

# Hollystown-Kilmartin Sites SHD Application

## Part 'V' Allocation

14th December 2021





Mr. Ronan McKenna  
Glenveagh Homes Limited  
Block B  
Maynooth Business Campus  
Maynooth  
Co. Kildare  
W23 W5X7

19<sup>th</sup> November 2021

Our Ref: D192.1

Dear Mr. McKenna,

**Re: Development at Sites 2 & 3 Hollystown and Local Centre East, Dublin 15**

I note your correspondence with regard to your proposed planning application for development of 548 units at Sites 2 & 3 Hollystown and Local Centre East, Dublin 15.

I note that you have made contact with the Housing Department and have submitted a proposal in respect of an agreement to satisfy your Part V obligation under the Planning and Development Act 2000 (as amended).

Should a planning permission arise in this instance, please contact the Housing Department with a view to negotiating the Part V agreement. Costs will be agreed subject to grant of planning.

**This validation letter is being issued for the above development proposal only and is valid only for a period of 3 months from the date of its issue.**

Yours sincerely,

Marina Rennicks,  
Senior Staff Officer,  
Housing Department

Bosca 174, Áras an Chontae, Sord, Fine Gall, Co. Bhaile Átha Cliath  
P.O. Box 174, County Hall, Main Street, Swords, Co. Dublin

t: (01) 890 5000 info@fingal.ie [www.fingal.ie](http://www.fingal.ie)

**Office Address**, Housing Department, Housing Development and Management Support Unit,  
Grove Road, Blanchardstown, Dublin 15

t: (01) 890 5534 Email: [housing@fingal.ie](mailto:housing@fingal.ie)

Fingal County Council  
Grove Rd  
Blanchardstown  
Dublin 15

15<sup>th</sup> November 2021

**Subject to Contract/Contract Denied**

**Re: COMPLIANCE WITH S96 (PART V) PLANNING AND DEVELOPMENT ACT, 2000 AS AMENDED ("THE ACT") APPLICATION BY GLENVEAGH LIVING LTD FOR PLANNING PERMISSION FOR THE HOLLYSTOWN PHASE 2**

Dear Sir/Madam,

I write to confirm the applicant's proposal to comply with the requirements of Section 96 (Part V) of the Act in relation to the above development.

Please note that the contents of this letter are purely indicative and are intended to provide a reasonable estimate of the costs and values of the units based on construction costs and values prevailing at the time of the application. 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 Fingal County Council on submission of the commencement notice in relation to the development of the site.

The financial data contained herein is provided to the level of detail commensurate with this stage of the Part V process having regard to Circular Letter 10/2015.

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.

**Preferred Option to Comply with Part V**

Without prejudice to the above, it is proposed to provide 10% of future permitted units on site under order to comply with Part V.

**Estimated Cost to the Local Authority**

The overall estimated cost to the Local Authority at this time is €13,059,359.26.



### **Identification of Units**

In the context of this planning application it is therefore proposed to provide 55 no. dwellings on the site in total to comply with Part V of the Act. It is proposed to provide;

| <b>No's</b> | <b>House/Duplex/Apartment Type</b> | <b>Cost per Unit</b> |
|-------------|------------------------------------|----------------------|
| 11          | 2 Bed House Type E2                | €212,872.02          |
| 5           | 1 Bed House Type GF                | €207,066.61          |
| 5           | 1 Bed House Type FF                | €186,537.15          |
| 5           | 1 Bed House Type SF                | €175,531.95          |
| 4           | 3 Bed House Type F1                | €272,935.31          |
| 4           | 3 Bed House Type F2                | €287,418.46          |
| 9           | 3 Bed House Type F3                | €270,379.46          |
| 3           | 2 Bed Apt. Type BA-A2F2            | €268,788.15          |
| 3           | 2 Bed Apt. Type BA-A2F7            | €325,126.86          |
| 3           | 2 Bed Apt. Type BA-A2FE            | €282,003.64          |
| 3           | 1 Bed Apt. Type FA-A1C             | €189,837.10          |

The above is obviously subject to change depending upon the nature of any final grant of permission, including conditions.

### **Methodology of calculation of Costs**

We confirm that the methodology for estimating the costs set out above follows that set out in Table 2 of Circular Letter 10/2015. The breakdown of the costs per unit is set out on the attached pages.

Finally, I would wish to highlight that the this information is being provided on a wholly without prejudice basis in order to comply with the Planning & Development Regulations in force at this time. The final details of any agreement with the Council regarding compliance with Part V, including agreements on costs and unit types will not be arrived at until after planning permission has been secured as is provided for under the Planning & Development Act 2000, as amended.

I trust the above meets with your approval but if you require any additional information please do not hesitate to contact me.

Yours Faithfully,

---

Ronan McKenna  
Director Glenveagh Homes

**Subject to Contract / Contract Denied****Part V Units - Planning Stage**

| Development                    |   | Hollystown Phase 2 & 3 |              |                |              |              |              |              |              |                |              |                |              |                |              |
|--------------------------------|---|------------------------|--------------|----------------|--------------|--------------|--------------|--------------|--------------|----------------|--------------|----------------|--------------|----------------|--------------|
| Part V Units                   |   | 43                     |              |                |              |              |              |              |              |                |              |                |              |                |              |
|                                |   |                        |              |                |              |              |              |              |              |                |              |                |              |                |              |
| Unit Type                      |   | E2 - 2 BED             |              | GF - 1 BED     |              | FF - 1 BED   |              | SF - 1 BED   |              | F1 - 3 BED     |              | F2 - 3 BED     |              | F3 - 3 BED     |              |
| Size (Sq. M)                   |   | 85.40                  |              | 65.20          |              | 56.20        |              | 52.50        |              | 115.40         |              | 122.20         |              | 114.20         |              |
|                                |   |                        |              |                |              |              |              |              |              |                |              |                |              |                |              |
| Costs Per Square Meter         |   |                        |              |                |              |              |              |              |              |                |              |                |              |                |              |
| Construction Costs             | € | 1,719.31               | € 146,828.79 | € 2,279.27     | € 148,608.21 | € 2,396.71   | € 134,695.24 | € 2,416.63   | € 126,872.97 | € 1,614.79     | € 186,346.84 | € 1,604.06     | € 196,016.32 | € 1,616.82     | € 184,640.46 |
| Attributable Costs             | € | 374.50                 | € 31,982.13  | € 374.50       | € 24,417.27  | € 374.50     | € 21,046.79  | € 374.50     | € 19,661.15  | € 374.50       | € 43,217.07  | € 374.50       | € 45,763.66  | € 374.50       | € 42,767.67  |
| Abnormals                      | € | 30.37                  | € 2,593.91   | € 30.37        | € 1,980.36   | € 30.37      | € 1,707.00   | € 30.37      | € 1,594.62   | € 30.37        | € 3,505.12   | € 30.37        | € 3,711.66   | € 30.37        | € 3,468.67   |
| Site Cost                      | € | 20.33                  | € 1,736.18   | € 20.33        | € 1,325.52   | € 20.33      | € 1,142.55   | € 20.33      | € 1,067.33   | € 20.33        | € 2,346.08   | € 20.33        | € 2,484.33   | € 20.33        | € 2,321.69   |
|                                |   |                        |              |                |              |              |              |              |              |                |              |                |              |                |              |
| Builders Profit (7.5%)         | € | 128.95                 | € 11,012.16  | € 170.95       | € 11,145.62  | € 179.75     | € 10,102.14  | € 181.25     | € 9,515.47   | € 121.11       | € 13,976.01  | € 120.30       | € 14,701.22  | € 121.26       | € 13,848.03  |
| Shortfall due to Council       |   |                        | -€ 6,600.73  |                | -€ 5,039.43  |              | -€ 4,343.81  |              | -€ 4,057.83  |                | -€ 8,919.49  |                | -€ 9,445.07  |                | -€ 8,826.74  |
| Gross Payable Per Unit Type    |   |                        | € 187,552.44 |                | € 182,437.54 |              | € 164,349.91 |              | € 154,653.70 |                | € 240,471.64 |                | € 253,232.12 |                | € 238,219.79 |
| Vat (13.5%)                    |   |                        | € 25,319.58  |                | € 24,629.07  |              | € 22,187.24  |              | € 20,878.25  |                | € 32,463.67  |                | € 34,186.34  |                | € 32,159.67  |
|                                |   |                        |              |                |              |              |              |              |              |                |              |                |              |                |              |
| Total per unit                 |   | € 212,872.02           |              | € 207,066.61   |              | € 186,537.15 |              | € 175,531.95 |              | € 272,935.31   |              | € 287,418.46   |              | € 270,379.46   |              |
| Number of Units                |   | 11                     |              | 5              |              | 5            |              | 5            |              | 4              |              | 4              |              | 9              |              |
|                                |   | € 2,341,592.22         |              | € 1,035,333.05 |              | € 932,685.75 |              | € 877,659.76 |              | € 1,091,741.24 |              | € 1,149,673.83 |              | € 2,433,415.14 |              |
| Total Payable to the Developer |   |                        |              |                |              |              |              |              |              |                |              |                |              | € 9,862,100.98 |              |

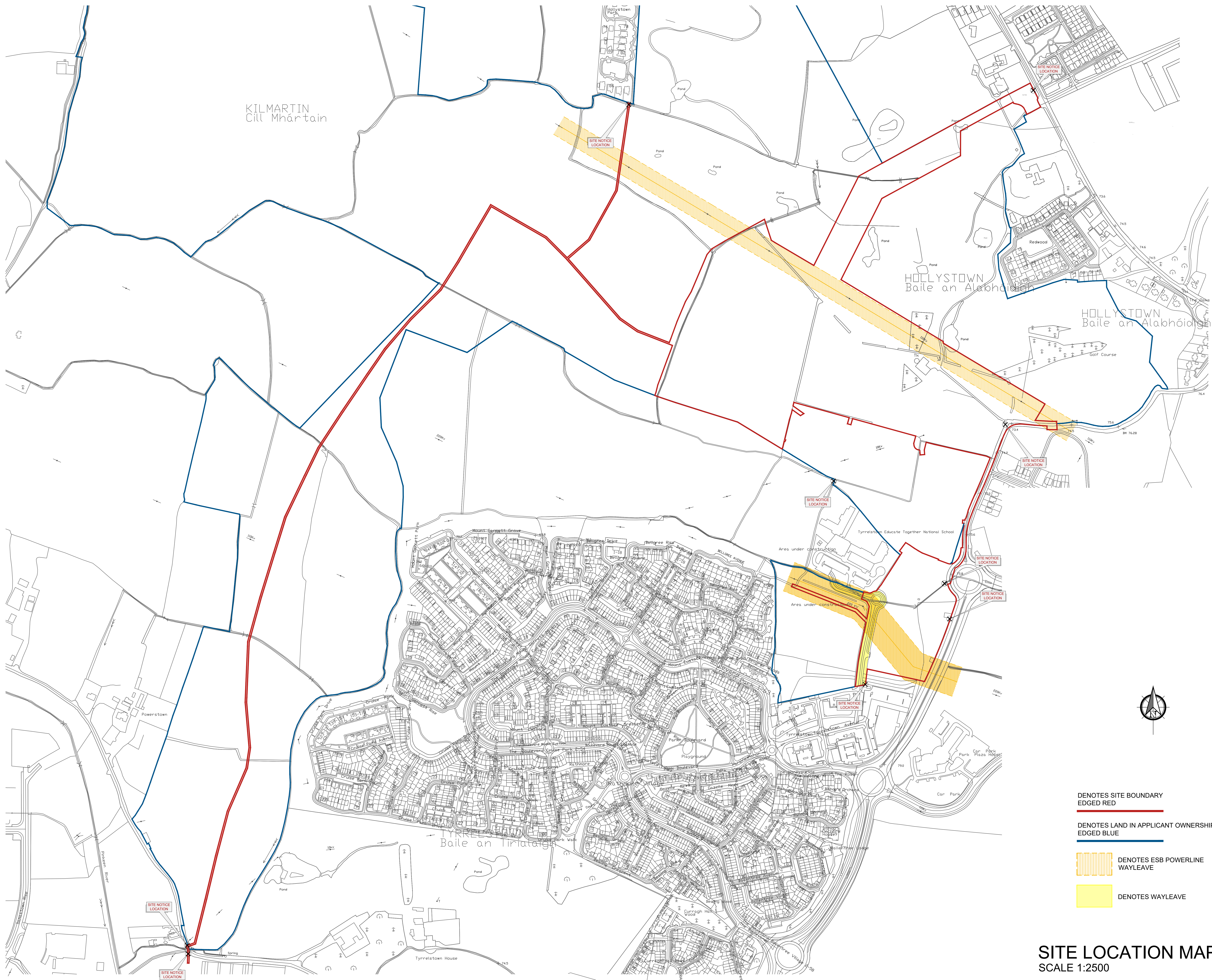
**Subject to Contract / Contract Denied****Part V Units - Planning Stage**

