



Holy Cross College SHD

Part 'V' Allocation

Hines
o'mahony pike



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

Ms. Pauline Byrne
Brady Shipman Martin
paulinebyrne@bradyshipmanmartin.com
Sent by email

9th April 2021

Ref: 943

**RE: Lands at Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower,
Drumcondra, Dublin 9.**

Applicant: CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1

Agent: Brady Shipman Martin

Validation Letter – Part V

Dear Sir / Madam,

Brady Shipman Martin intends to lodge a planning application on behalf of their client CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1, to develop a site located at Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9.

Brady Shipman Martin on behalf of their client, 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

CWTC Multi Family ICAV

Registered Office:
70 Sir John Rogerson's Quay
Dublin 2,
D02 R296,
Ireland.

An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 V902

Date: 29th March 2021

Re: Part V Provisions for proposed Strategic Housing Development at Lands at Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9.

A Chara,

We write to confirm CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund (the Applicant) proposal to comply with the requirements of Section 96 (Part V) of the Act in relation to the development of the Property.

Please also note that the information set out herewith is purely for the purposes of facilitating the making of a planning application and will ultimately be subject to possible amendment and formal agreement with Dublin County Council ("DCC") prior to submission of the commencement notice in relation to the development of the Property.

We confirm that the methodology for estimation of the costs set out follows that set out in Table 2 of Circular Letter 10/2015. The breakdown of the costs per unit are set out attached to this letter.

We note under the recent 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.

Directors: B. Moran, K. Molony
L. Hertog (Dutch), V. Fokke (Dutch).

Registered in Dublin, Ireland. Central Bank Registration Number: C172580

CWTC Multi Family ICAV, an umbrella fund with segregated liability between sub-funds, is authorised and regulated by the Central Bank of Ireland

CWTC Multi Family ICAV

Registered Office:
70 Sir John Rogerson's Quay
Dublin 2,
D02 R296,
Ireland.

Preferred Option to Comply with Part V

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)(iv));
- (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)).

It is proposed to develop 1614 no. units at the Clonliffe site and the Applicant proposes 160 no. Part V units which relates to the total number of units in Blocks A2 and A3. It is hereby stated that CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund are committed to providing the full requirement under their Part V obligations and will engage with Dublin City Council in this regard following a grant of permission from An Bord Pleanala.

CWTC Multi Family ICAV acting on behalf of its sub-fund DBTR DR1 Fund will engage 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.

Yours Sincerely

Brian Moran

Directors: B. Moran, K. Molony
L. Hertog (Dutch), V. Fokke (Dutch).

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Clonliffe Road - Part V Assessment		Block A2			Block A3		
No	Assessment	Studio Type AOA, AOA1,AOC	1 Bed Type A1A	2 Bed (3p) Type A2A	Studio Type AOA, AOA1,AOC	1 Bed Type A1A	2 Bed (3p) Type A2A
1	Average Size (Nett Sqm - Internal Area of Apartment. Measured to internal face of External Wall and Party Wall. As per OMP Schedule)	39.30	46.73	63.30	39.30	46.73	63.30
2	Construction Cost	€171,070	€203,419	€275,540	€168,430	€200,288	€271,288
3	Developers Profit	€25,660	€30,513	€41,331	€25,265	€30,043	€40,693
4	Developers On Cost	€53,028	€63,055	€85,411	€52,466	€62,390	€84,506
5	Land Cost (Based on Existing Value)	€14,526	€17,272	€23,396	€14,447	€17,179	€23,269
6	Vat at 13.5%	€31,983	€38,031	€51,515	€31,544	€37,510	€50,807
7	Vat at 23%	€6,295	€7,486	€10,140	€6,198	€7,371	€9,983
8	Total Estimated Unit Cost	€302,563	€359,777	€487,334	€298,350	€354,780	€480,548
9	No. of Units	28	19	26	32	24	32
10	Total Nett Floor Area m2	1,100	888	1,646	1258	1122	2026
11	Sub Total	€8,471,756	€6,835,762	€12,670,680	€9,547,189	€8,514,732	€15,377,533
12	Net Monetary Value	TBA	TBA	TBA	TBA	TBA	TBA
13	Total Estimated Cost of Part V Units	€8,471,756	€6,835,762	€12,670,680	€9,547,189	€8,514,732	€15,377,533

