

Ms. Cliona Eogan,
Development Manager,
CAIRN HOMES PLC
7 Grand Canal
Grand Canal Street Lower,
Dublin 2.

09th June 2021

RE: COOLDOWN COMMONS & FORTUNESTOWN, PHASE III, CITYWEST, DUBLIN 24.

Dear Ms. Eogan,

I note Cairn Homes PLC intend to lodge an SHD Stage 3 application to An Bord Pleanála proposing the construction of 421 no. residential units within 9 no. blocks ranging in height from 1 – 13 storeys at a site known as Cooldown Commons & Fortunestown Phase III, Citywest, Dublin 24.

The Part V proposal to provide 10% of permitted residential units on site in order to comply with Part V is noted, namely the provision of 42 units consisting of 6 No. 2-bed duplexes, 6 No. 3-bed duplexes, 15 No. 1-bed apartments and 15 No. 2-bed apartments.

I can confirm that the Housing Department is satisfied to release this validation letter in order to facilitate the lodging of the application as a Part V proposal has been made. Further proposals are subject to review and consideration by the Housing Department, subject to planning approval.

South Dublin County Council's preferred option is to acquire units on site and is bound by the planning permissions granted. Therefore, South Dublin County Council can only agree in respect of the actual permitted development subject to costing approval from the Department of Housing, Local Government and Heritage. Please note that the Council would require a fully completed Part V submission prior to commenting on costs.

Should you have any queries regarding this letter please do not hesitate to contact me.

Yours sincerely,



Edel Dempsey
Senior Staff Officer
Part V,
South Dublin County Council.

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR CAIRN HOMES CONSTRUCTION LTD

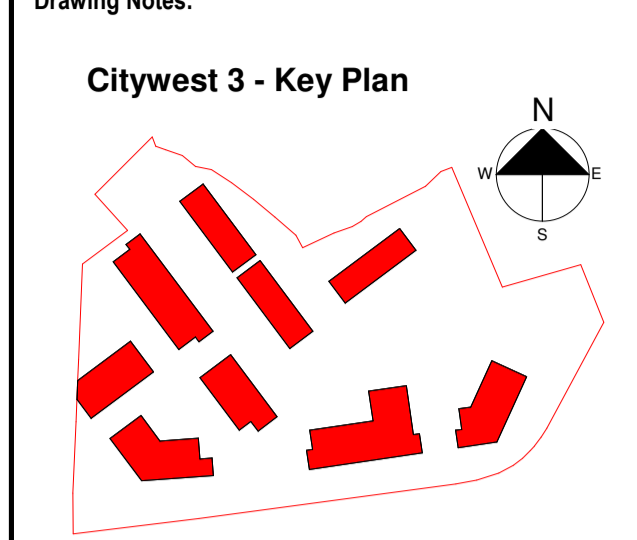
SCHEME COOLDOWN COMMONS, CITYWEST, CO. DUBLIN
421 Units

MAIN COST SUMMARY				Total Cost €
BUILDING COSTS		Page		
Substructures - Basement Car-Parking		2		€5,445,306
Substructures Generally		3		€6,617,786
Superstructures		4 & 5		€56,648,831
External Works		6		€448,589
Site Development Works		7		€10,214,650
Abnormal Works		8		€309,910
Indirect Project Costs		9		€23,507,096
Total:			1	€103,192,168
DEVELOPMENT ON COSTS				
Professional Fees				€8,765,358
Development Contributions				€6,605,814
Finance Costs				€18,970,134
Total:			2	€34,341,306
DEVELOPERS' PROFIT				
On Building Costs	10%	103,192,168	3	€10,319,217
LAND COSTS				
Existing Land Use Value			4	€163,600
SUB-TOTAL:			1 - 4 above	€148,016,291
add:				
Value Added Tax				€20,814,908
TOTAL COSTS:				€168,831,199
No Of Units			421	€401,024
Net internal floor area (Sales Area)			373,084	€452.53
SqM and SqFt				



Proposed Site Layout Plan Ground Floor Level - PART V
1:500

Notes:
 - Do not scale from this drawing. Use figured dimensions in all cases.
 - Verify dimensions on site and report any discrepancies to the Architect immediately.
 - This drawing is to be read in conjunction with the Architect's Specification.
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LEGEND

Site Boundary (Red line)
 Proposed Part V units (Blue line)

TYPE	AREA	No. of units
1 Bed Apartment Block E2	49,956.11 m ²	15
2 Bed Apartment Block E2	73,227.87 m ²	15
2 Bed Duplex GF F1	83,158.23 m ²	6
3 Bed Duplex over GF F1	125,761.22.27	6
Proposed Part V Total Units		42

- 1 Bed
- 2 Bed
- 2 Bed Own Door Apartment
- 3 Bed
- 3 Bed Duplex Apartment
- Communal/Amenity
- OFFICE
- PLANT
- RETAIL / COMMERCIAL

Rev.	Date	Drawn	Issued For Planning	Details of Issue / Revision
P3-1	17/05/21	RS	Issued For Planning	

W: www.reddyarchitecture.com
 E: info@reddyarchitecture.com

Client Details:
Cairn Home Properties LTD

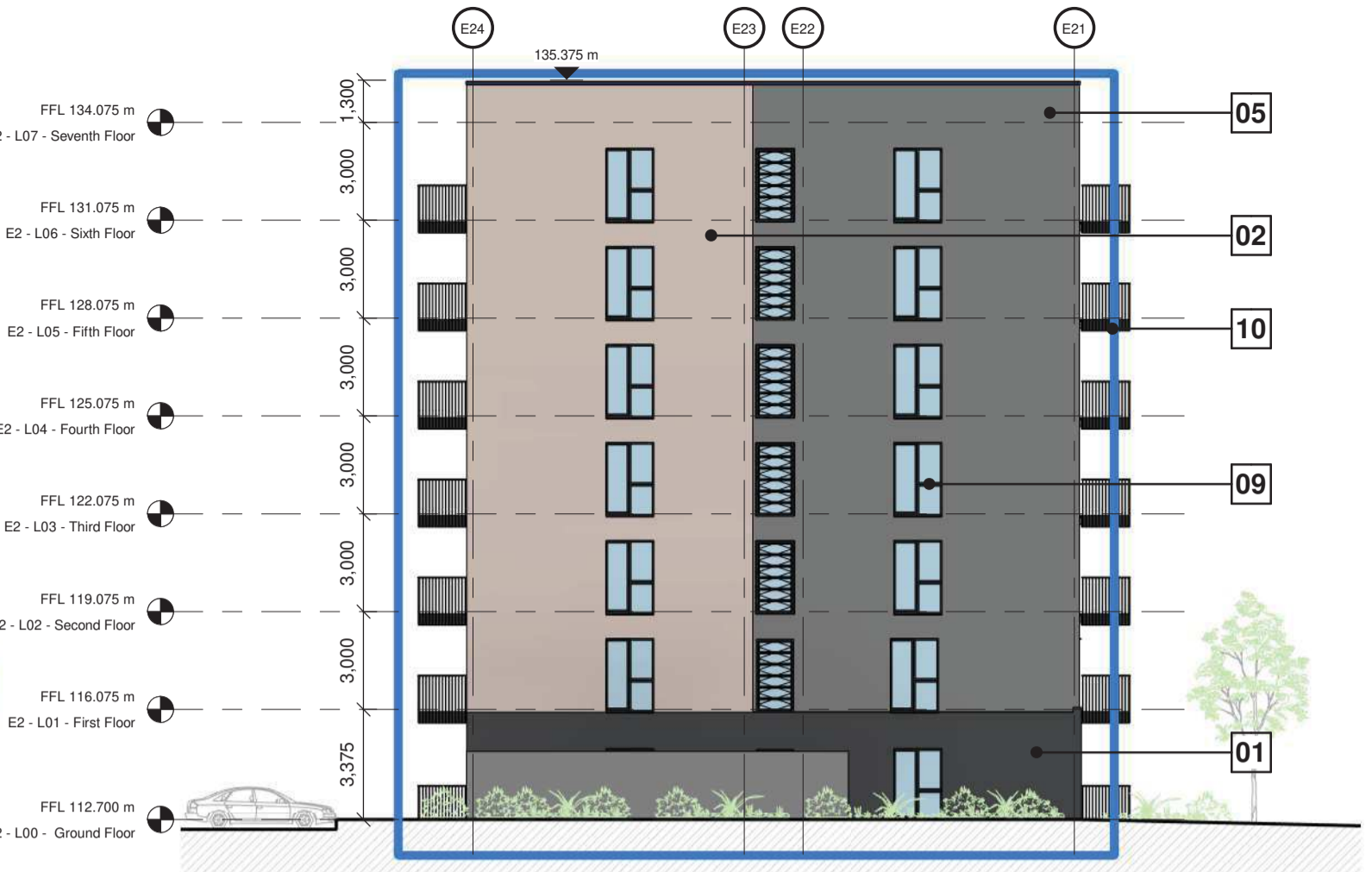
Project Details:
COOLDOWN COMMONS PHASE 3 - RESIDENTIAL DEVELOPMENT