| Development                    |   | Hollystown Phase 2 & 3  |              |                 |              |                 |              |                |              |                |  |
|--------------------------------|---|-------------------------|--------------|-----------------|--------------|-----------------|--------------|----------------|--------------|----------------|--|
| Part V Units                   |   | 12 (Block A Apartments) |              |                 |              |                 |              |                |              |                |  |
|                                |   |                         |              |                 |              |                 |              |                |              |                |  |
| Unit Type                      |   | BA-A2F2 - 2 BED         |              | BA-A2F7 - 2 BED |              | BA-A2FE - 2 BED |              | BA-A1C - 1 BED |              |                |  |
| Size (Sq. M)                   |   | 66.40                   |              | 81.70           |              | 69.80           |              | 46.60          |              |                |  |
|                                |   |                         |              |                 |              |                 |              |                |              |                |  |
| Costs Per Square Meter         |   |                         |              |                 |              |                 |              |                |              |                |  |
| Construction Costs             | € | 2,668.02                | € 177,156.53 | € 2,611.27      | € 213,340.76 | € 2,661.53      | € 185,774.79 | € 2,689.31     | € 125,321.85 |                |  |
| Attributable Costs             | € | 591.23                  | € 39,257.67  | € 591.23        | € 48,303.49  | € 591.23        | € 41,267.85  | € 591.23       | € 27,551.32  |                |  |
| Abnormals                      | € | 52.25                   | € 3,469.40   | € 52.25         | € 4,268.83   | € 52.25         | € 3,647.05   | € 52.25        | € 2,434.85   |                |  |
| Site Cost                      | € | 42.77                   | € 2,839.93   | € 42.77         | € 3,494.31   | € 42.77         | € 2,985.35   | € 42.77        | € 1,993.08   |                |  |
|                                |   |                         |              |                 |              |                 |              |                |              |                |  |
| Builders Profit (7.5%)         | € | 214.00                  | € 14,209.76  | € 210.38        | € 17,188.19  | € 213.59        | € 14,908.47  | € 215.36       | € 10,035.81  |                |  |
| Shortfall due to Council       |   |                         | -€ 115.54    |                 | -€ 140.19    |                 | -€ 122.15    |                | -€ 82.19     |                |  |
| Gross Payable Per Unit Type    |   |                         | € 236,817.75 |                 | € 286,455.39 |                 | € 248,461.36 |                | € 167,254.72 |                |  |
| Vat (13.5%)                    |   |                         | € 31,970.40  |                 | € 38,671.48  |                 | € 33,542.28  |                | € 22,579.39  |                |  |
|                                |   |                         |              |                 |              |                 |              |                |              |                |  |
| Total per unit                 |   |                         | € 268,788.15 |                 | € 325,126.86 |                 | € 282,003.65 |                | € 189,834.10 |                |  |
| Number of Units                |   |                         | 3            |                 | 3            |                 | 3            |                | 3            |                |  |
|                                |   |                         | € 806,364.45 |                 | € 975,380.59 |                 | € 846,010.94 |                | € 569,502.31 |                |  |
| Total Payable to the Developer |   |                         |              |                 |              |                 |              |                |              | € 3,197,258.28 |  |

**Glenveagh Homes Limited**

Block B, Maynooth Business Campus, Maynooth, Co. Kildare, W23 W5X7  
T +353 (0)1 903 7100 | E enquiries@glenveagh.ie | glenveagh.ie

**Directors:** Stephen Garvey, Michael Rice, Wesley Rothwell, Ronan McKenna  
Registered in Ireland No. 368093



DENOTES SITE BOUNDARY  
EDGED RED

DENOTES LAND IN APPLICANT OWNERSHIP  
EDGED BLUE

DENOTES ESB POWERLINE  
WAYLEAVE

DENOTES WAYLEAVE

# SITE LOCATION MAP

SCALE 1:2500

## MAP DETAILS

Output Format:  
=====

DWG\_35\_LEVEL

Output File:  
=====

V\_00\_25310559\_00000001.DWG

Map Series:  
=====

1:2500

3061-B  
REVISION DATE = 30-Mar-2016  
SURVEY DATE = 01-Mar-1997

3062-A  
REVISION DATE = 30-Mar-2016  
SURVEY DATE = 01-Dec-1992  
LEVELLED DATE = 31-Dec-1978

Clip Extent:  
=====

LLX,LLY = 707401,742786  
LRX,LRY = 708231,742786  
ULX,ULY = 707401,743401  
URX,URY = 708231,743401

Projection:  
=====

ITM

ITM Centre Point Co-ordinate:  
=====

X,Y = 707816,743094

Extraction Date:  
=====

17-Oct-2017

Copyright:  
=====

© Ordnance Survey Ireland, 2017

Copyright:  
=====

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|     |                    |          |
|-----|--------------------|----------|
|     |                    |          |
| P1  | ISSUE FOR PLANNING | 06.12.21 |
| No. | Revision/Issue     | Date     |

Firm Name and Address

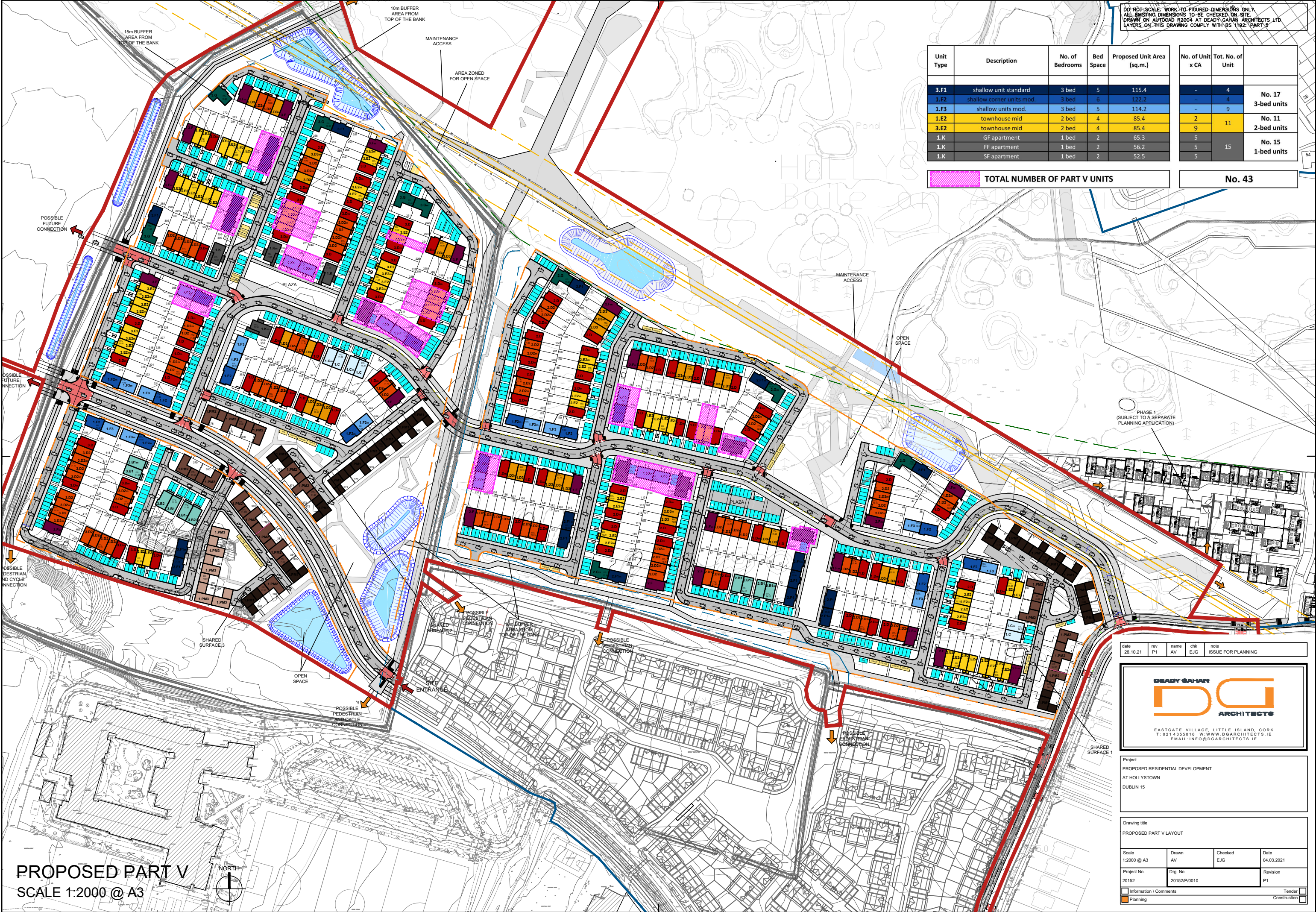
**DEADY GAHAN**  
**ARCHITECTS**

EASTGATE VILLAGE, LITTLE ISLAND, CORK  
T: 021 4355016 W: WWW.DGARCHITECTS.IE  
EMAIL: INFO@DGARCHITECTS.IE

Project Name and Address

LANDS AT HOLLYSTOWN - KILMARTIN

|                   |            |
|-------------------|------------|
| Drawing Title     | Date       |
| SITE LOCATION MAP | 09-12-2020 |
| Drawing No.       | Drawn      |
| 20152-P-0001A     | AV         |
| Scale             | Sheet No.  |
| 1:2500 @ A0       | 01 of 01   |



DO NOT SCALE. WORK TO FIGURED DIMENSIONS ONLY.  
ALL EXISTING DIMENSIONS TO BE CHECKED ON SITE.  
DRAWN ON AUTOCAD R2004 AT DEADY GAHAN ARCHITECTS LTD.  
LAYERS ON THIS DRAWING COMPLY WITH BS 1192: PART 5

| Unit Type | Description               | No. of Bedrooms | Bed Space | Proposed Unit Area (sq.m.) |
|-----------|---------------------------|-----------------|-----------|----------------------------|
| 3.F1      | shallow unit standard     | 3 bed           | 5         | 115.4                      |
| 1.F2      | shallow corner units mod. | 3 bed           | 6         | 122.2                      |
| 1.F3      | shallow units mod.        | 3 bed           | 5         | 114.2                      |
| 1.E2      | townhouse mid             | 2 bed           | 4         | 85.4                       |
| 3.E2      | townhouse mid             | 2 bed           | 4         | 85.4                       |
| 1.K       | GF apartment              | 1 bed           | 2         | 65.3                       |
| 1.K       | FF apartment              | 1 bed           | 2         | 56.2                       |
| 1.K       | SF apartment              | 1 bed           | 2         | 52.5                       |

| No. of Unit x CA | Tot. No. of Unit |             |
|------------------|------------------|-------------|
| -                | 4                | No. 17      |
| -                | 4                | 3-bed units |
| -                | 9                |             |
| 2                | 11               | No. 11      |
| 9                |                  | 2-bed units |
| 5                |                  | No. 15      |
| 5                | 15               | 1-bed units |
| 5                |                  |             |

TOTAL NUMBER OF PART V UNITS

No. 43

PROPOSED PART V  
SCALE 1:2000 @ A3



| date     | rev | name | chk | note               |
|----------|-----|------|-----|--------------------|
| 28.10.21 | P1  | AV   | EJG | ISSUE FOR PLANNING |

