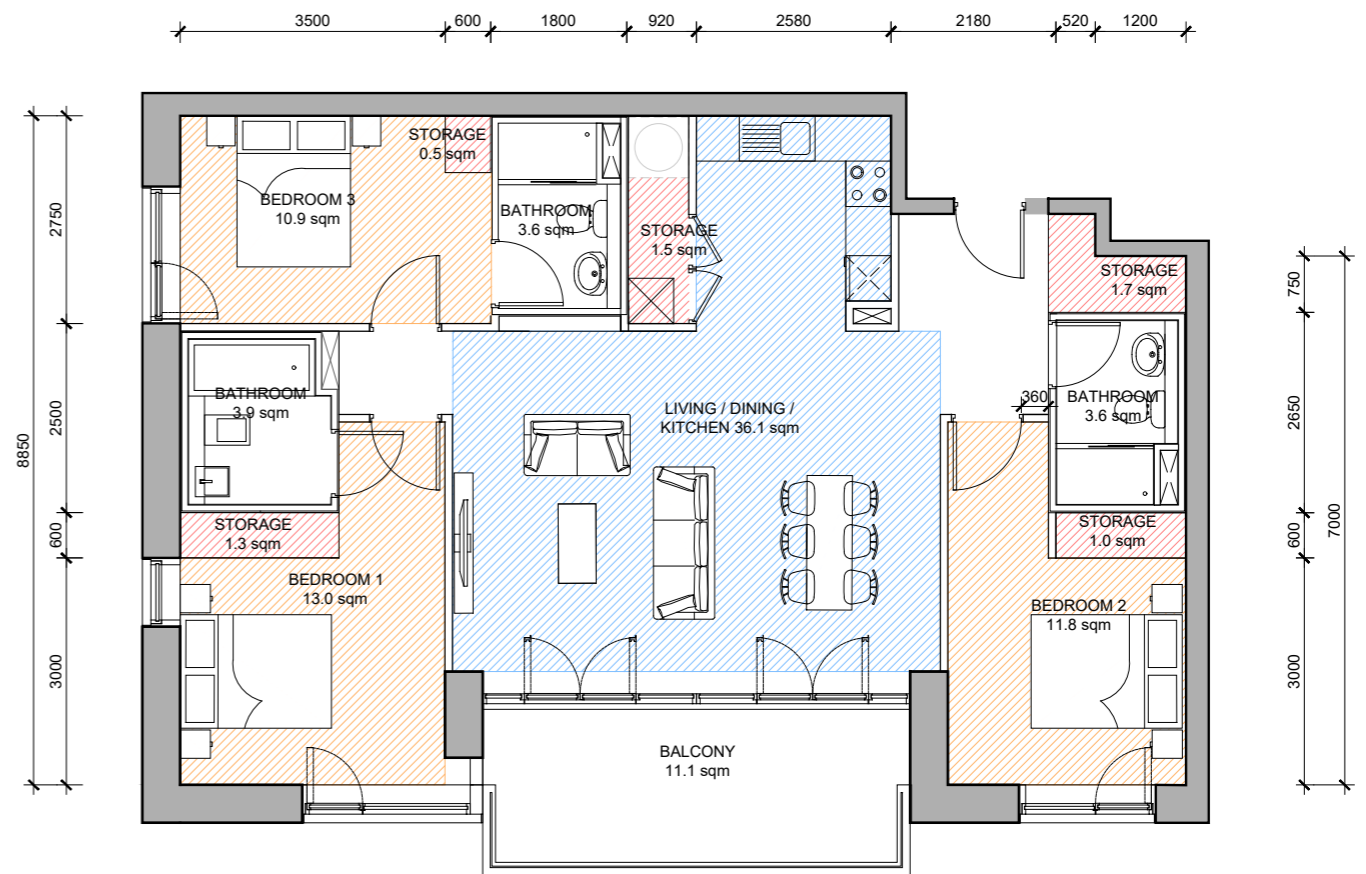


Type 1G

Allocated Apartments

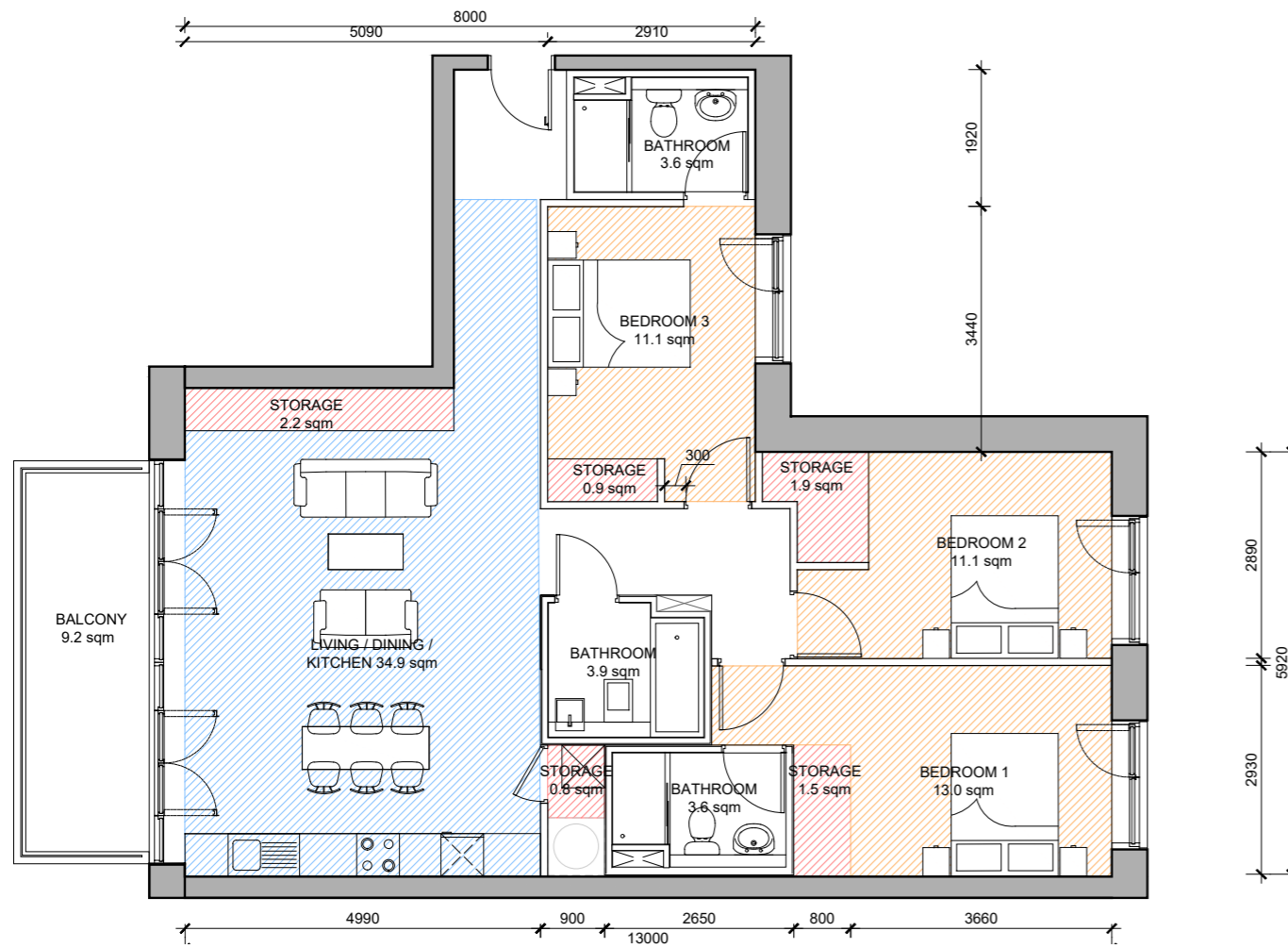


Type 2D

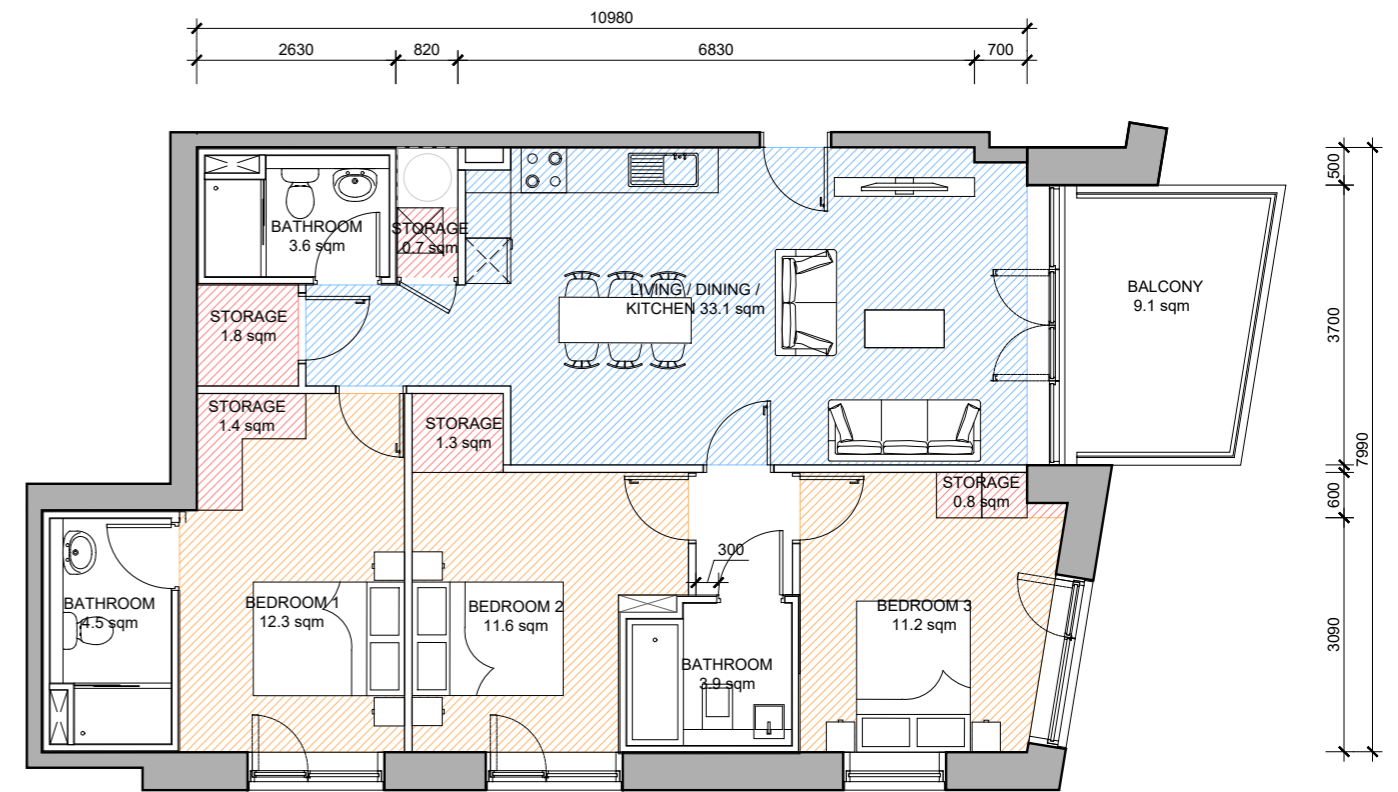


Type 3A

Allocated Apartments




Type 3B



Type 3D

04. SCHEDULE

Schedule of Accommodation

 Location of Part V Allocated Units

Levels	Ancillary (SQM)	Community/Cultural (SQM)	Commercial (SQM)	Other Uses (SQM)	Residential GFA (SQM)	BtR Amenity (SQM)	BtR Facilities (SQM)	Shared Living