Drawing Title:
PROPOSED SITE LAYOUT PLAN GROUND FLOOR LEVEL - PART V

Job No. P18-284D	Sheet Size: A1 - Landscape	Scale @A1: 1:500
Issue Date: 17/05/21	Drawn By: RS	Reviewed By: AL
Status: P3	Purpose of Issue: Planning	
Project-Phase-System-Zone-Level-Type-Originator-Role Number		Revision
CW-3-06-SW-00-DR-RAU-AR-1561		P3-1



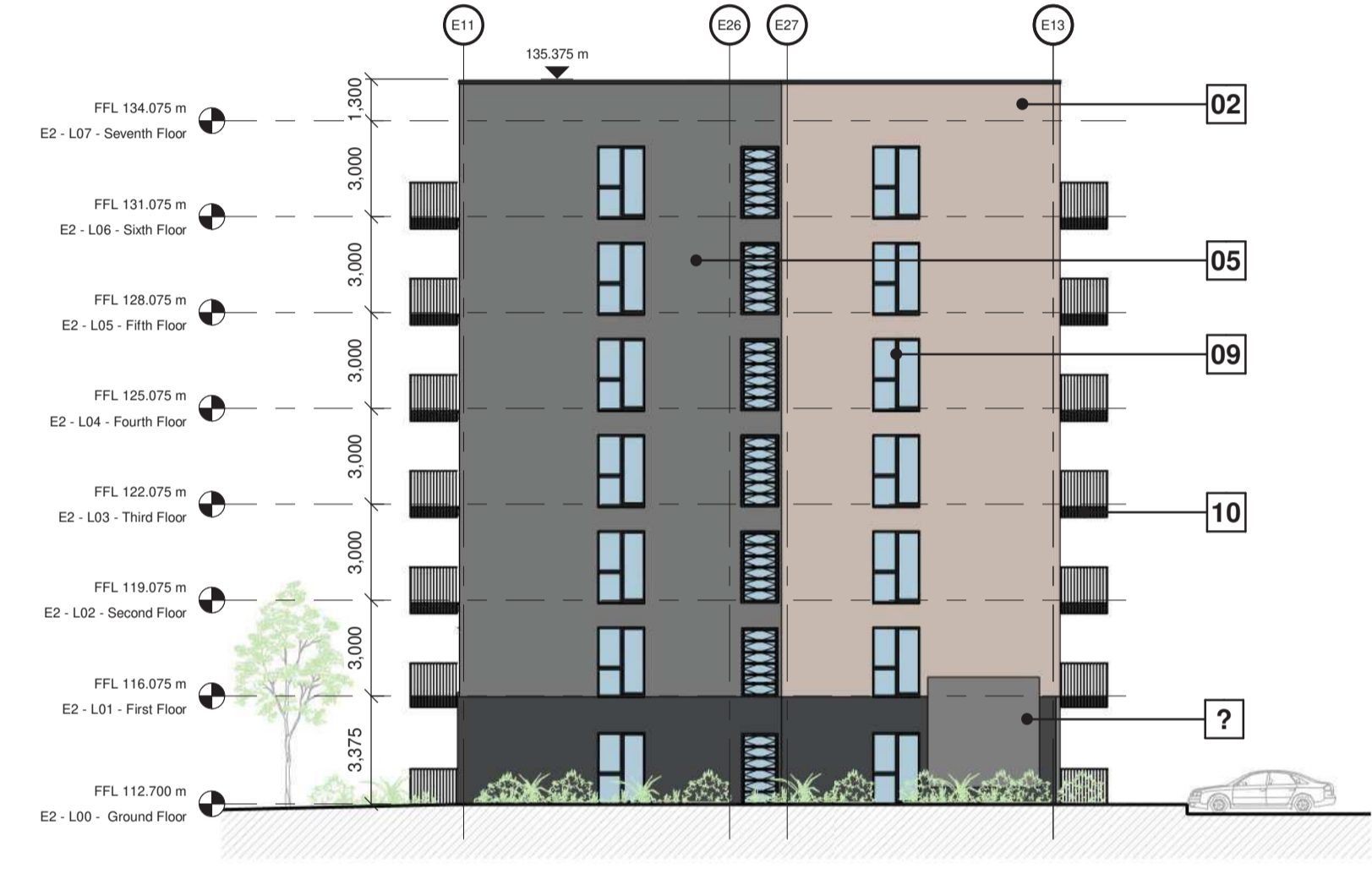
4 PROPOSED ELEVATION - BLOCK E2 - SOUTH-EAST (STREET) PART V
1 : 200



1 PROPOSED ELEVATION - BLOCK E2 - North-EAST - PART V
1 : 200



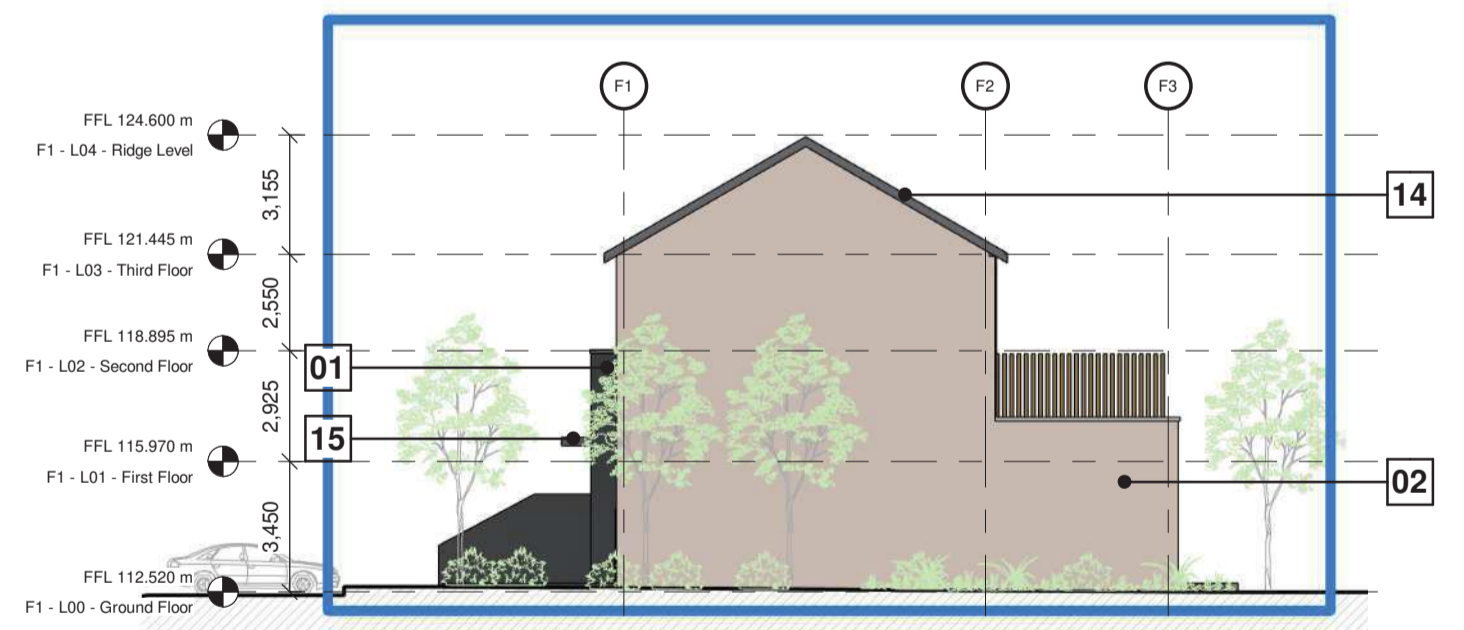
2 PROPOSED ELEVATION - BLOCK E2 - North West - PART V
1 : 200