**DEADY GAHAN**  
**DG**  
**ARCHITECTS**

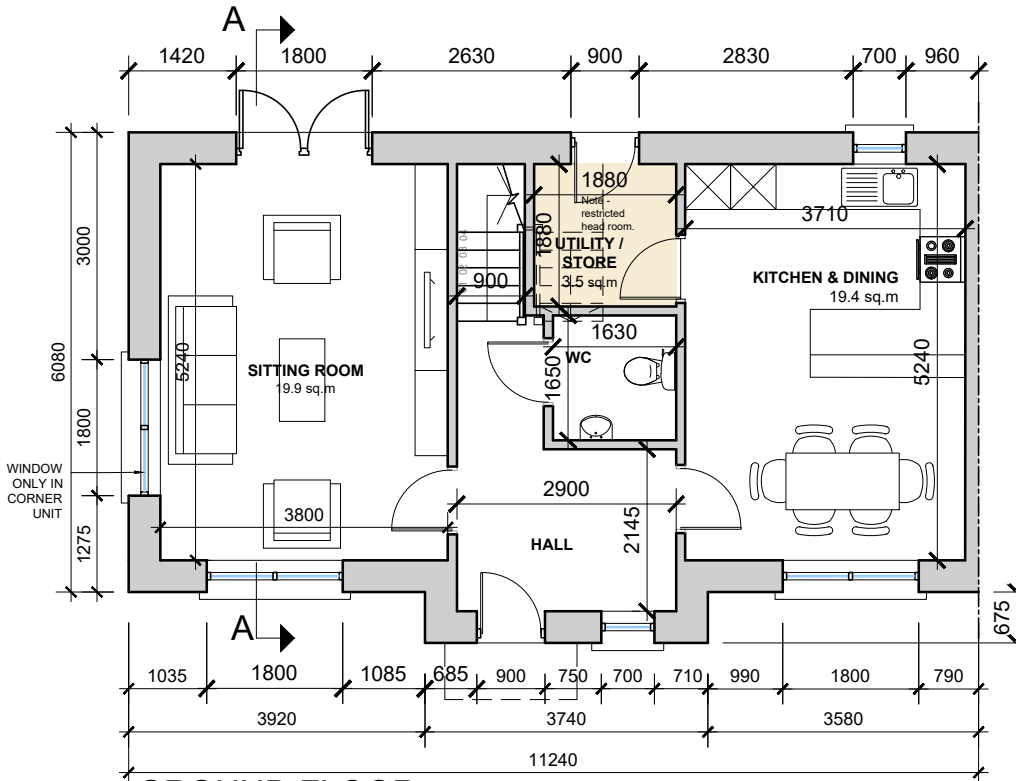
EASTGATE VILLAGE, LITTLE ISLAND, CORK  
T: 021 4355016 W: WWW.DGARCHITECTS.IE  
EMAIL: INFO@DGARCHITECTS.IE

Project  
PROPOSED RESIDENTIAL DEVELOPMENT  
AT HOLLYSTOWN  
DUBLIN 15

Drawing title  
PROPOSED PART V LAYOUT

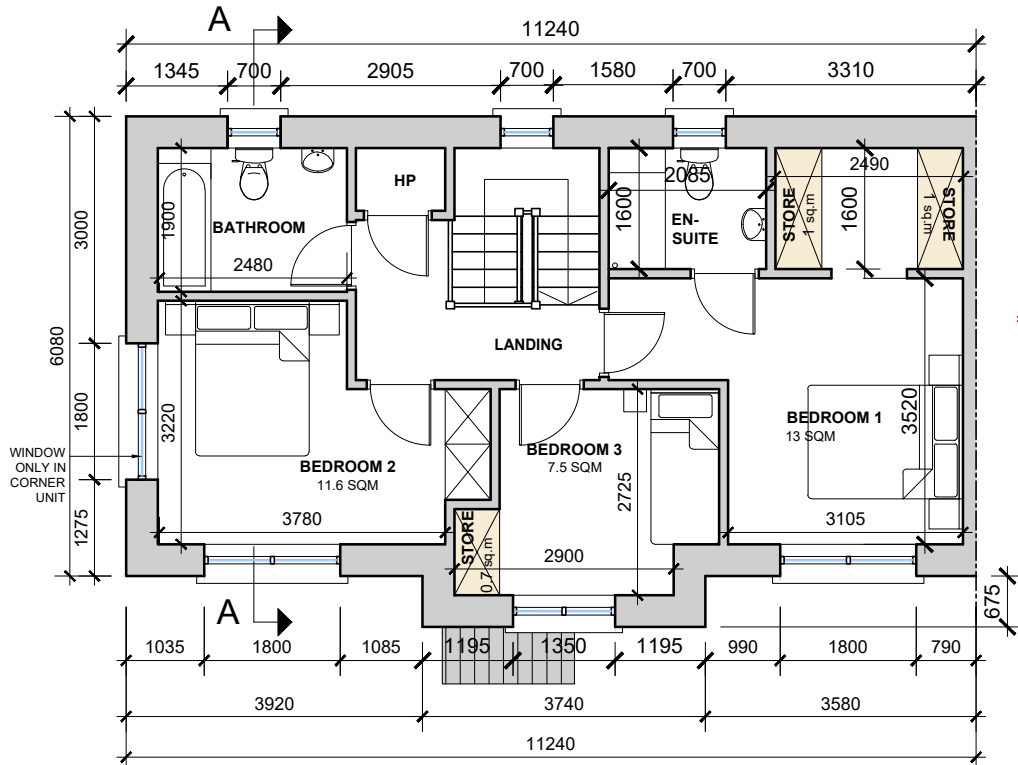
|                        |                         |                |                    |
|------------------------|-------------------------|----------------|--------------------|
| Scale<br>1:2000 @ A3   | Drawn<br>AV             | Checked<br>EJG | Date<br>04.03.2021 |
| Project No.<br>20152   | Dr. No.<br>20152/P/0010 | Revision<br>P1 |                    |
| Information / Comments |                         | Tender         | Construction       |

DO NOT SCALE. WORK TO FIGURED DIMENSIONS ONLY.  
ALL EXISTING DIMENSIONS TO BE CHECKED ON SITE.  
DRAWN ON AUTOCAD R2004 AT DEADY GAHAN ARCHITECTS LTD  
LAYERS ON THIS DRAWING COMPLY WITH BS 1192: PART 5



GROUND FLOOR

SCALE 1:100



FIRST FLOOR

SCALE 1:100



LOCATION KEY

3.F1 - C.A.3

3.F1

3.F1(m)

END

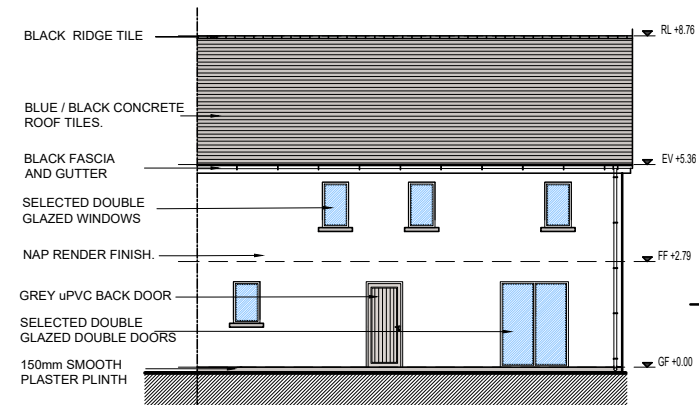
CORNER

**C.A.3 - Type 3.F1**  
**corner & end unit - AREA: 115.4 SQ.M.**  
**1242 SQ.FT.**

Storage Area: 6.2 sq.m.



HOUSE TYPE 3.F1 - C.A.3 - 3D RENDER



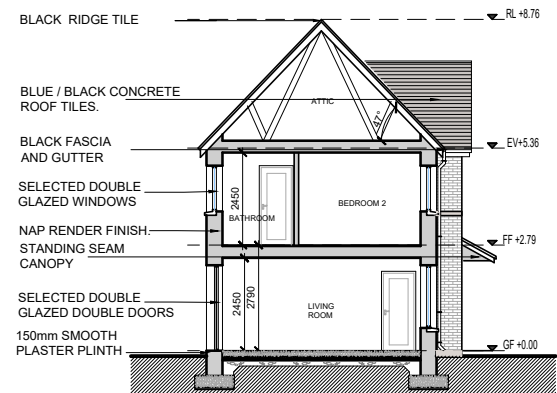
REAR ELEVATION - CORNER & END

SCALE 1:200



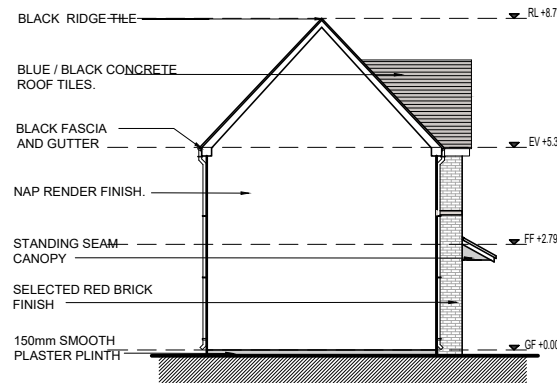
FRONT ELEVATION - CORNER & END

SCALE 1:100



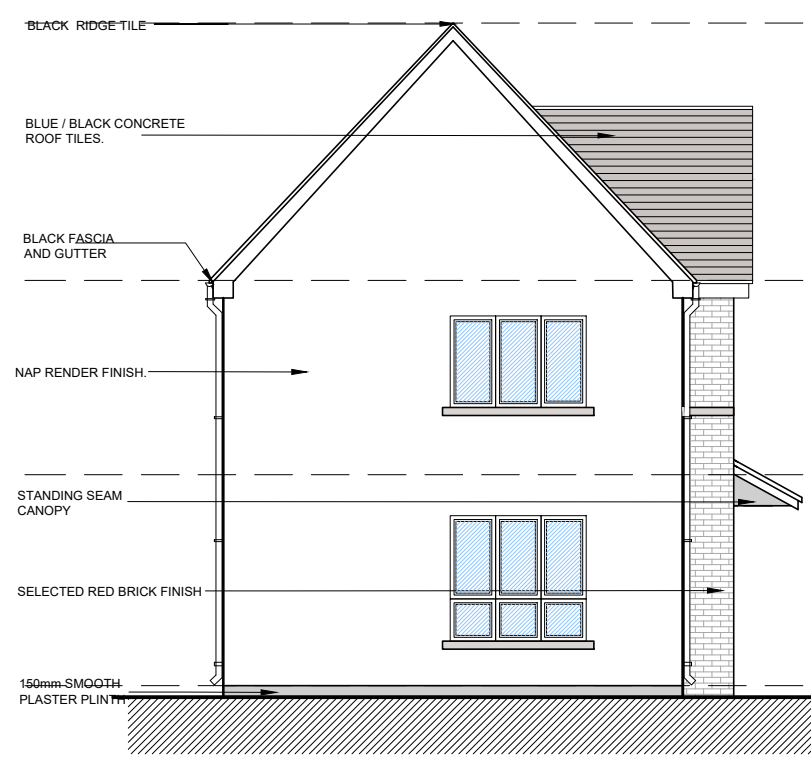
SECTION AA - CORNER & END

SCALE 1:200



SIDE ELEVATION - END

SCALE 1:200



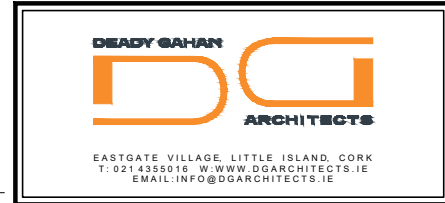
SIDE ELEVATION - CORNER

SCALE 1:200

NOTE: 3.F1m REFERS TO MIRRORED VERSION OF UNIT TYPE 3.F1

NOTE: POSITION OF NORTH POINT AND LEVELS VARY - CHECK SITE PLAN FOR ORIENTATION - DWG NO. 20152-P-0004B

| date     | rev | name | chk | note               |
|----------|-----|------|-----|--------------------|
| 23.09.21 | P1  | AL   | EJG | ISSUE FOR PLANNING |



Project  
PROPOSED RESIDENTIAL DEVELOPMENT  
AT HOLLYSTOWN,  
DUBLIN 15

Drawing title  
HOUSE TYPE 3.F1 - CORNER & END UNIT  
FLOOR PLANS, ELEVATIONS, SECTION A-A & 3D RENDER

|                          |                           |                |                  |
|--------------------------|---------------------------|----------------|------------------|
| Scale<br>1:100/1:200 @A3 | Drawn<br>MP               | Checked<br>EJG | Date<br>27.10.20 |
| Project No.<br>20152     | Dwg. No.<br>20152/PI/0303 | Revision<br>P1 |                  |

Information \ Comments  
Planning

Tender  
Construction

STORAGE tot. - 6.6 sq.m.