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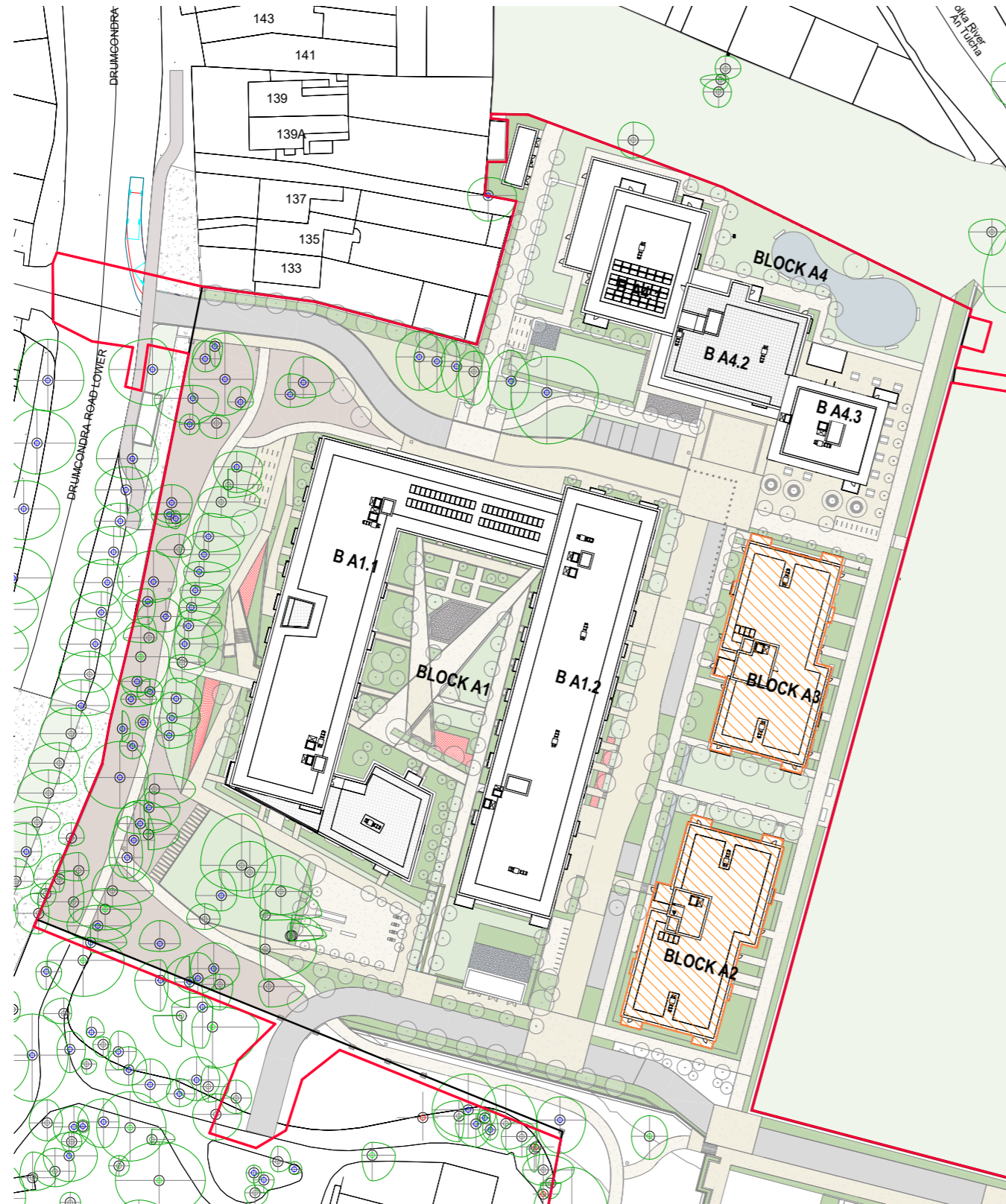
CONTENTS