3 PROPOSED ELEVATION - BLOCK E2 - West - PART V
1 : 200



8 PROPOSED ELEVATION - BLOCK F1 - WEST - PART V
1 : 200



7 PROPOSED ELEVATION - BLOCK F1 - SOUTH - PART V
1 : 200



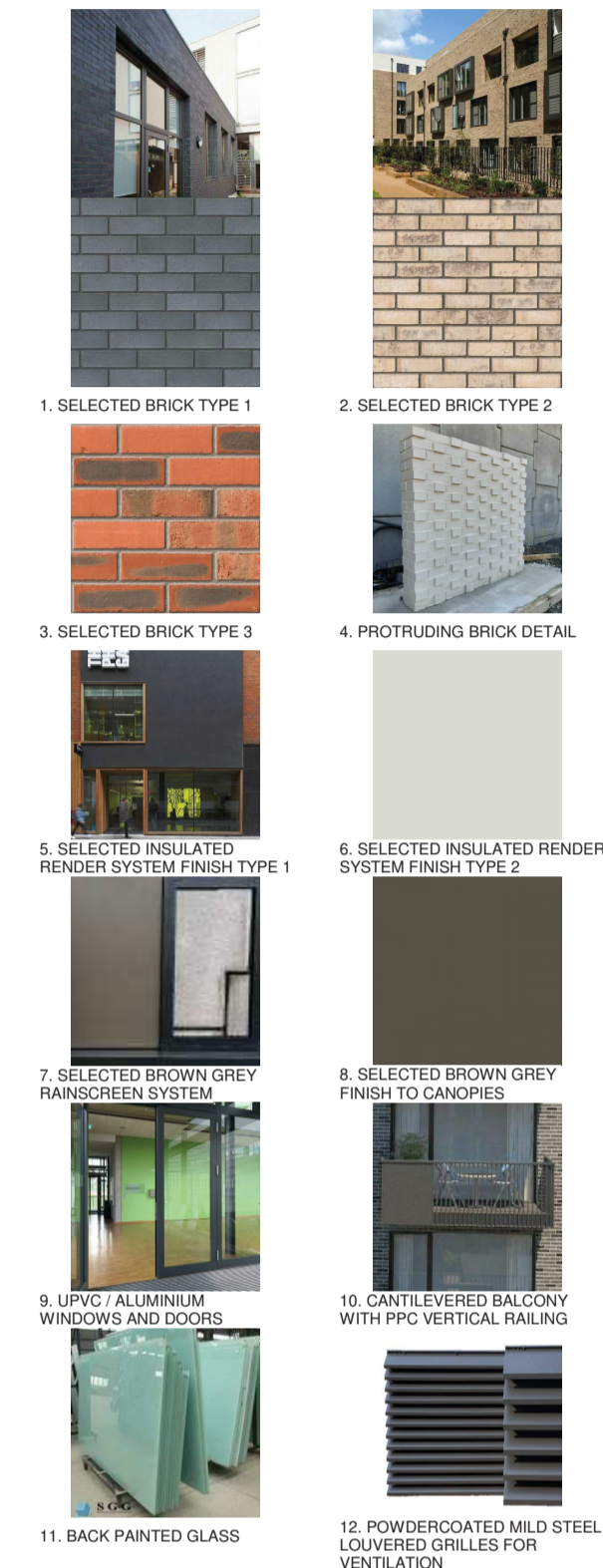
5 PROPOSED ELEVATION - BLOCK F1 - EAST - PART V
1 : 200



6 PROPOSED ELEVATION - BLOCK F1 - NORTH - PART V
1 : 200

EXTERNAL FINISHES

1. SELECTED BRICK TYPE 1
2. SELECTED BRICK TYPE 2
3. SELECTED BRICK TYPE 3
4. PROTRUDING BRICK DETAIL
5. SELECTED INSULATED RENDER SYSTEM FINISH TYPE 1
6. SELECTED INSULATED RENDER SYSTEM FINISH TYPE 2
7. SELECTED BROWN GREY RAINSCREEN SYSTEM
8. SELECTED BROWN GREY FINISH TO CANOPIES
9. UPVC / ALUMINIUM WINDOWS AND DOORS
10. CANTILEVERED BALCONY WITH PPC VERTICAL RAILING
11. BACK PAINTED GLASS
12. POWDERCOATED MILD STEEL LOUVERED GRILLES FOR VENTILATION



EXTERNAL FINISHES (DUPLEX)

1. SELECTED BRICK TYPE 1
2. SELECTED BRICK TYPE 2
3. SELECTED BRICK TYPE 3
4. PROTRUDING BRICK DETAIL
5. SELECTED INSULATED RENDER SYSTEM FINISH TYPE 1
6. SELECTED INSULATED RENDER SYSTEM FINISH TYPE 2
7. SELECTED BROWN GREY RAINSCREEN SYSTEM
8. SELECTED BROWN GREY FINISH TO CANOPIES
9. UPVC / ALUMINIUM WINDOWS AND DOORS
10. CANTILEVERED PPC METAL CANOPY
11. SELECTED TIMBER / METAL PRIVACY SCREENS
12. FLAT PROFILE CONCRETE ROOF TILES



Notes:
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Drawing Notes:
 Citywest 3 - Key Plan

Proposed Part V units

TYPE	AREA	No of units
1Bed Apartment Block E2	49,955.11 m ²	15
2Bed Apartment Block E2	78,227.87 m ²	15
2Bed Duplex GF F1	83,158.23 m ²	6
3 Bed Duplex over GF F1	125.76/122.27	6
Proposed Part V Total Units		42

Rev.	Date	Drwn	RS	Issued For Planning
P3-1	17/05/21	RS		Details of Issue / Revision

Issues & Revisions

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Client Details:
Cairn Home Properties LTD