SCALE 1:100



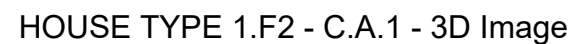
SCALE 1:100



SCALE 1:100



SCALE 1:100



**NOTE:** POSITION OF NORTH POINT AND LEVELS VARY - CHECK SITE PLAN FOR ORIENTATION - DWG NO. 20152-P-0004B

**NOTE: 1.F2m REFERS TO MIRRORED VERSION OF UNIT TYPE 1.F2**

|                  |           |            |            |                            |
|------------------|-----------|------------|------------|----------------------------|
| date<br>23.09.21 | rev<br>P1 | name<br>AL | chk<br>EJG | note<br>ISSUE FOR PLANNING |
|------------------|-----------|------------|------------|----------------------------|



|                                                                            |
|----------------------------------------------------------------------------|
| Project<br>PROPOSED RESIDENTIAL DEVELOPMENT<br>AT HOLLYSTOWN,<br>DUBLIN 15 |
|----------------------------------------------------------------------------|

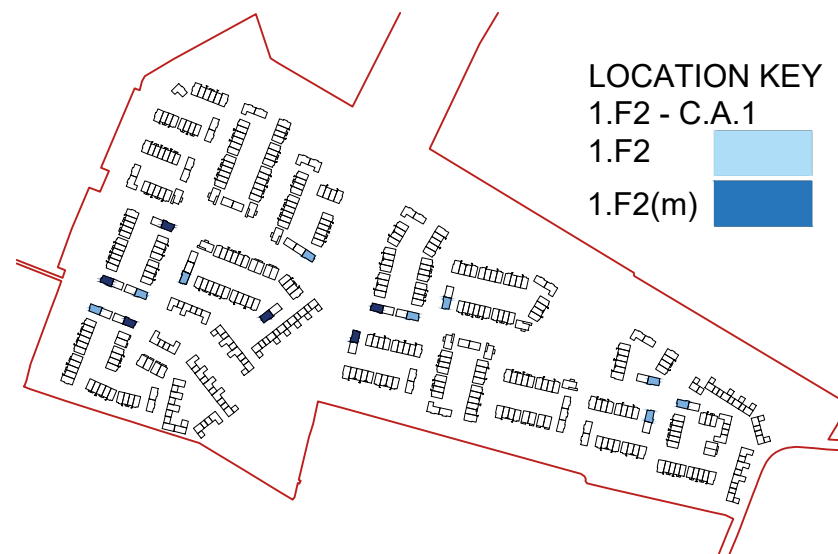
|                 |
|-----------------|
| Drawing title   |
| HOUSE TYPE 1.F2 |

|                          |                          |                |                  |
|--------------------------|--------------------------|----------------|------------------|
| Scale<br>1:100/1:200 @A3 | Drawn<br>MP              | Checked<br>EJG | Date<br>27.10.20 |
| Project No.<br>20152     | Drg. No.<br>20152/P/0304 |                | Revision<br>P1   |

|                                     |                        |              |                          |
|-------------------------------------|------------------------|--------------|--------------------------|
| <input type="checkbox"/>            | Information \ Comments | Tender       | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Planning               | Construction | <input type="checkbox"/> |



SCALE 1:200



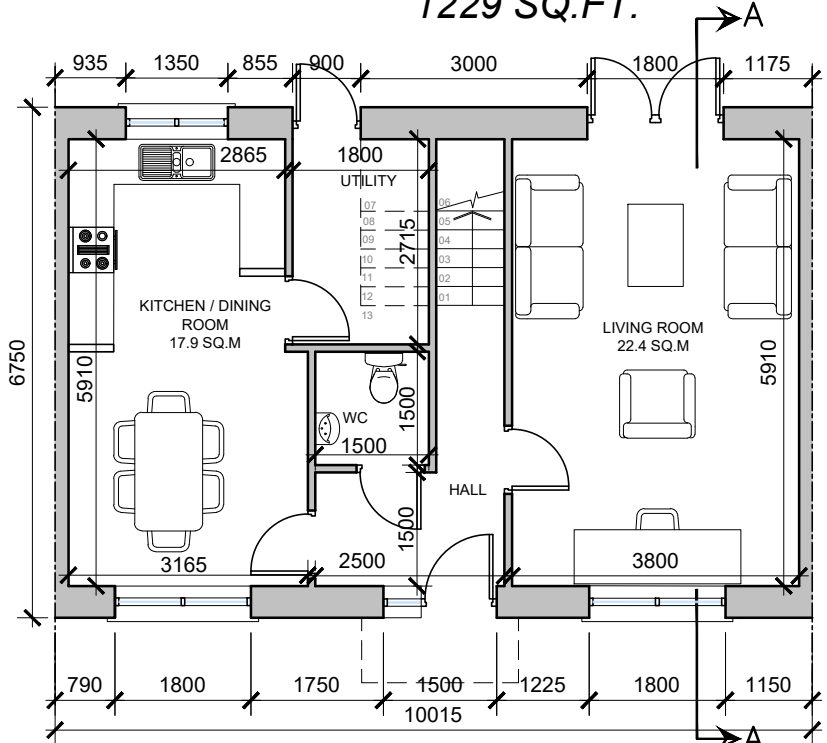
### LOCATION KEY

1.F2 - C.A.1

1.F2

1.F2(m)

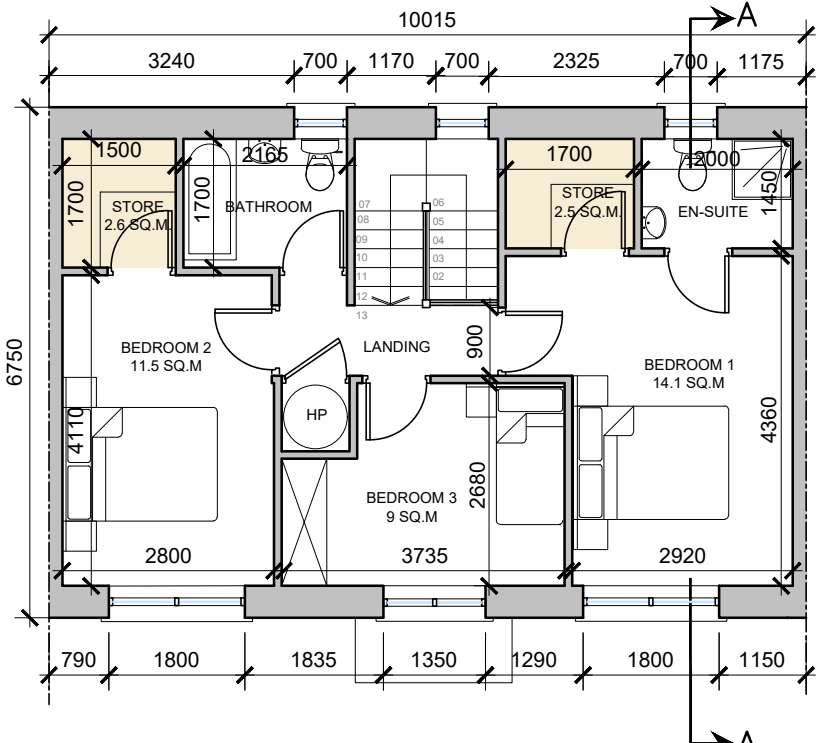
C.A.3 - Type 1.F3  
mid unit - AREA: 114.2 SQ.M.  
1229 SQ.FT.



GROUND FLOOR PLAN

SCALE 1:100

STORAGE tot. - 5.1 sq.m.

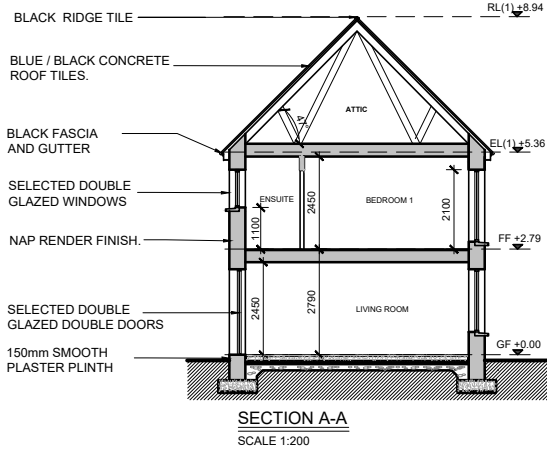
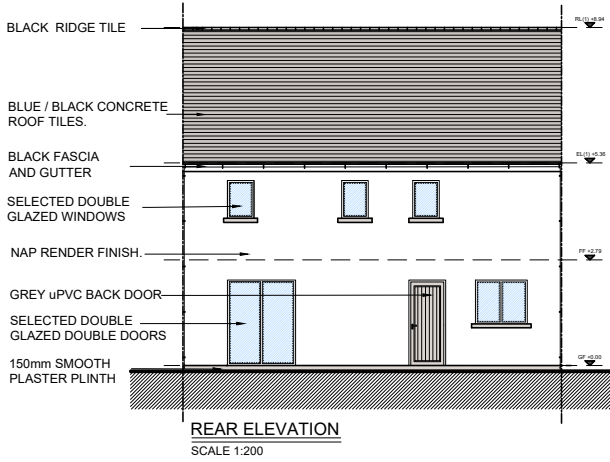


FIRST FLOOR PLAN

SCALE 1:100



HOUSE TYPE 1.F3 - C.A.1 - 3D RENDER



FRONT ELEVATION

SCALE 1:100

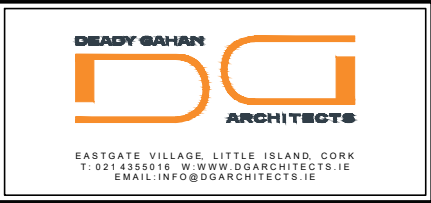


LOCATION KEY  
1.F3 - C.A.1  
1.F3

DO NOT SCALE. WORK TO FIGURED DIMENSIONS ONLY.  
ALL EXISTING DIMENSIONS TO BE CHECKED ON SITE.  
DRAWN ON AUTOCAD R2004 AT DEADY GAHAN ARCHITECTS LTD  
LAYERS ON THIS DRAWING COMPLY WITH BS 1192: PART 5

NOTE: POSITION OF NORTH POINT AND LEVELS VARY - CHECK  
SITE PLAN FOR ORIENTATION - DWG NO. 20152-P-0004B

| date     | rev | name | chk | note               |
|----------|-----|------|-----|--------------------|
| 24.09.21 | P1  | AL   | EJG | ISSUE FOR PLANNING |

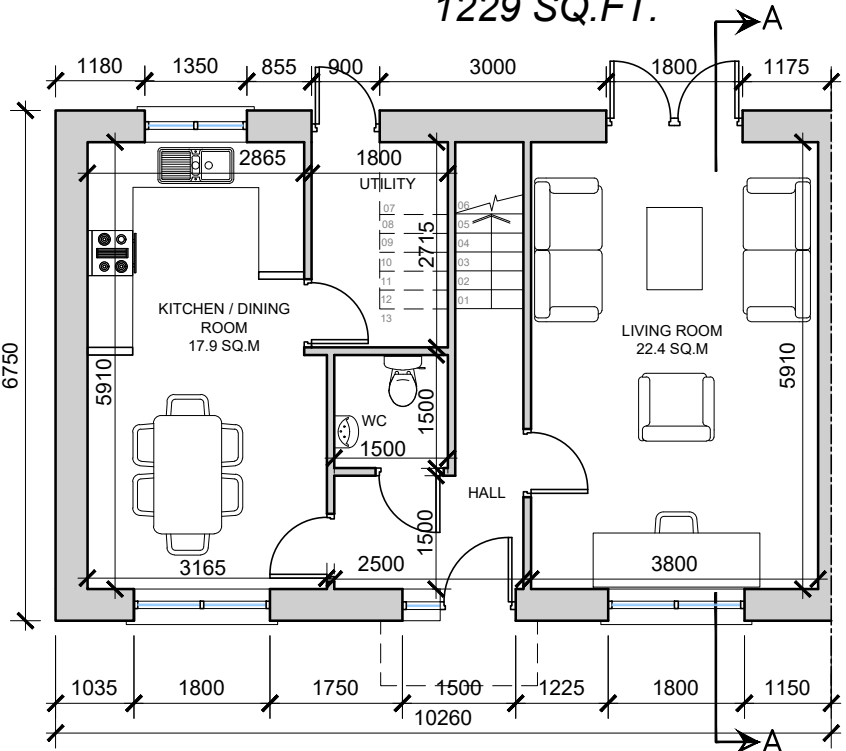


Project  
PROPOSED RESIDENTIAL DEVELOPMENT  
AT HOLLYSTOWN,  
DUBLIN 15

Drawing title  
HOUSE TYPE 1.F3 - MID UNIT  
FLOOR PLANS, ELEVATIONS, SECTION A-A, 3D RENDER

|                                                 |                                 |                                   |                                       |
|-------------------------------------------------|---------------------------------|-----------------------------------|---------------------------------------|
| Scale<br>1:100/1:200@A3                         | Drawn<br>MP                     | Checked<br>EJG                    | Date<br>27.10.20                      |
| Project No.<br>20152                            | Dwg. No.<br>20152/P/0305        | Revision<br>P1                    |                                       |
| <input type="checkbox"/> Information \ Comments | <input type="checkbox"/> Tender | <input type="checkbox"/> Planning | <input type="checkbox"/> Construction |