Facilities (SQM)	Units Per Level	Studio	1 Bed	2 Bed (3 person)	2 Bed (4person)	3 Bed (5person)	3 Bed (6person)	Duplex (2 Bed)	Dual Aspect
	B2	5361			672				34								
B1	5116			621				209									
0	139		340		2394	380	163	0	27		17			8		2	9
1					3439	0	0	0	45	4	27			9		5	16
2					3183	0	0	0	41	2	24			10		5	19
3					3183	0	0	0	41	2	24			10		5	19
4					3183	0	0	0	41	2	24			10		5	19
5					3183	0	0	0	41	2	24			10		5	19
6					2259	57	0	0	29	2	17			5		5	17
7					2259	0	0	0	29	2	17			5		5	17
8	98				1147	0	0	0	16		13			3			10
9					1147	0	0	0	16		13			3			10
10					1147	0	0	0	16		13			3			10
11					1147	0	0	0	16		13			3			10
12					1147	0	0	0	16		13			3			10
13					1147	0	0	0	16		13			3			10
14					1147	0	0	0	16		13			2		1	10
15	16				555	0	0	0	6		3	2				1	4
16					340	0	0	0	2			2					2
17					179	73	0	0	1			1					1
18	91								0								
Subtotal	10821	0	0	340	32186	510	163	243	415	16	268	5	87		38	1	212