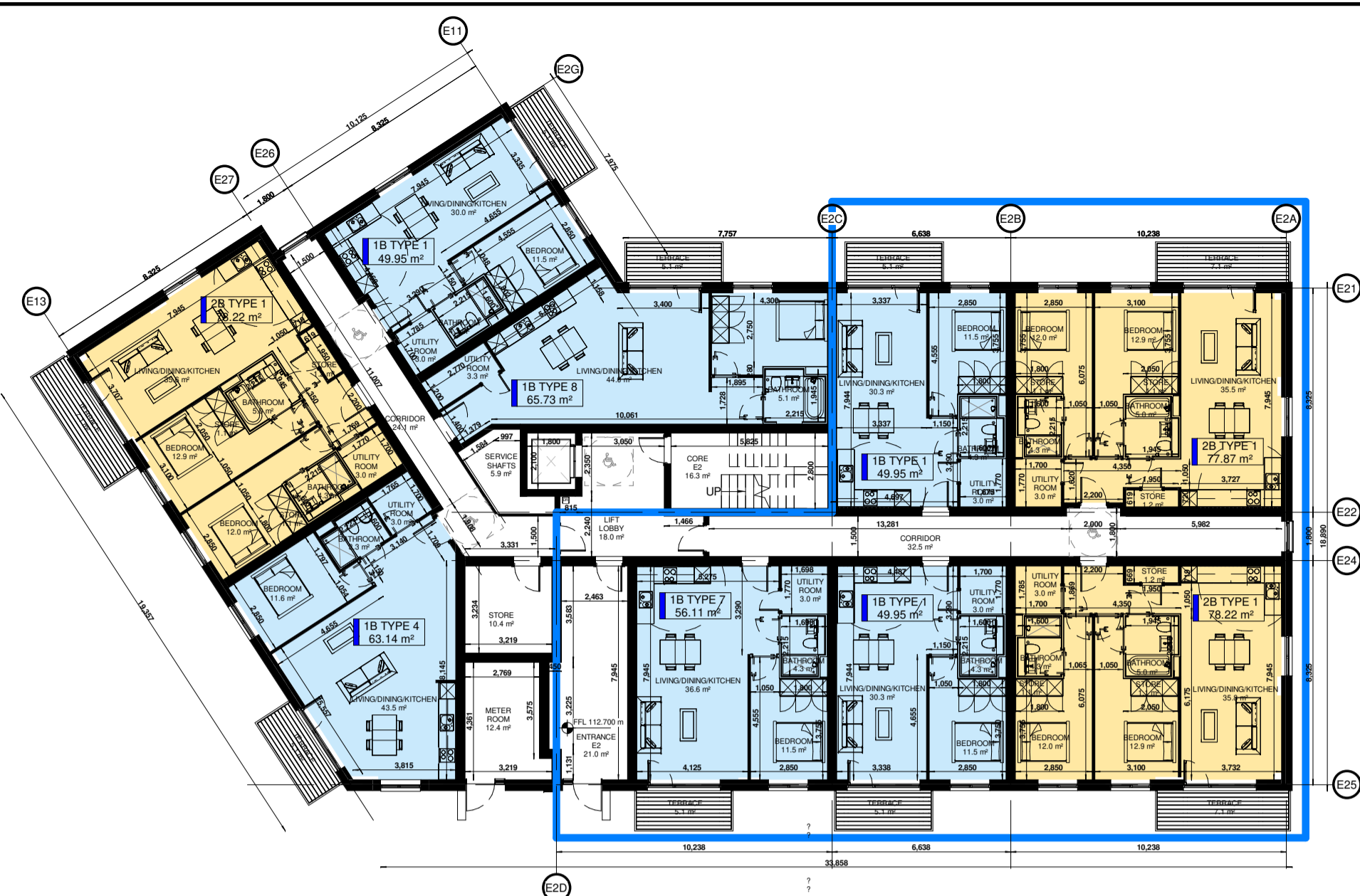
Project Details:
Cooldown Commons Phase 3 - RESIDENTIAL DEVELOPMENT

Drawing Title:
PROPOSED ELEVATIONS - BLOCKS E2 & F1 PART V

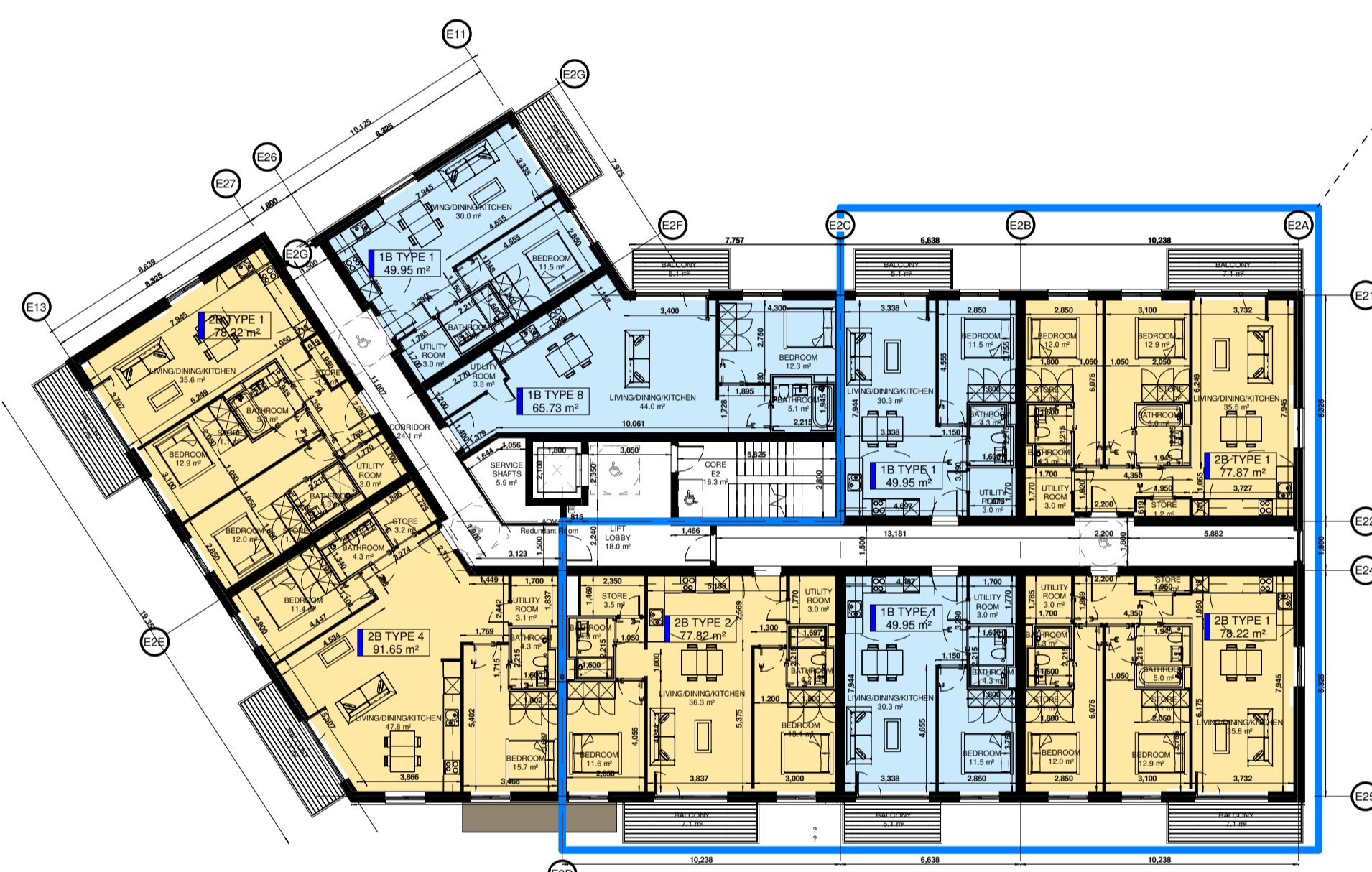
Job No.	Sheet Size	Scale
P18-284D	A1 - Landscape	@A1: 1:200
Issue Date:	Drawn By:	Reviewed By:
17/05/21	RS	AL