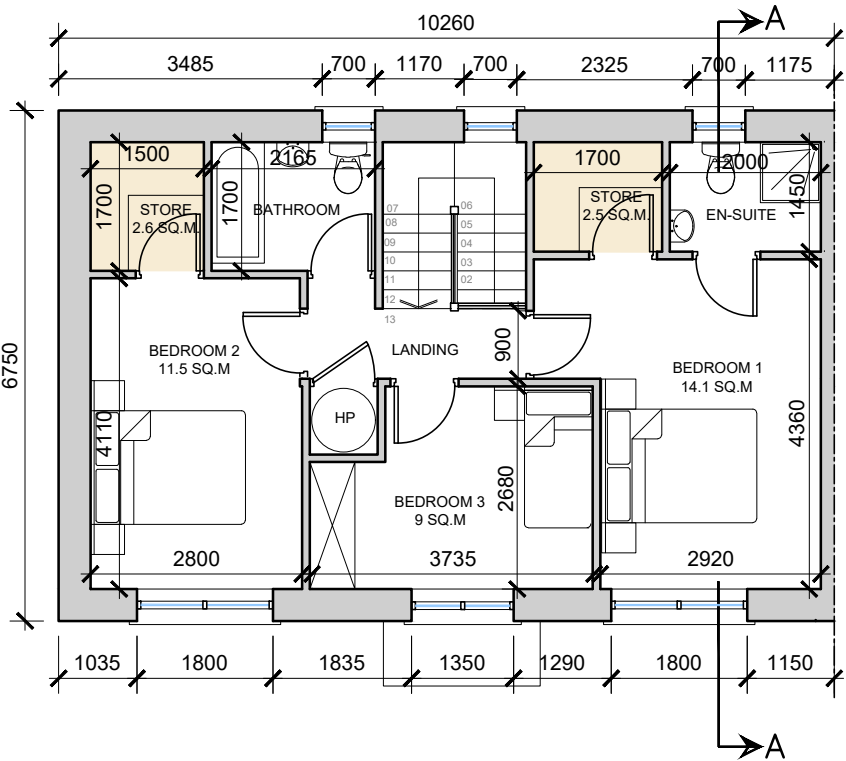
C.A.3 - Type 1.F3  
end unit - AREA: 114.2 SQ.M.  
1229 SQ.FT.



GROUND FLOOR PLAN

SCALE 1:100

STORAGE tot. - 5.1 sq.m.

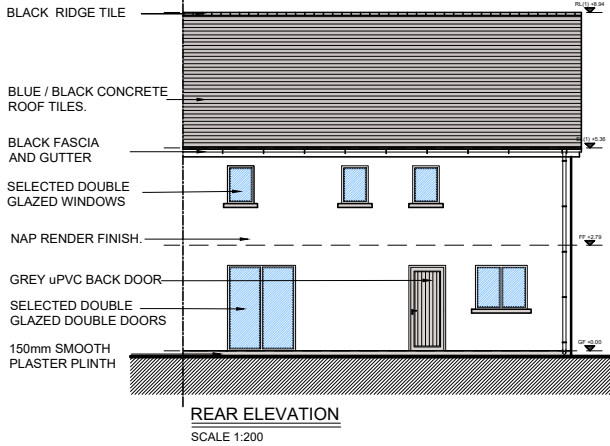


FIRST FLOOR PLAN

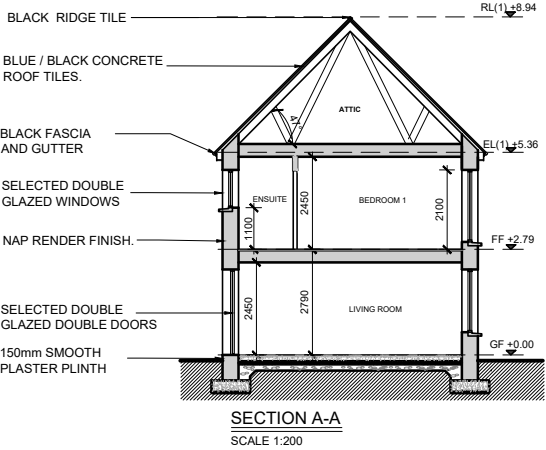
SCALE 1:100



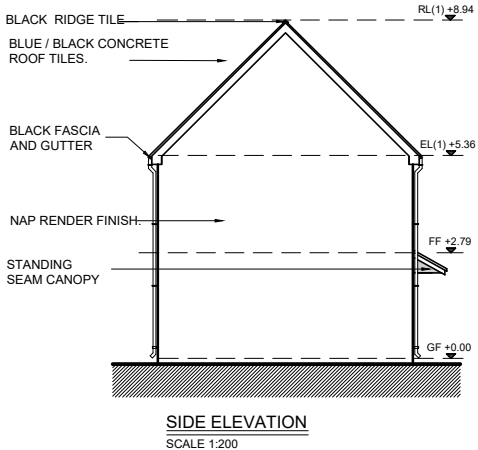
HOUSE TYPE 1.F3 - C.A.1 - 3D RENDER



REAR ELEVATION  
SCALE 1:200



SECTION A-A  
SCALE 1:200



SIDE ELEVATION  
SCALE 1:200



FRONT ELEVATION

SCALE 1:100



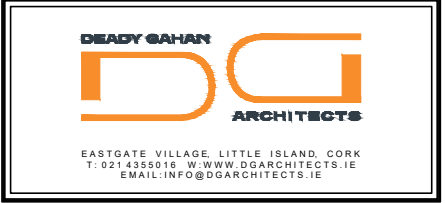
LOCATION KEY  
1.F3 - C.A.1  
1.F3  
1.F3(m)

DO NOT SCALE. WORK TO FIGURED DIMENSIONS ONLY.  
ALL EXISTING DIMENSIONS TO BE CHECKED ON SITE.  
DRAWN ON AUTOCAD R2004 AT DEADY OAHAN ARCHITECTS LTD  
LAYERS ON THIS DRAWING COMPLY WITH BS 1192: PART 5

NOTE: POSITION OF NORTH POINT AND LEVELS VARY - CHECK  
SITE PLAN FOR ORIENTATION - DWG NO. 20152-P-0004B

NOTE: 1.F3m REFERS TO MIRRORED VERSION OF UNIT TYPE  
1.F3

| date     | rev | name | chk | note               |
|----------|-----|------|-----|--------------------|
| 24.09.21 | P1  | AL   | EJG | ISSUE FOR PLANNING |



Project  
PROPOSED RESIDENTIAL DEVELOPMENT  
AT HOLLYSTOWN,  
DUBLIN 15

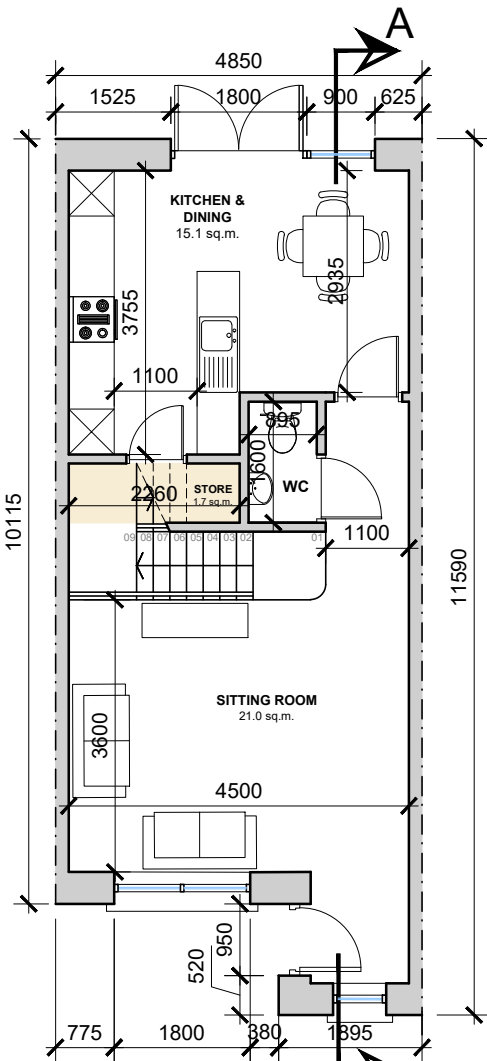
Drawing title  
HOUSE TYPE 1.F3 - END UNIT  
FLOOR PLANS, ELEVATIONS, SECTION A-A, 3D RENDER

|                         |                          |                |                  |
|-------------------------|--------------------------|----------------|------------------|
| Scale<br>1:100/1:200@A3 | Drawn<br>MP              | Checked<br>EJG | Date<br>27.10.20 |
| Project No.<br>20152    | Dwg. No.<br>20152/P/0306 | Revision<br>P1 |                  |

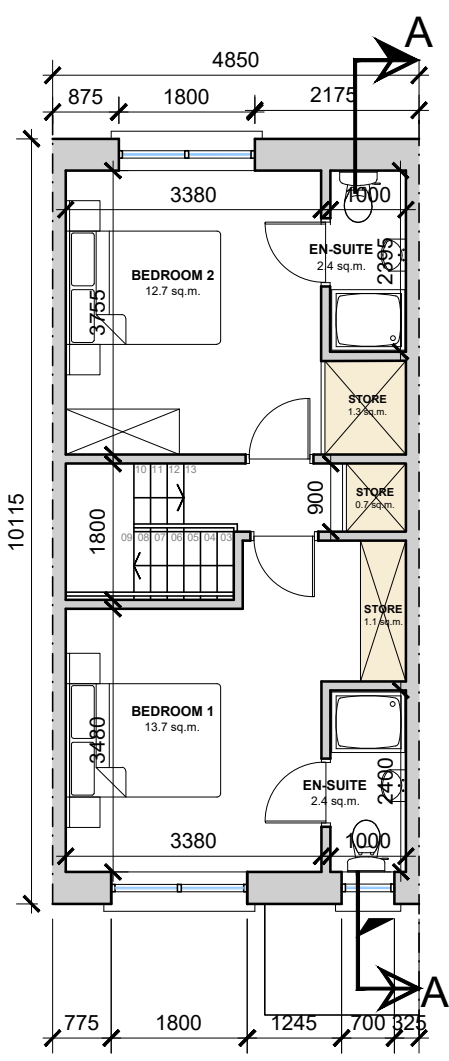
|                                                 |                                       |
|-------------------------------------------------|---------------------------------------|
| <input type="checkbox"/> Information \ Comments | <input type="checkbox"/> Tender       |
| <input checked="" type="checkbox"/> Planning    | <input type="checkbox"/> Construction |

C.A. 1 - Type 1.E2  
mid unit - AREA: 85.4 SQ.M.  
919.2 SQ.FT.

STORAGE tot. - 4.8 sq.m.