A Part 'V' Allocation

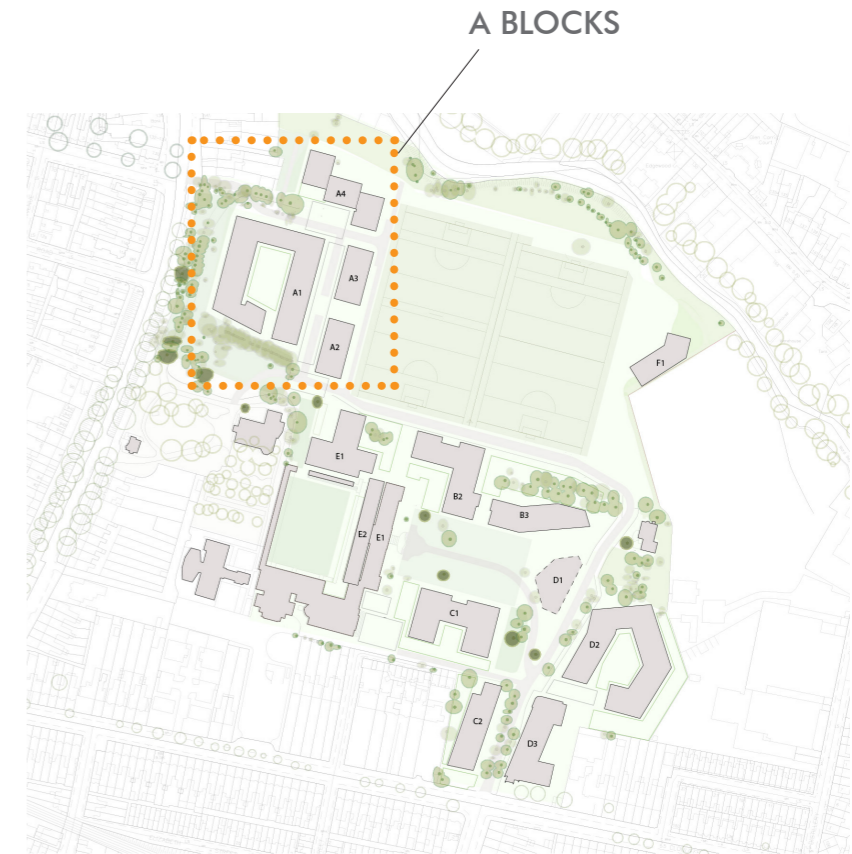
B Part 'V' Typologies

A. PART 'V' ALLOCATION


A. PART V ALLOCATION



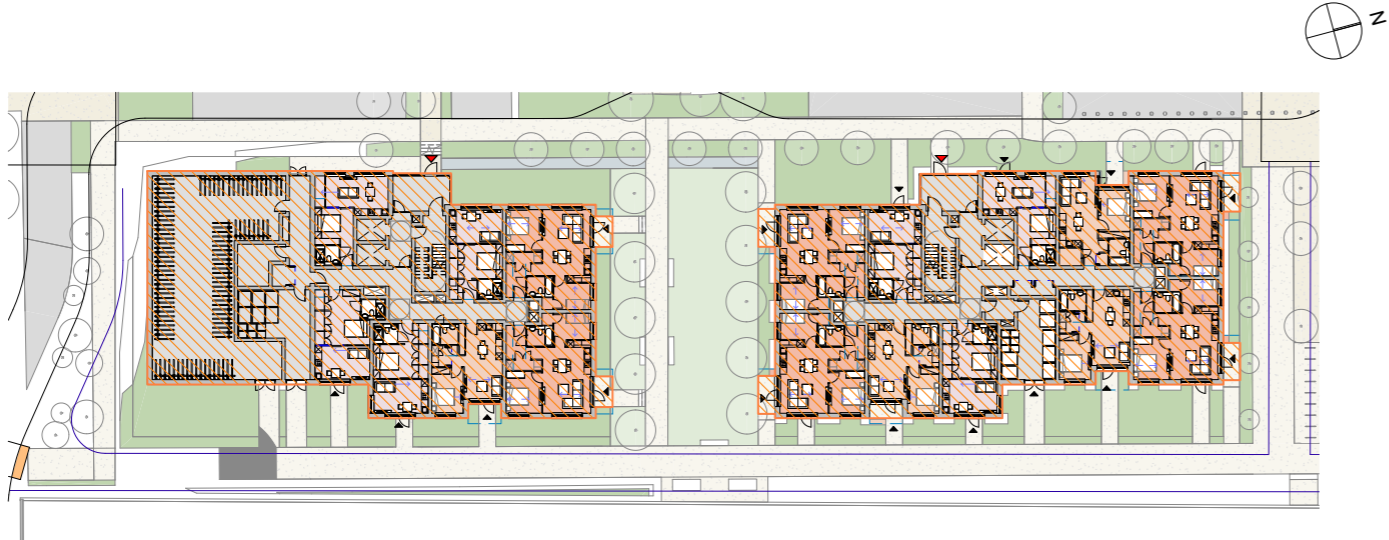
SITE PLAN



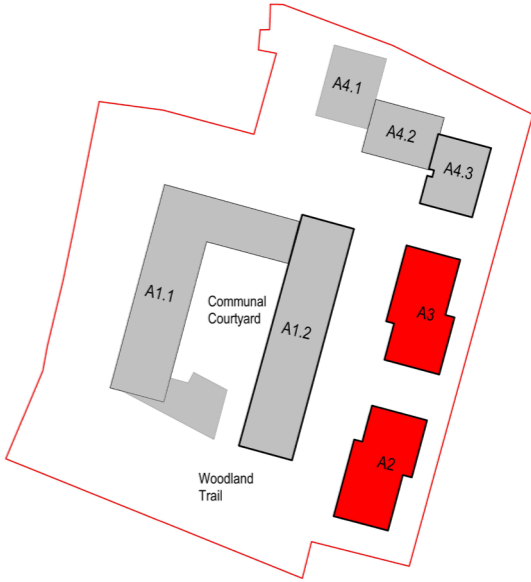
SITE LOCATION

-  PART V SOCIAL HOUSING ALLOCATION
- Block A2
(73 units)
- Block A3
(87 units)
- TOTAL: 160 Units

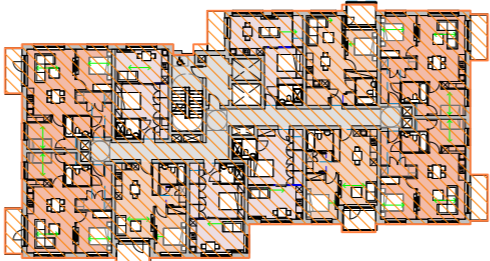
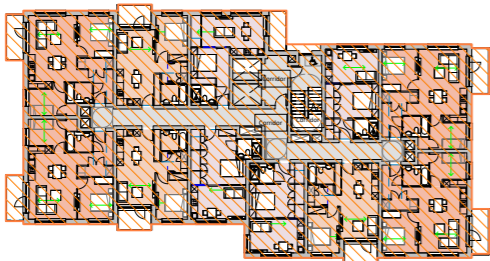
A. PART V ALLOCATION



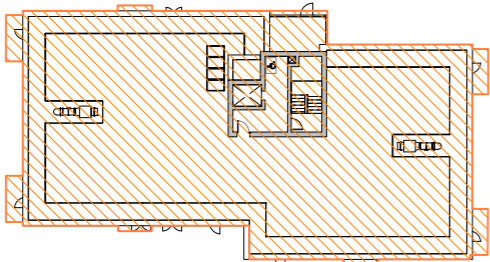
GROUND FLOOR PLAN



KEY PLAN N.T.S.



TYPICAL FLOOR PLAN