Status	Purpose of Issue
P3	Planning

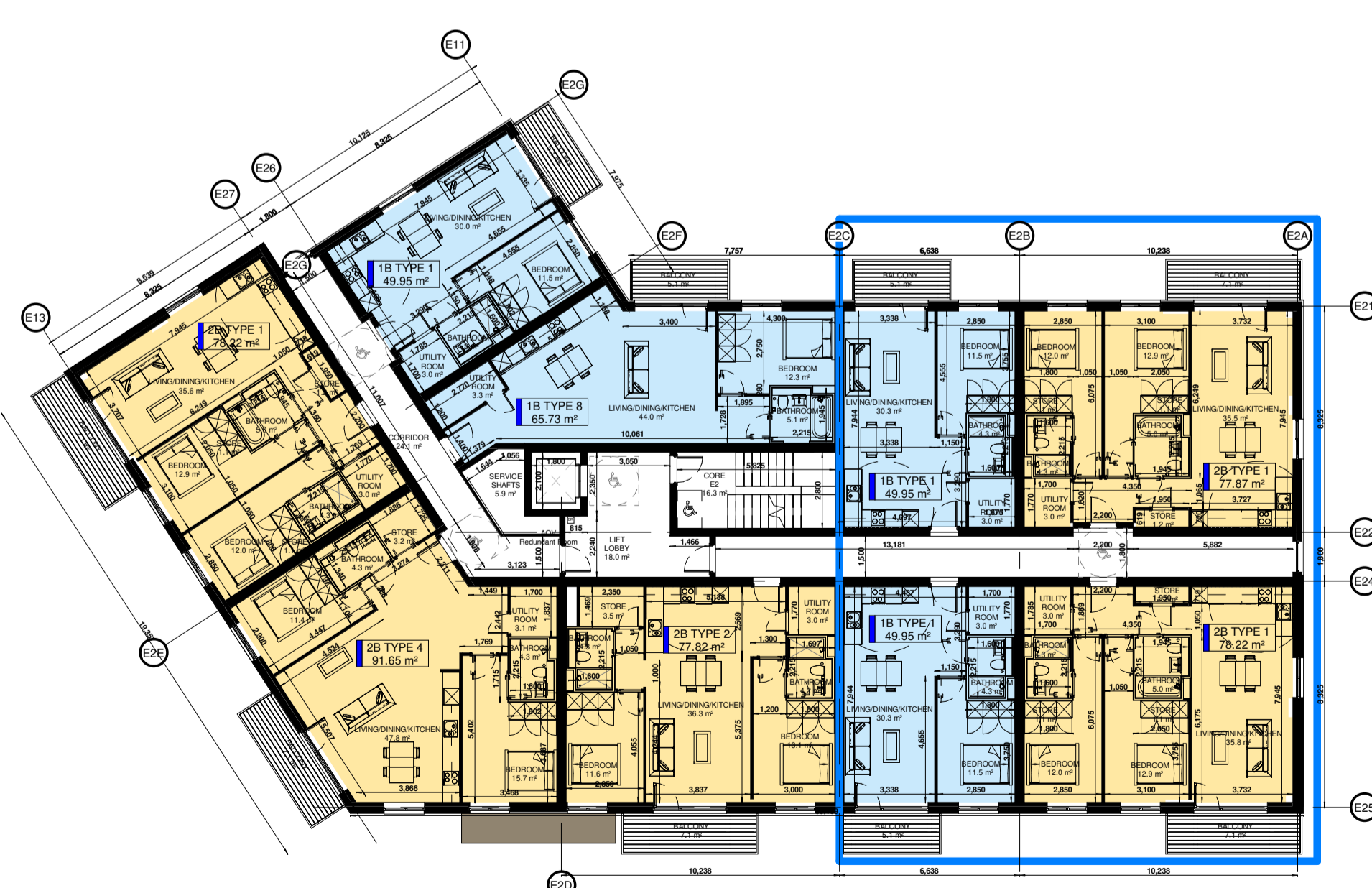
Project-Phase-System-Zone-Level-Type-Originator-Role-Number	Revision
CW-3-06-ZZZ-ZZZ-DR-RAU-AR-2590	P3-1



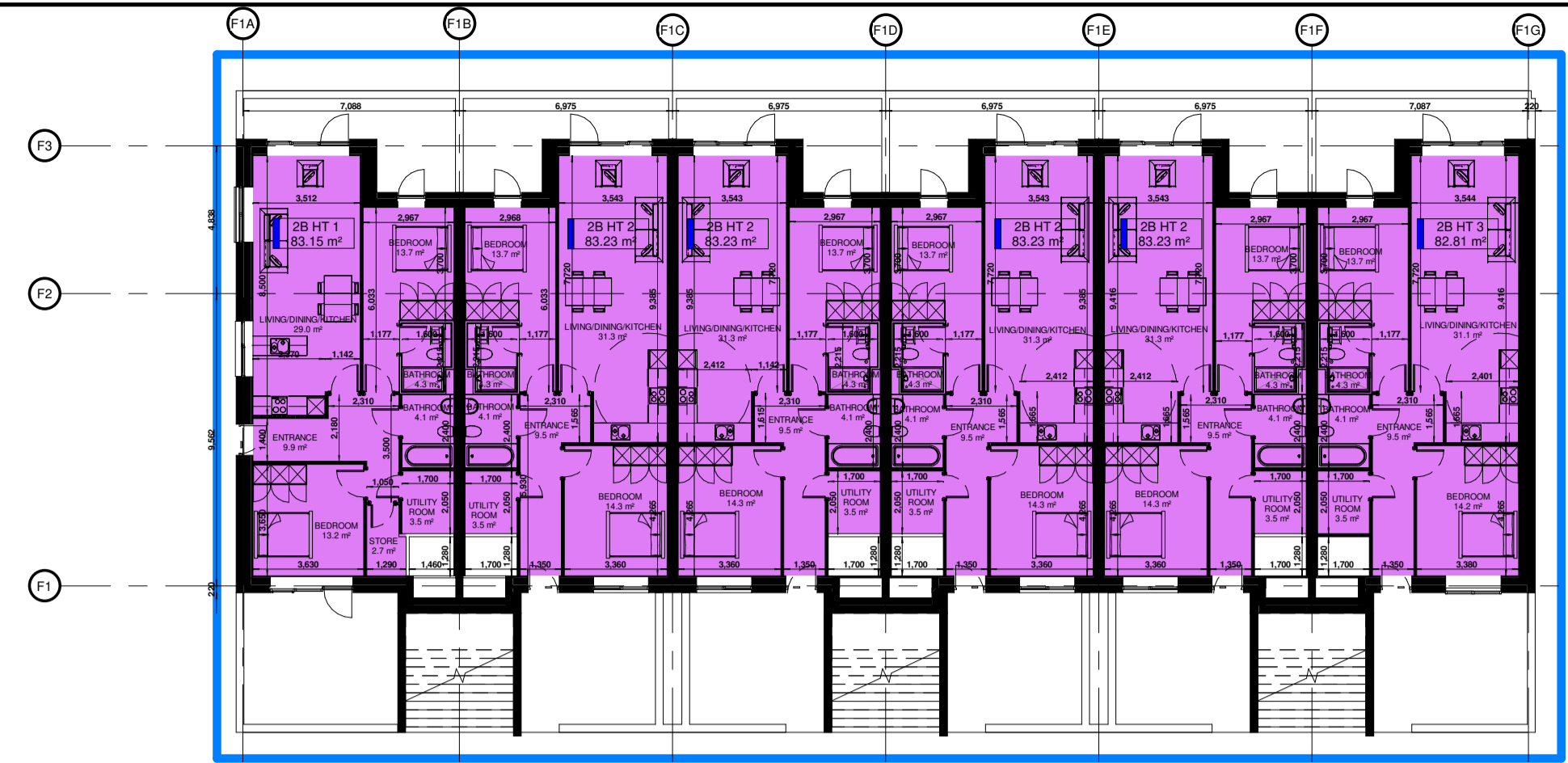
1 Block E2 - Proposed Ground Floor Plan - PART V
1 : 200