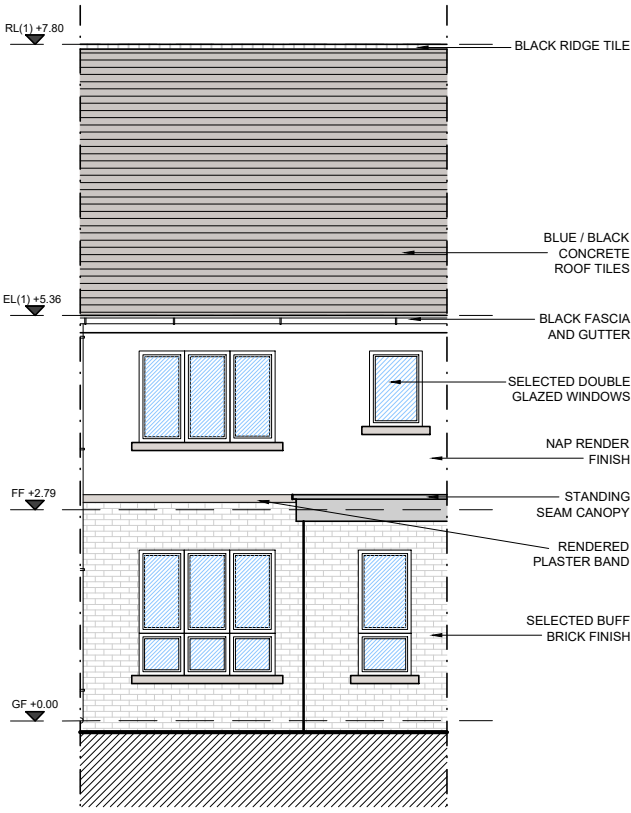
GROUND FLOOR PLAN  
SCALE 1:100



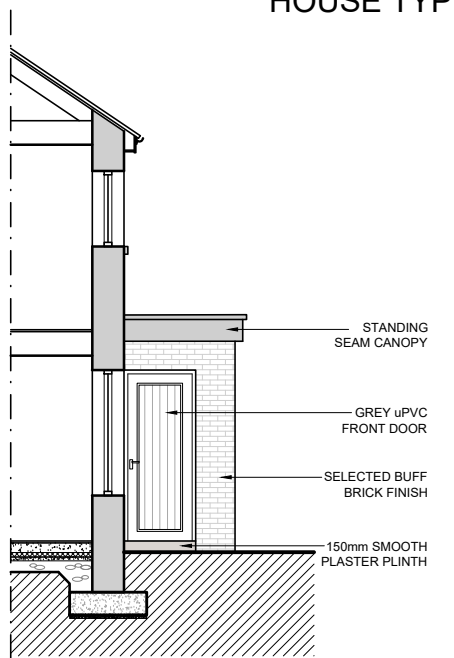
FIRST FLOOR PLAN  
SCALE 1:100



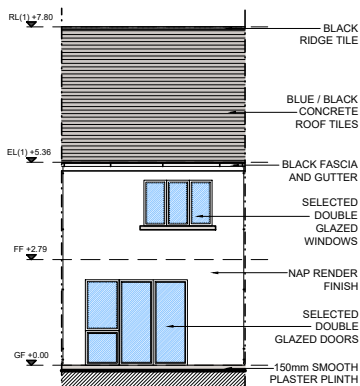
LOCATION KEY  
1.E2 - C.A.1  
1.E2  
1.E2(m)



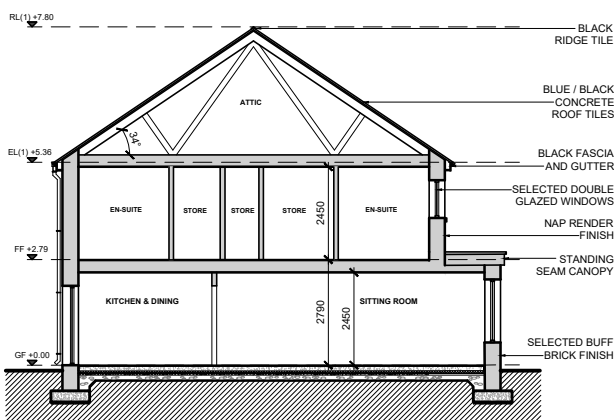
FRONT ELEVATION  
SCALE 1:100



POP-OUT SIDE ELEVATION  
SCALE 1:100



REAR ELEVATION  
SCALE 1:200



SECTION A-A  
SCALE 1:200

DO NOT SCALE. WORK TO FIGURED DIMENSIONS ONLY.  
ALL EXISTING DIMENSIONS TO BE CHECKED ON SITE.  
DRAWN ON AUTOCAD R2004 AT DEADY GAHAN ARCHITECTS LTD  
LAYERS ON THIS DRAWING COMPLY WITH BS 1192: PART 5

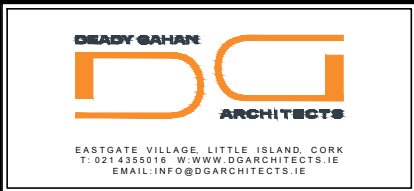


HOUSE TYPE 1.E2 - C.A.1 - 3D Image

NOTE: POSITION OF NORTH POINT AND LEVELS VARY - CHECK SITE PLAN FOR ORIENTATION - DWG NO. 20152-P-0004B

NOTE: 1.E2m REFERS TO MIRRORED VERSION OF UNIT TYPE 1.E2

| date     | rev | name | chk | note               |
|----------|-----|------|-----|--------------------|
| 23.09.21 | P1  | AL   | EJG | ISSUE FOR PLANNING |



Project:  
PROPOSED RESIDENTIAL DEVELOPMENT  
AT HOLLYSTOWN,  
DUBLIN 15

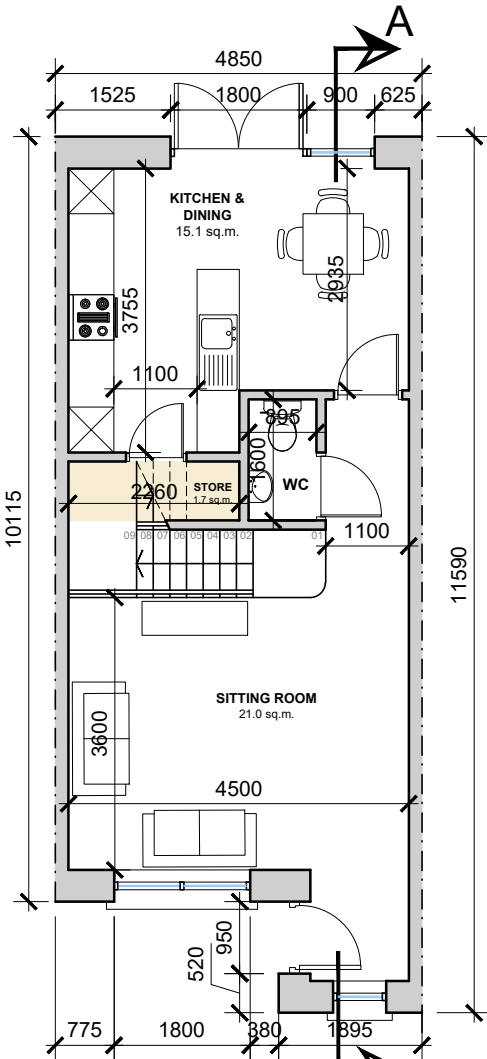
Drawing title:  
HOUSE TYPE 1.E2 - MID UNIT  
FLOOR PLANS, ELEVATIONS, SECTION A-A, 3D RENDER

| Scale        | Drawn        | Checked  | Date     |
|--------------|--------------|----------|----------|
| 1:100-200@A3 | AH           | EJG      | 04.11.20 |
| Project No.  | Dwg. No.     | Revision |          |
| 20152        | 20152/P/0801 | P1       |          |

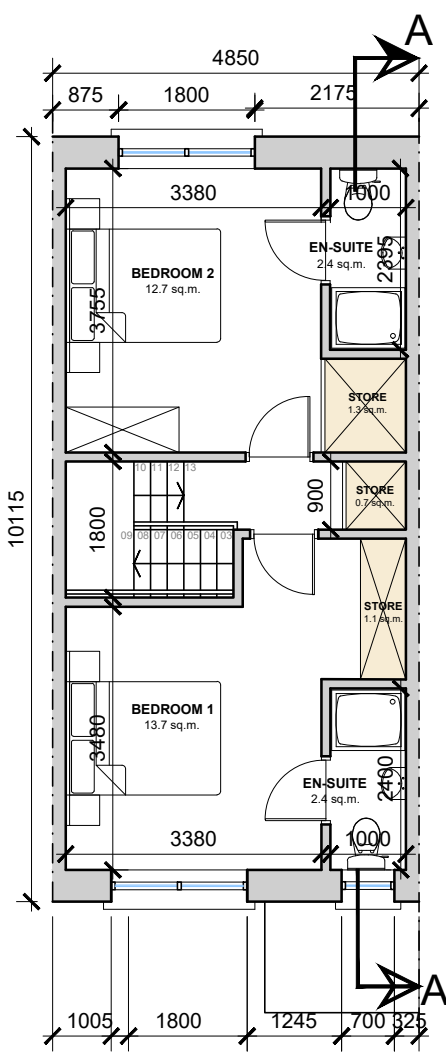
Information 1 Comments  
Planning  
Tender  
Construction

C.A. 3 - Type 3.E2  
mid unit - AREA: 85.4 SQ.M.  
919.2 SQ.FT.

STORAGE tot. - 4.8 sq.m.



GROUND FLOOR PLAN  
SCALE 1:100



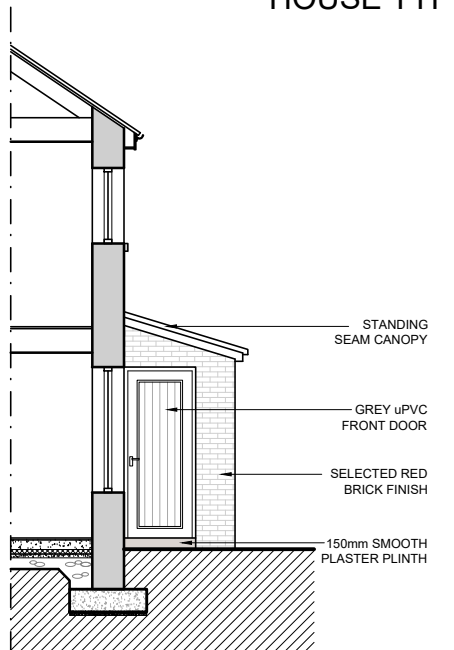
FIRST FLOOR PLAN  
SCALE 1:100



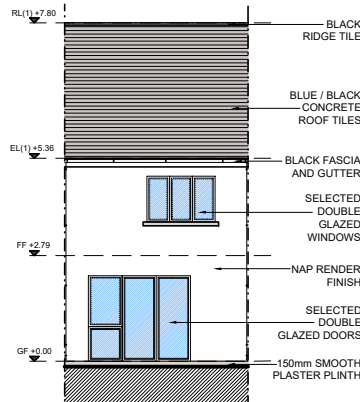
LOCATION KEY  
3.E2 - C.A.3  
3.E2  
3.E2(m)



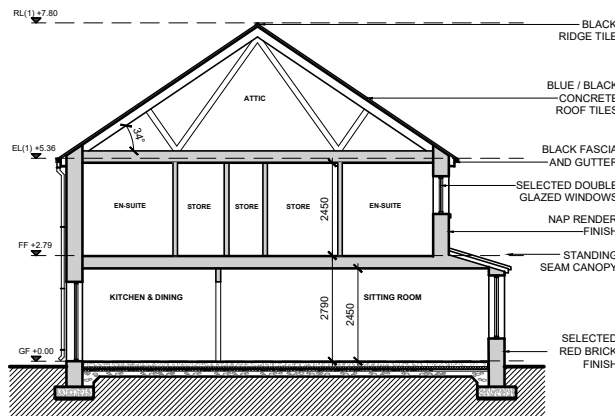
FRONT ELEVATION  
SCALE 1:100



POP-OUT SIDE ELEVATION  
SCALE 1:100



REAR ELEVATION  
SCALE 1:200



SECTION A-A  
SCALE 1:200

DO NOT SCALE. WORK TO FIGURED DIMENSIONS ONLY.  
ALL EXISTING DIMENSIONS TO BE CHECKED ON SITE.  
DRAWN ON AUTOCAD R2004 AT DEADY GAHAN ARCHITECTS LTD  
LAYERS ON THIS DRAWING COMPLY WITH BS 1192: PART 5

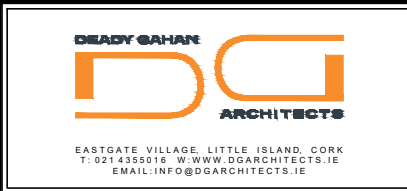


HOUSE TYPE 3.E2 - C.A.3 - 3D Image

NOTE: POSITION OF NORTH POINT AND LEVELS VARY - CHECK  
SITE PLAN FOR ORIENTATION - DWG NO. 20152-P-0004B

NOTE: 3.E2m REFERS TO MIRRORED VERSION OF UNIT TYPE  
3.E2

| date     | rev | name | chk | note               |
|----------|-----|------|-----|--------------------|
| 23.09.21 | P1  | AL   | EJG | ISSUE FOR PLANNING |