PW2	TOTAL	TOTAL RESIDENTIAL GFA	33,102
PW2	TOTAL	TOTAL GFA exc. Ancillary	34,735
PW2	TOTAL	TOTAL GFA Inc. Ancillary	45,556

Total Bedspaces	1163
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Levels	Ancillary (SQM)	Community/Cultural (SQM)	Admin (SQM)	Creche (SQM)	Commercial (SQM)	Residential GFA (SQM)	BTL Amenity (SQM)	BTL Facilities (SQM)	Shared Living Facilities (SQM)	Units Per Level	Studio	1 Bed	2 Bed (3 person)	2 Bed (4person)	3 Bed (5person)	3 Bed (6person)	Duplex (2 Bed)	Dual Aspect	
	0						495				5			1		2		2	
1						982				12	4	2			2		4		5
2						982				12	2	4			2		4		5
3						982				12	2	4			2		4		5
4						519				8	2	4					2		3
Subtotal	-	0	0	0	0	3,960				49	10	15			8		16		22
										100%	20%	31%			16%		33%		45%

05. COSTS

No	Assessment	Site	Unit Type						
			Studio	1 Bed	1 Bed	2 Bed	3 Bed	3 Bed	3 Bed
			Type OA	Type 1A	Type 1G	Type 2D	Type 3A	Type 3B	Type 3D
1	Size (sq.m)	Players Wills	39	47	47	77	104	105	96
2	Construction Cost	Players Wills	€ 127,650.00	€ 152,950.00	€ 152,950.00	€ 250,700.00	€ 336,950.00	€ 339,250.00	€ 310,500.00
3	Developer's Profit	Players Wills	€ 10,000.00	€ 12,000.00	€ 12,000.00	€ 19,000.00	€ 26,000.00	€ 26,000.00	€ 24,000.00
4	Development Cost	Players Wills	€ 60,000.00	€ 72,000.00	€ 72,000.00	€ 117,000.00	€ 158,000.00	€ 159,000.00	€ 145,000.00
5	Land Cost (based on existing use value)	Players Wills	€ 4,600.00	€ 4,600.00	€ 4,600.00	€ 4,600.00	€ 4,600.00	€ 4,600.00	€ 4,600.00
6	VAT at 13.5%	Players Wills	€ 21,228.75	€ 25,319.25	€ 25,319.25	€ 40,945.50	€ 54,884.25	€ 55,194.75	€ 50,638.50
7	VAT at 23%	Players Wills	€ 10,350.00	€ 12,420.00	€ 12,420.00	€ 20,240.00	€ 27,370.00	€ 27,600.00	€ 25,070.00
8	Total Estimated Unit Cost	Players Wills	€ 233,828.75	€ 279,289.25	€ 279,289.25	€ 452,485.50	€ 607,804.25	€ 611,644.75	€ 559,808.50
9	No. of Units	Players Wills	10	12	3	8	10	3	3
10	Total Net Floor Areas m2	Players Wills	390	564	141	616	1,040	315	288
11	Sub-total	Players Wills	€ 2,338,287.50	€ 3,351,471.00	€ 837,867.75	€ 3,619,884.00	€ 6,078,042.50	€ 1,834,934.25	€ 1,679,425.50
12	Net Monetary Value	Players Wills	TBA	TBA	TBA	TBA	TBA	TBA	TBA
13	Total Estimated Cost of Part V Units		€ 2,338,287.50	€ 3,351,471.00	€ 837,867.75	€ 3,619,884.00	€ 6,078,042.50	€ 1,834,934.25	€ 1,679,425.50