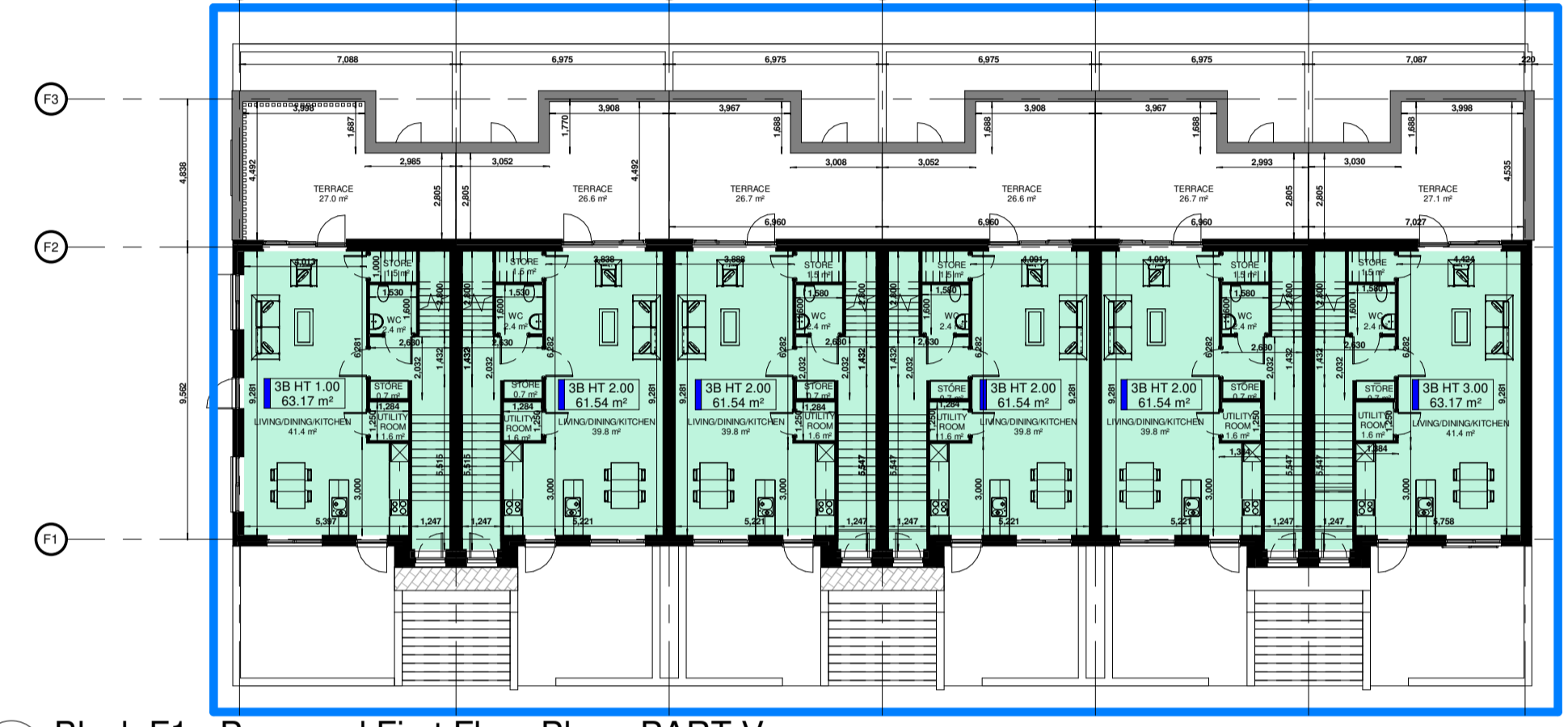
2 Block E2 - Proposed First Floor Plan - PART V
1 : 200



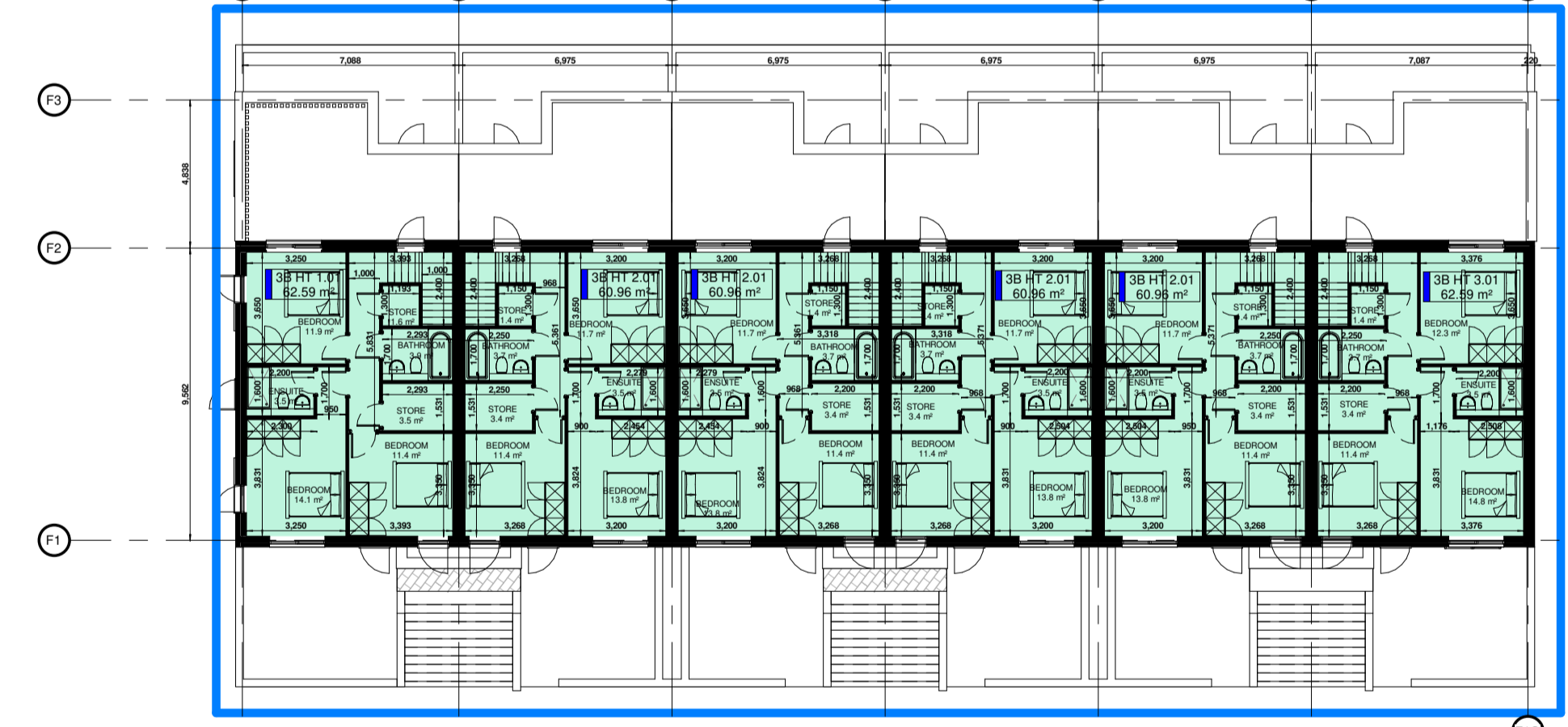
3 Block E2 - Proposed Second to Sixth Floor Plan - PART V
1 : 200