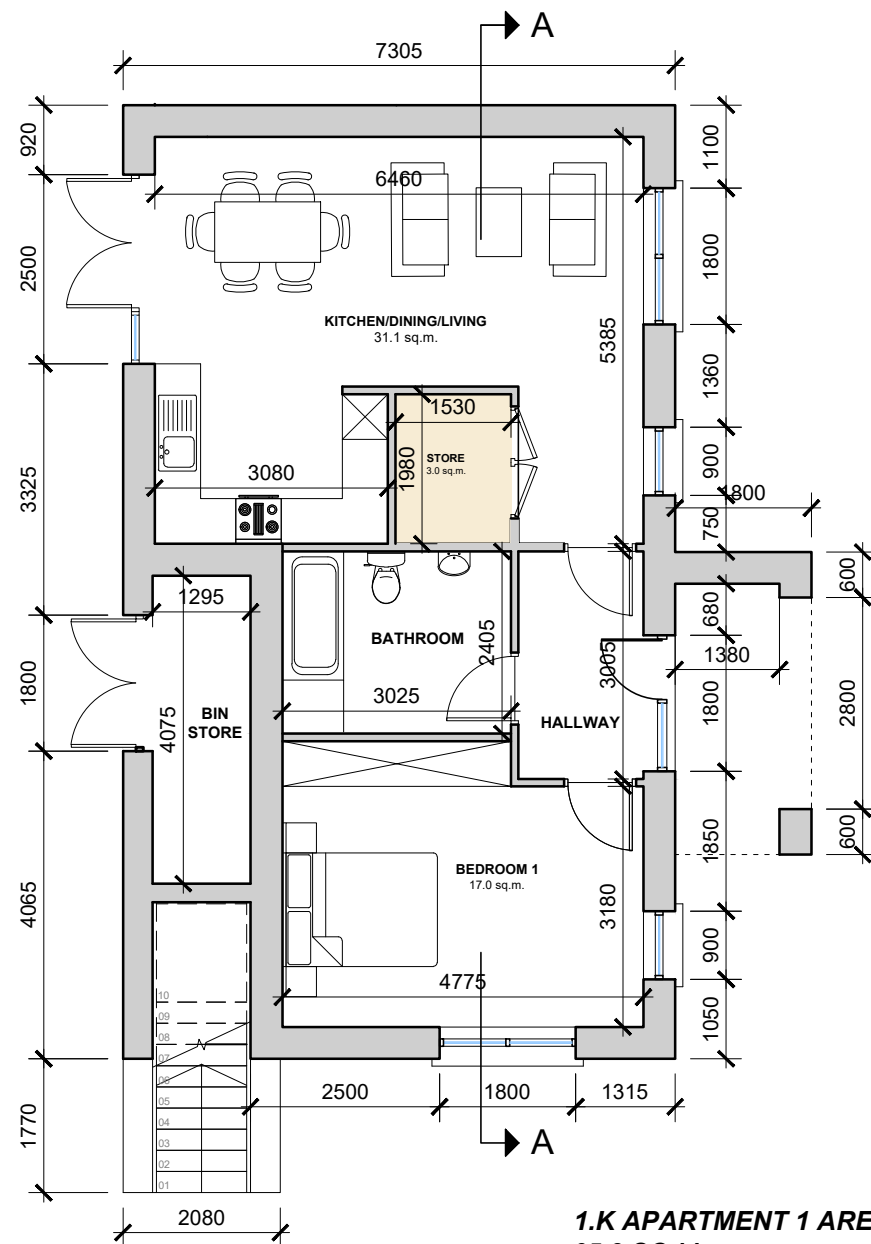
Project:  
PROPOSED RESIDENTIAL DEVELOPMENT  
AT HOLLYSTOWN,  
DUBLIN 15

Drawing title:  
HOUSE TYPE 3.E2 - MID UNIT  
FLOOR PLANS, ELEVATIONS, SECTION A-A, 3D RENDER

| Scale        | Drawn        | Checked  | Date     |
|--------------|--------------|----------|----------|
| 1:100-200@A3 | AH           | EJG      | 04.11.20 |
| Project No.  | Dwg. No.     | Revision |          |
| 20152        | 20152/P/0805 | P1       |          |

Information 1 Comments  
Planning  
Tender  
Construction

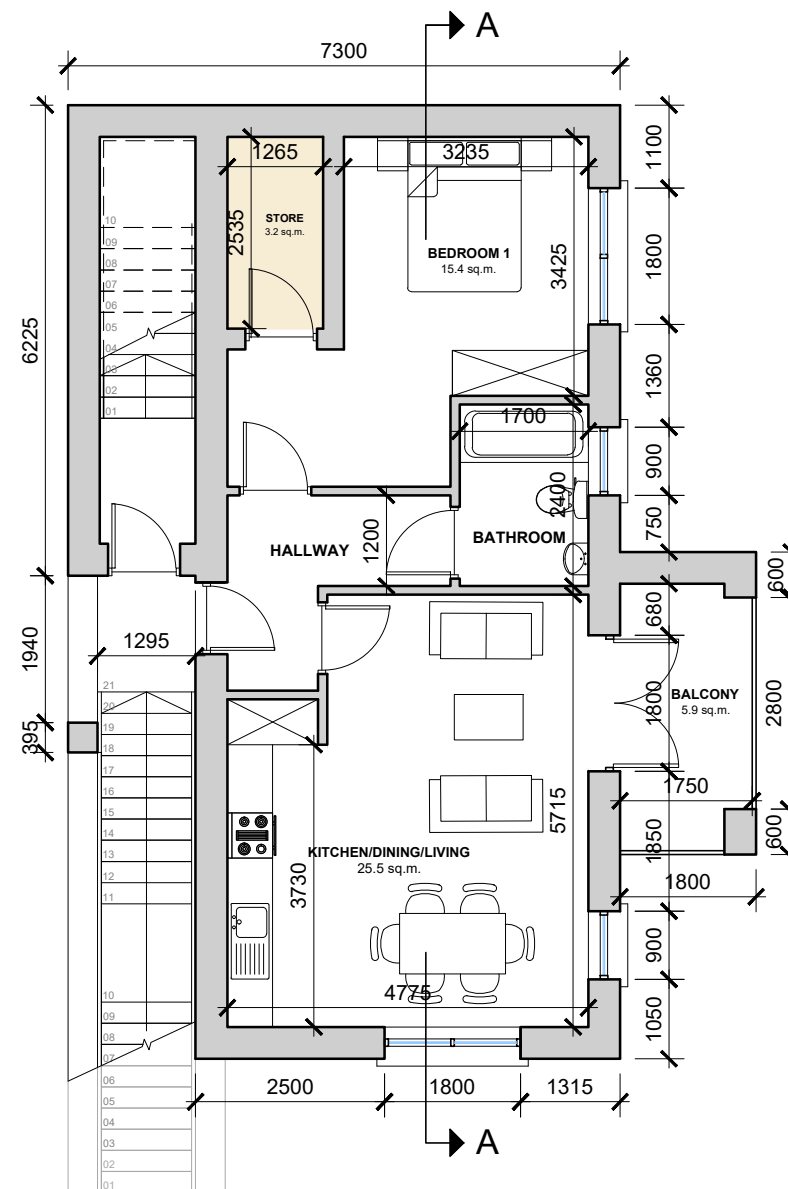
# 1.K APARTMENT 1 EXTERNAL ACCESS - OPTION 1



**GROUND FLOOR PLAN**  
SCALE 1:100

**1.K APARTMENT 1 AREA:**  
65.3 SQ.M.  
701.8 SQ.FT.

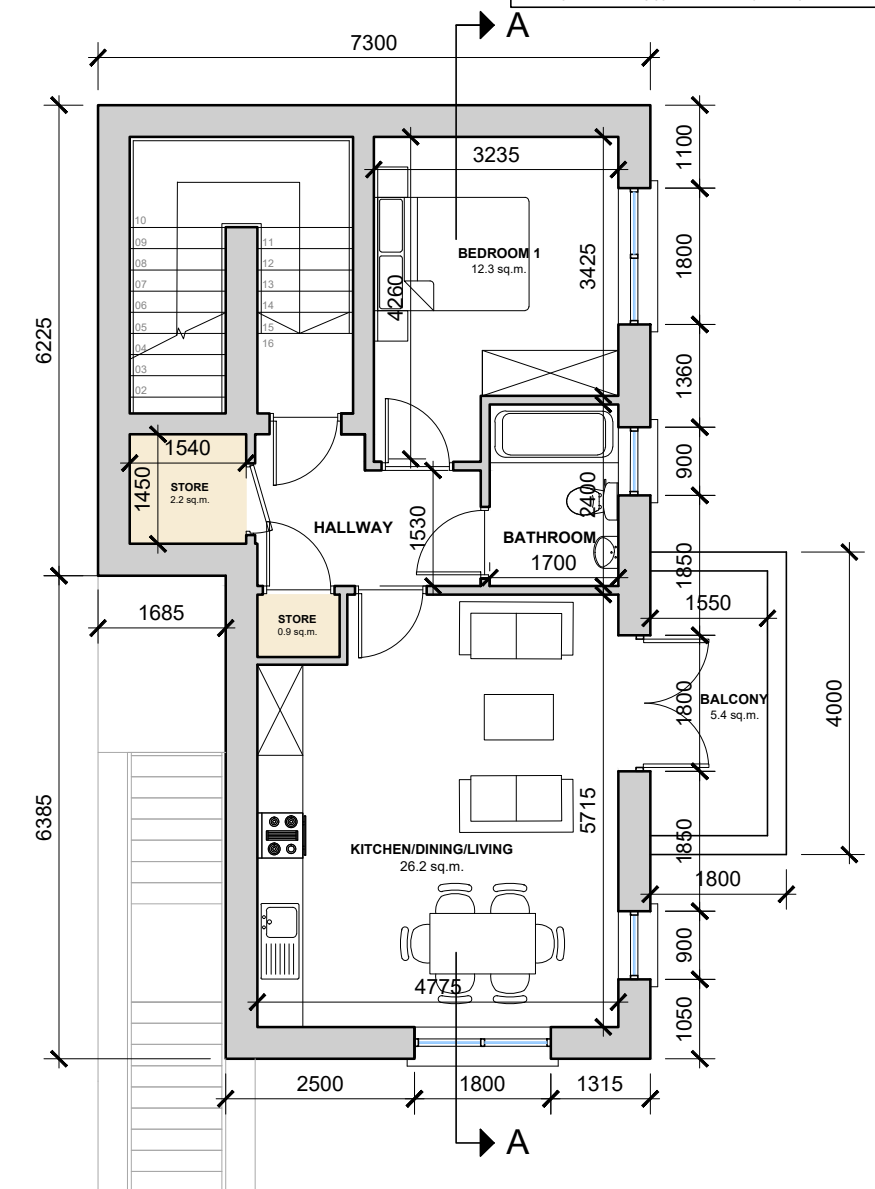
STORAGE tot. - 3.0 sq.m.



**FIRST FLOOR PLAN**  
SCALE 1:100

**1.K APARTMENT 2 AREA:**  
56.2 SQ.M.  
604.9 SQ.FT.

STORAGE tot. - 3.2 sq.m.