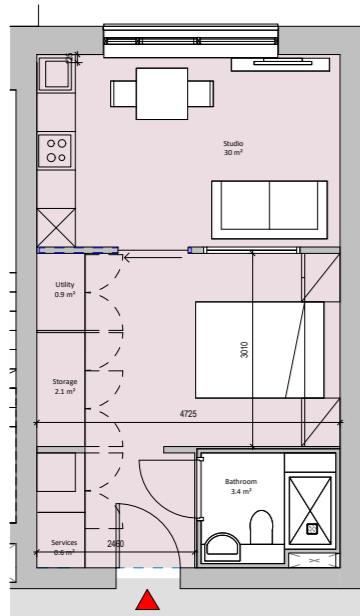
LEVEL 08 PLAN

LVL.	GFA (SQM)	Mix - Apartments					
		Per Level	Studio	1 Bed	2 Bed 3P	2 Bed 4P	3 Bed
BLOCK A2							
Subtotal	- 4,941	73	28	19	26	0	0
BLOCK A3							
Subtotal	- 5,628	87	31	24	32	0	0
PART V TOTAL			Studio	1 Bed	2 Bed 3P	2 Bed 4P	3 Bed
	10,569	160	31%	37%	17%	9%	6%

B. PART 'V' ALLOCATION TYPOLOGIES

B. PART V TYPOLOGIES

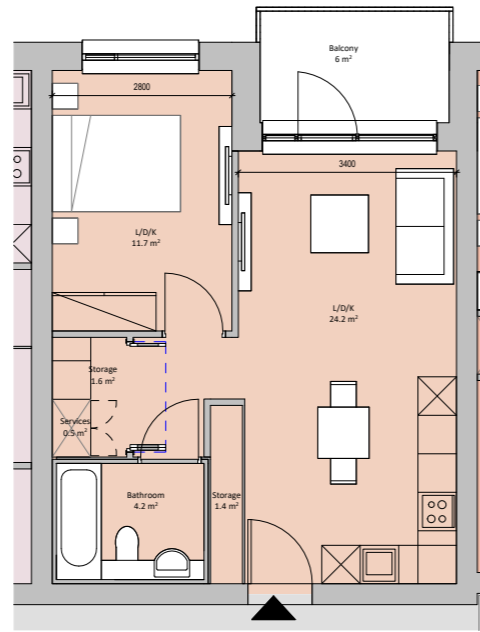
STUDIO



STUDIO (1P) STANDARD
37.8 m²

	Overall Area (sqm)	Living/Dining/Kitchen area (sqm)	width (m)	Storage Area (sqm)
Achieved	37.8	30	4.7	3
Required	37	30	4	3