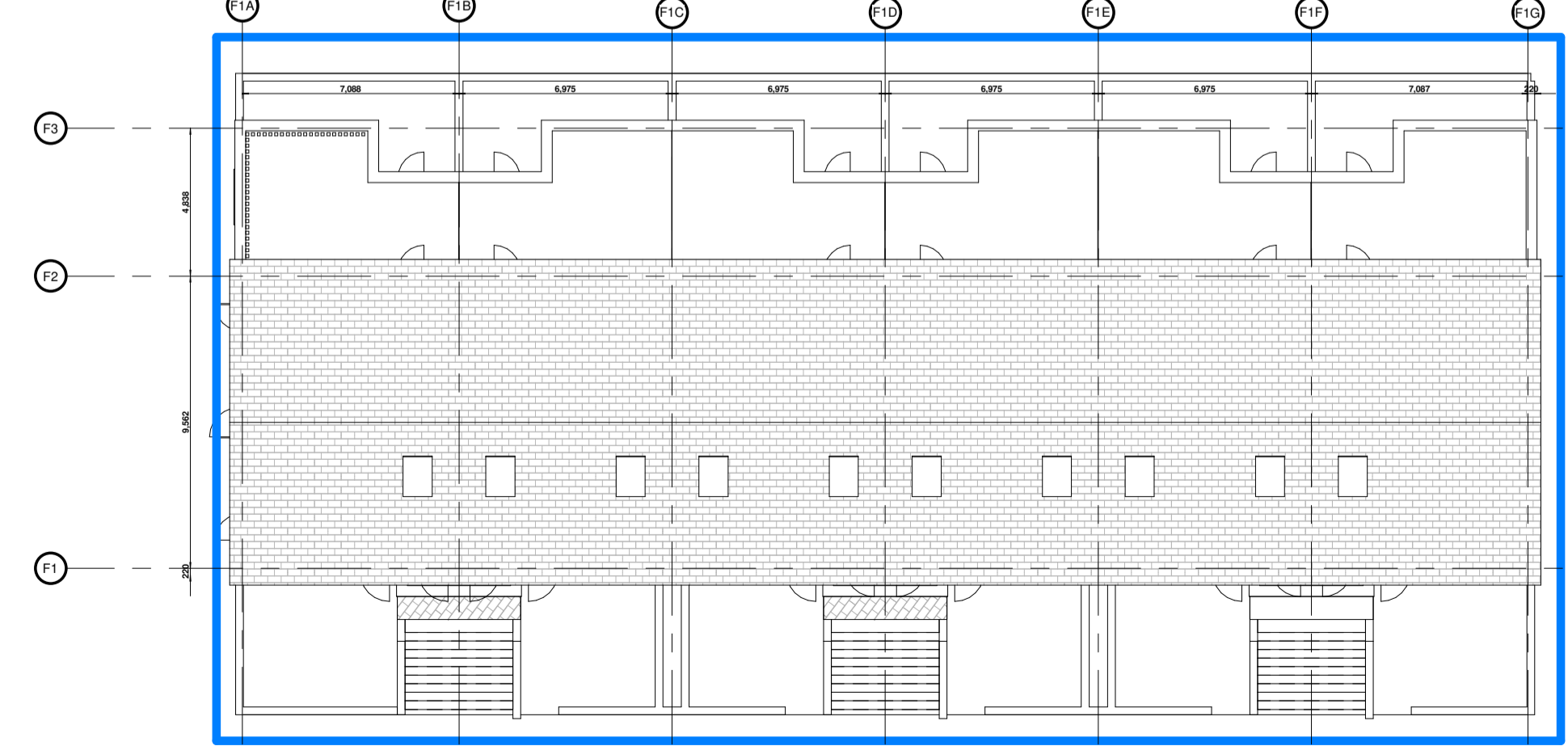
4 Block F1 - Proposed Ground Floor Plan - PART V
1 : 200
F1 - L00 - Ground Floor 112,520



5 Block F1 - Proposed First Floor Plan - PART V
1 : 200
F1 - L01 - First Floor 115,970

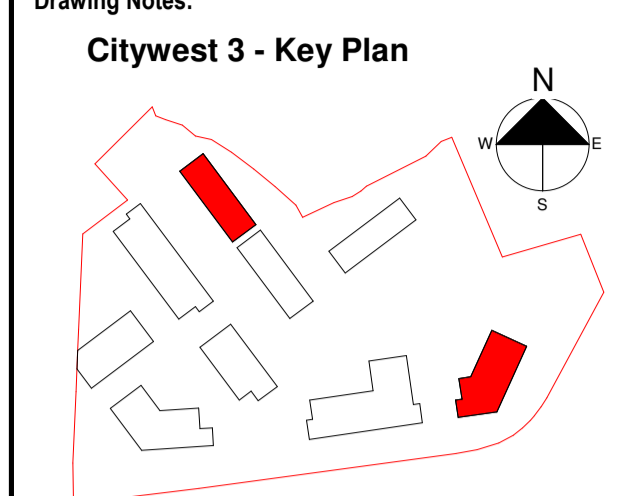


6 Block F1 - Proposed Second Floor Plan - PART V
1 : 200
F1 - L02 - Second Floor 118,895



7 Block F1 - Proposed Roof Plan - PART V
1 : 200
F1 - L03 - Third Floor 121,445

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LEGEND

- 1 Bed
- 2 Bed
- 3 Bed
- 2 Bed Own Door Apartment
- 3 Bed Duplex Apartment
- COMMUNAL AMENITY
- OFFICE
- PLANT
- RETAIL / COMMERCIAL

Site Boundary
Proposed Part V units

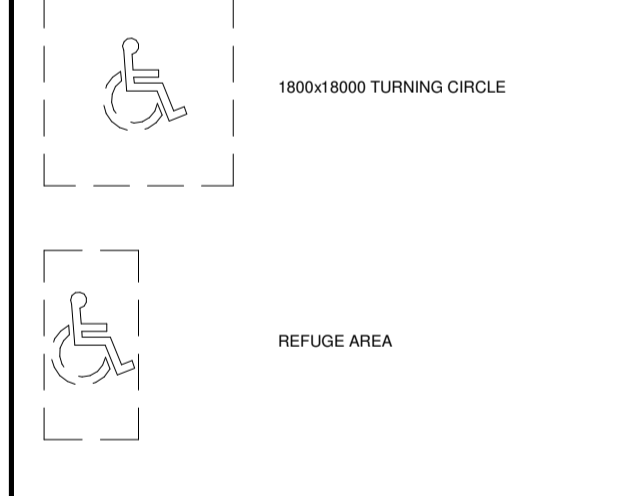
TYPE	AREA	No of units
1 Bed Apartment Block E2	49,956.11 m ²	15
2 Bed Apartment Block E2	78,227.87 m ²	15
2 Bed Duplex GF F1	83,158.23 m ²	6
3 Bed Duplex over GF F1	125,761,22.27 m ²	6
Proposed Part V Total Units		42

E2 Levels

Name	Elevation
E2 - L00 - Ground Floor	112,700
E2 - L01 - First Floor	116,075
E2 - L02 - Second Floor	119,075
E2 - L03 - Third Floor	122,075
E2 - L04 - Fourth Floor	125,075
E2 - L05 - Fifth Floor	128,075
E2 - L06 - Sixth Floor	131,075
E2 - L07 - Seventh Floor	134,075

F1 Levels

Name	Elevation
F1 - L00 - Ground Floor	112,520
F1 - L01 - First Floor	115,970
F1 - L02 - Second Floor	118,895
F1 - L03 - Third Floor	121,445
F1 - L04 - Ridge Level	124,600



Rev.	Date	Drawn	Details of Issue / Revision
PS-1	17/05/21	RS	Issued For Planning

Issues & Revisions

W: www.reddyarchitecture.com
E: info@reddyarchitecture.com

Client Details:
Cairn Home Properties LTD

Project Details:
COOLDOWN COMMONS PHASE 3 - RESIDENTIAL DEVELOPMENT

Drawing Title:
PROPOSED FLOOR PLANS - BLOCKS E2 & F1 - PART V

Job No.	Sheet Size	Scale @A1:
P18-284D	A1 - Landscape	As Indicated
Issue Date:	Drawn By:	Reviewed By:
17/05/21	RS	AL

Status	Purpose of Issue
P3	Planning

Project Phase-System-Zone-Level-Type-Originator-Role Number Revision
CW-3-06-ZZZ-ZZZ-DR-RAU-AR-1571 P3-1

Client:
Cairn Home Properties LTD
Project:
Cooldown Commons Phase 3 - RESIDENTIAL DEVELOPMENT

Schedule Title:
Schedule of Accommodation
Revision: **Date:** **Created By:** **Checked By:** **Status:** **Purpose:**
P3-1 17.05.21 RS AL P3 PLANNING

Sheet Size: **Sheet Number:**
A3 CW-3-XX-XXX-XXX-SH-RAU-AR-9802

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OVERALL APARTMENT BLOCK UNITS

BLOCK	STUDIO	1 BED	2 BED	3 BED	
D1	0	31	41	0	
D2	0	17	39	0	
D3	0	16	48	0	
D4	0	4	46	10	
E1	0	28	42	0	
E2	0	30	33	0	
TOTAL	0	126	249	10	385.00
MIX	0%	33%	65%	3%	100%

OVERALL DUPLEX APARTMENT UNITS

BLOCK	2BED GF	3BED OVER	
F1	6	6	
F2	6	6	
G	6	6	
TOTAL	18	18	36.00

TOTAL NUMBER OF UNITS 421.00

PROPOSED PART V UNITS

BLOCK	1 BED	AREA	2 BED	AREA	3 BED	AREA	
F1	0	0	6	83.2	6	122.2	
E2	15	49.9	15	78	0	0	
TOTAL	15		21		6		42

OTHER USES' AREA NAME	sqm
BLOCK D4 RESIDENTIAL AMENITY	555
BLOCK D3 RETAIL AREA	285
BLOCK E1 RETAIL AREA	434
BLOCK E1 OFFICE AREA	376
BLOCK E1 PLANT	101

CARPARK		
CARPARK UNDERGROUND (incl. 9 disable)		181
CARPARK ON-GRADE (incl. 8 disable)		108
ALLOCATED FOR APARTMENTS		38
ALLOCATED FOR DUPLEX UNITS (incl VISITORS)		59
ALLOCATED FOR RETAIL D3		5
ALLOCATED FOR OFFICES E1		2
ALLOCATED FOR THE COMMERCIAL / CAFÉ		2
ALLOCATED FOR LUAS SETDOWN		2
	on-grade sum	108
TOTAL NUMBER OF CARPARK SPACES		289

CARPARK FACTORS			
APARTMENTS			
219 SPACES /	385	APT UNITS	= 0.57

DUPLEX UNITS			
59 SPACES /	36	APT UNITS	= 1.64

BIKE PARKING	BASEMENT	SURFACE	TOTAL
LONG TERM	330	200	530
SHORT TERM		120	120
	330	320	650

ASPECT OF APARTMENTS - PER BLOCK

	D1	D2	D3	D4	E1	E2	F & G
TOTAL	72	56	64	60	70	63	36
DUAL	24	32	32	48	42	35	36
%	33%	57%	50%	80%	60%	56%	100%

STATISTICS	
SITE AREA	3.404 ha
units	421
DENSITY	124 units/ha

TOTAL GROSS AREA - PROPOSED	41,991.0
TOTAL GROSS AREA - RESIDENTIAL (incl. amenities D4)	40,270.0
TOTAL GROSS AREA - 'OTHER USES'	1,196.0

D1 - Apartment Block

LEVEL	STUDIO	1 BED	2 BED	3 BED	Dual Aspect
0	0	6	6	0	4
1	0	5	7	0	4
2	0	5	7	0	4
3	0	5	7	0	4
4	0	5	7	0	4
5	0	5	7	0	4
sum	0	31	41	0	24

D3 - Apartment Block

LEVEL	STUDIO	1 BED	2 BED	3 BED	Dual Aspect
0	0	2	3	0	2
1	0	2	7	0	4
2	0	2	7	0	4
3	0	2	7	0	4
4	0	2	7	0	4
5	0	2	7	0	4
6	0	2	5	0	5
7	0	2	5	0	5
sum	0	16	48	0	32

E1 - Apartment Block

LEVEL	STUDIO	1 BED	2 BED	3 BED	Dual Aspect
0	0	0	0	0	0
1	0	4	6	0	6
2	0	4	6	0	6
3	0	4	6	0	6
4	0	4	6	0	6
5	0	4	6	0	6
6	0	4	6	0	6
7	0	2	3	0	3
8	0	2	3	0	3
sum	0	28	42	0	42

F1 - Duplex Apt (PART V)

GF APT - 2Bed	6
DUPLEX OVER GF APT - 3 Bed	6
Part V F1	12

F2 - Duplex Apt

GF APT - 2Bed	6
DUPLEX OVER GF APT - 3 Bed	6

G1 - Duplex Apt

GF APT - 2Bed	6
DUPLEX OVER GF APT - 3 Bed	6

	ALL
units	421
DUAL	249
%	59%

	NO DUP
units	385
DUAL	213
%	55%

OTHER STRUCTURES	sqm
BIKE SHELTERS ON SURFACE	180
BIN STORES	120
PLANT	225
sum	525

D2 - Apartment Block

LEVEL	STUDIO	1 BED	2 BED	3 BED	Dual Aspect
0	0	3	4	0	4
1	0	2	5	0	4
2	0	2	5	0	4
3	0	2	5	0	4
4	0	2	5	0	4
5	0	2	5	0	4
6	0	2	5	0	4
7	0	2	5	0	4
sum	0	17	39	0	32

D4 - Apartment Block

LEVEL	STUDIO	1 BED	2 BED	3 BED	Dual Aspect
0	0	0	0	0	0
1	0	2	5	0	4
2	0	2	5	0	4
3	0	0	5	1	4
4	0	0	5	1	4
5	0	0	5	1	4
6	0	0	3	1	4
7	0	0	3	1	4
8	0	0	3	1	4
9	0	0	3	1	4
10	0	0	3	1	4
11	0	0	3	1	4
12	0	0	3	1	4
sum	0	4	46	10	48

E2 - Apartment Block (including Part V units)

LEVEL	STUDIO	1 BED	2 BED	1B PartV	2B PartV	3 BED	Dual Aspect
0	0	3	1	3	2	0	5
1	0	2	2	2	3	0	5
2	0	2	3	2	2	0	5
3	0	2	3	2	2	0	5
4	0	2	3	2	2	0	5
5	0	2	3	2	2	0	5
6	0	2	3	2	2	0	5
sum	0	15	18	15	15	0	35

Part V E2 30

	sqm	%
TOTAL PUBLIC OPEN SPACE	4,394	12.91%
RESIDENT'S EXTERNAL AMENITY SPACE	6,088	17.88%

SITE COVERAGE	24%
PLOT RATIO	1.23
FOOTPRINT AREA	8,046 sqm