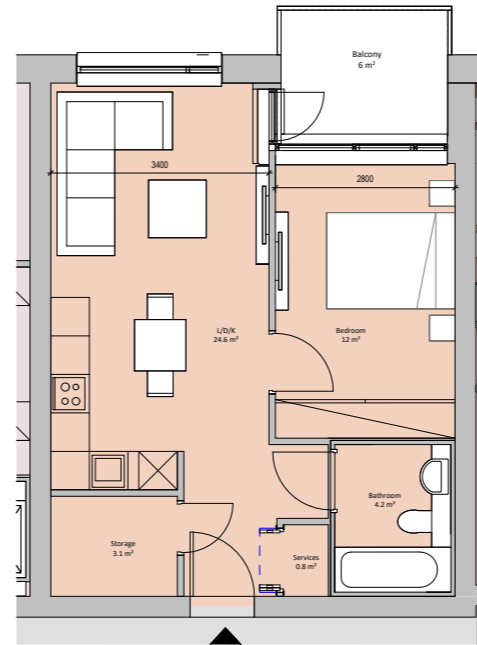
1 BED recessed living



1 BED (2P)
46.4 m²

	Overall Area (sqm)	Living/Dining/Kitchen area (sqm)	width (m)	Bedroom 1 area (sqm)	width (m)	Storage Area (sqm)	POS (sqm)
Achieved	46.4	24.2	3.4	11.7	2.8	3	5
Required	45	23	3.3	11.4	2.8	3	5

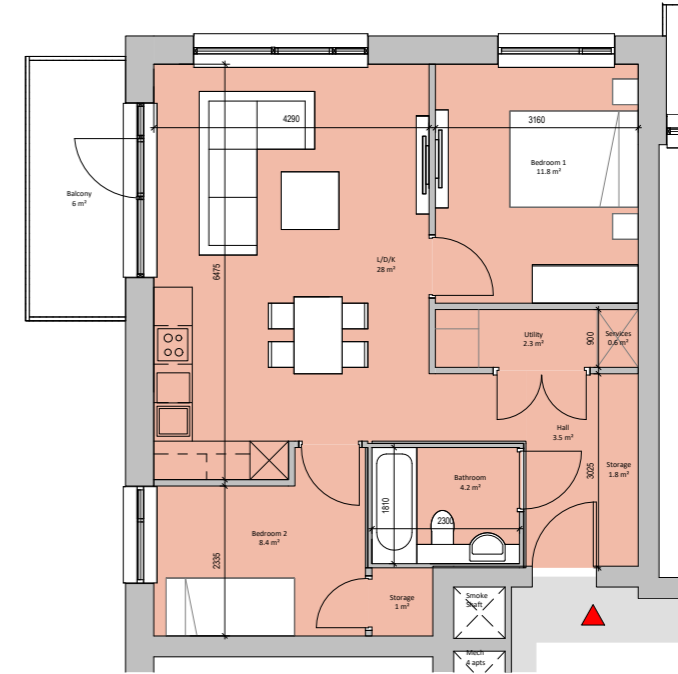
1 BED recessed bedroom



1 BED (2P)
46.4 m²

	Overall Area (sqm)	Living/Dining/Kitchen area (sqm)	width (m)	Bedroom 1 area (sqm)	width (m)	Storage Area (sqm)	POS (sqm)
Achieved	46.4	24.6	3.4	12	2.8	3.1	5
Required	45	23	3.3	11.4	2.8	3	5

2 BED CORNER (3 PEOPLE)



2 BED (3P) STANDARD
63.9 m²

	Overall Area (sqm)	Living/Dining/Kitchen area (sqm)	width (m)	Bedroom 1 area (sqm)	width (m)	Bedroom 2 area (sqm)	width (m)	Agg. Bedroom sqm	Storage Area (sqm)	POS (sqm)
Achieved	63.9	28	4.3	11.8	3.2	8.4	2.3	20.2	5.2	6
Required	63	28	3.6	11.4	2.8	7.1	2.1	20.1	5	5

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DUBLIN

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