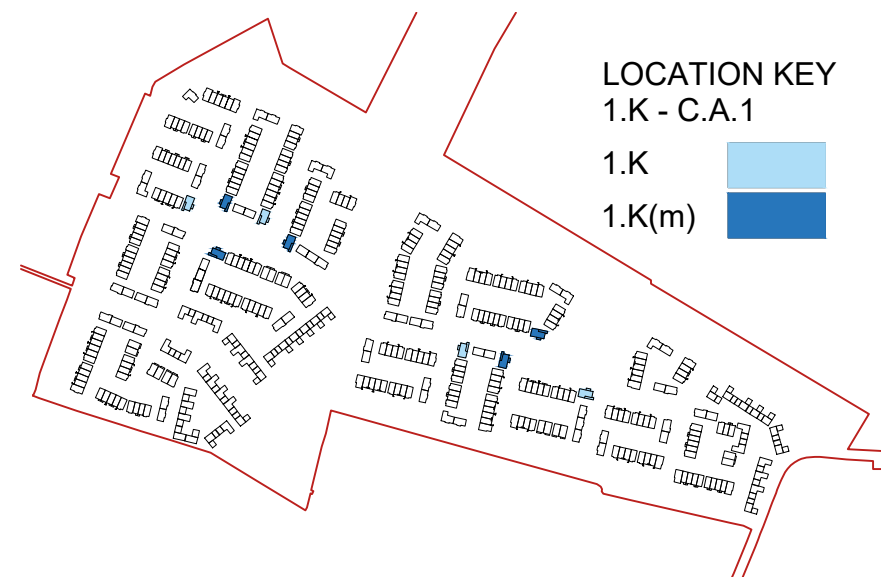
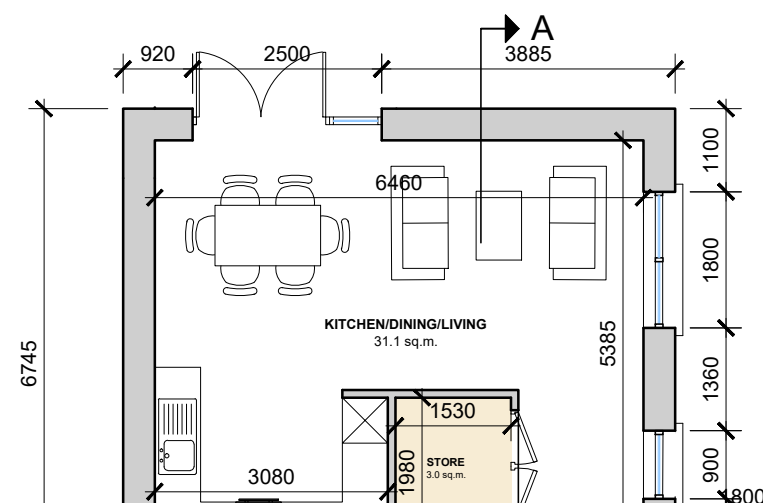


**SECOND FLOOR PLAN**  
SCALE 1:100

**1.K APARTMENT 3 AREA:**  
52.6 SQ.M.  
65.1 SQ.FT.

STORAGE tot. - 3.1 sq.m.

# 1.K APARTMENT 1 EXTERNAL ACCESS - OPTION 2



**LOCATION KEY**  
1.K - C.A.1

1.K  
1.K(m)



**HOUSE TYPE 1.K - C.A.1 - 3D Image**

**NOTE:** POSITION OF NORTH POINT AND LEVELS VARY - CHECK SITE PLAN FOR ORIENTATION - DWG NO. 20152-P-0004B

**NOTE:** 1.Km REFERS TO MIRRORED VERSION OF UNIT TYPE 1.K

| date     | rev | name | chk | note               |
|----------|-----|------|-----|--------------------|
| 24.09.21 | P1  | AL   | EJG | ISSUE FOR PLANNING |

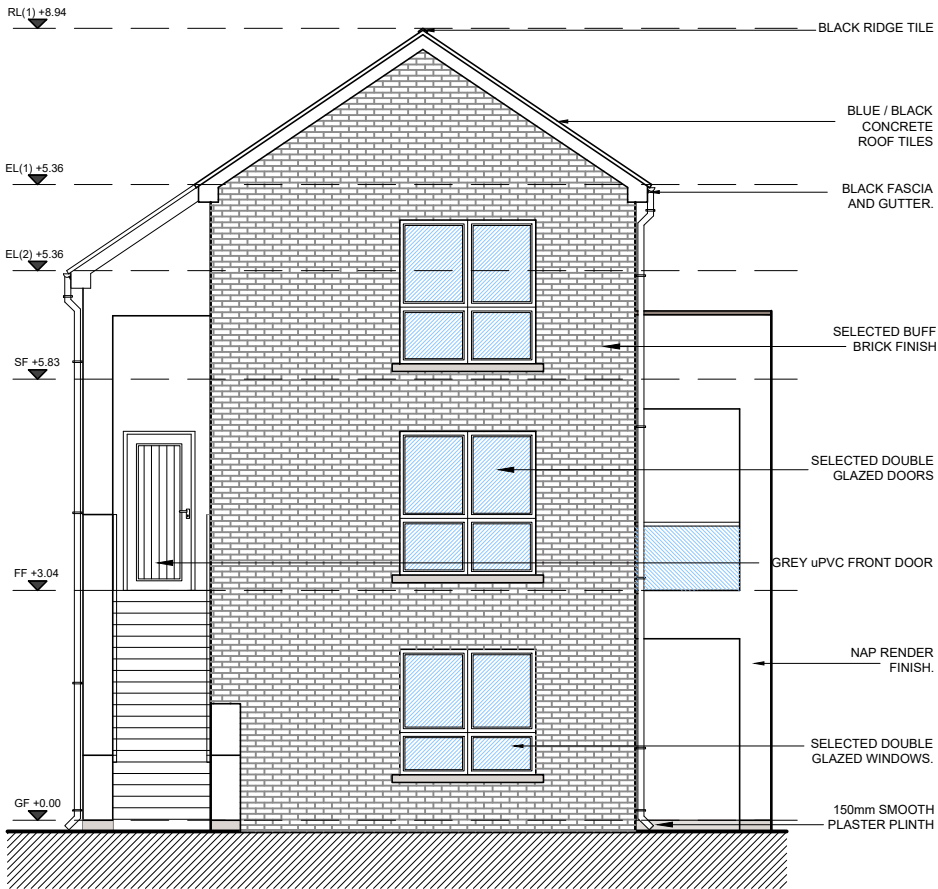
  

|                                                                                                                                                |                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
| <b>DEADY GAHAN ARCHITECTS</b><br>EASTGATE VILLAGE, LITTLE ISLAND, CORK<br>T: 021 4355016 W: WWW.DGARCHITECTS.IE<br>EMAIL: INFO@DGARCHITECTS.IE |                                                      |
| Project:<br>PROPOSED RESIDENTIAL DEVELOPMENT<br>AT HOLLYSTOWN,<br>DUBLIN 15                                                                    |                                                      |
| Drawing title:<br>TRIPLEX CORNER APARTMENTS - TYPE 1.K<br>FLOOR PLANS AND 3-D RENDER                                                           |                                                      |
| Scale:<br>1:100@A3                                                                                                                             | Drawn:<br>AL<br>Checked:<br>EJG<br>Date:<br>13.09.21 |
| Project No.<br>20152                                                                                                                           | Dwg. No.<br>20152/P/0901<br>Revision:<br>P1          |
| <input type="checkbox"/> Information<br><input checked="" type="checkbox"/> Planning                                                           | Comments:<br>Tender:<br>Construction:                |

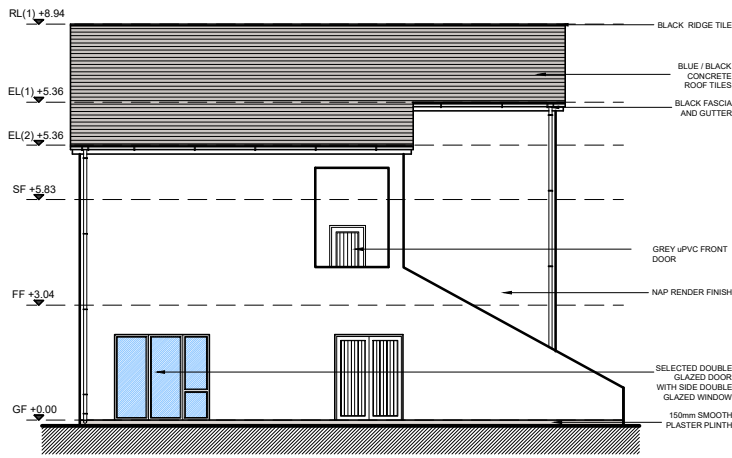
DO NOT SCALE. WORK TO FIGURED DIMENSIONS ONLY.  
ALL EXISTING DIMENSIONS TO BE CHECKED ON SITE.  
DRAWN ON AUTOCAD R2004 AT DEADY GAHAN ARCHITECTS LTD  
LAYERS ON THIS DRAWING COMPLY WITH BS 1192: PART 5



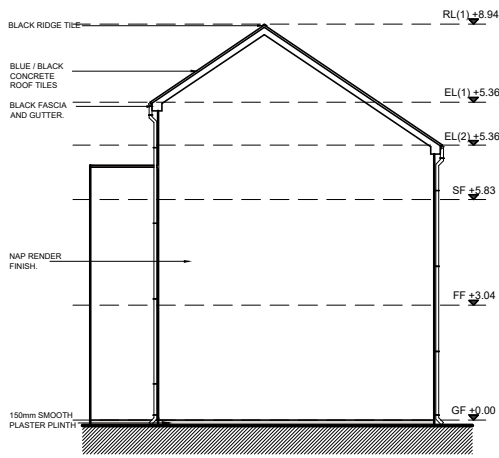
**FRONT ELEVATION**  
SCALE 1:100



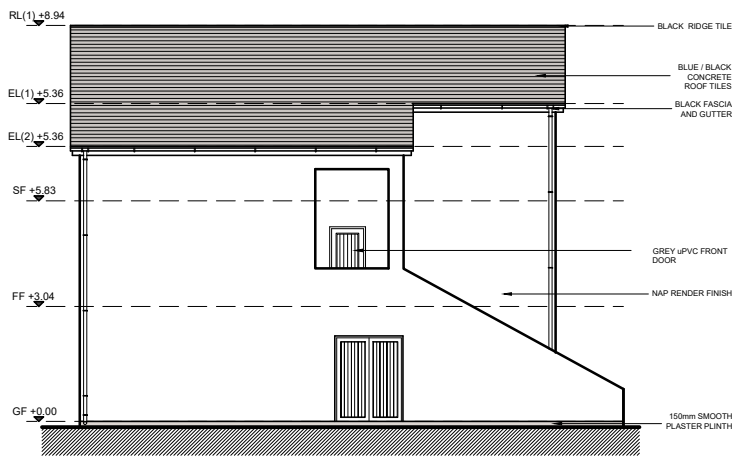
**SIDE ELEVATION**  
SCALE 1:100



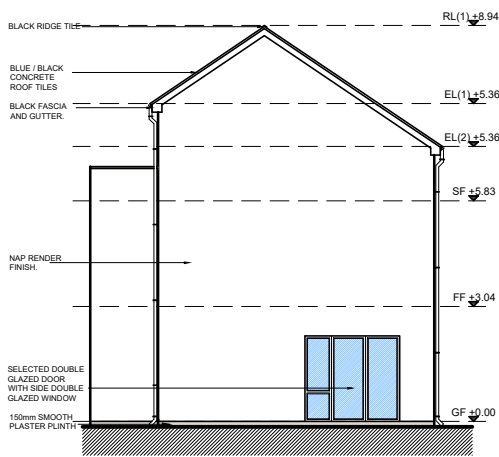
**REAR ELEVATION**  
SCALE 1:200  
**K1 APARTMENT 1 EXTERNAL ACCESS - OPTION 1**



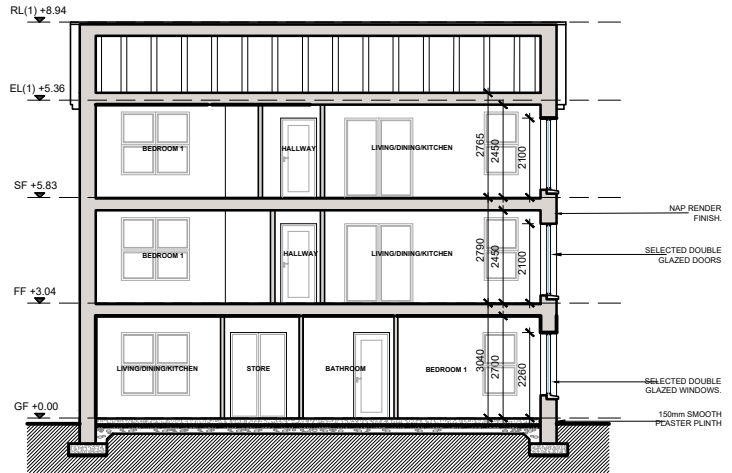
**SIDE ELEVATION**  
SCALE 1:200  
**K1 APARTMENT 1 EXTERNAL ACCESS - OPTION 1**



**REAR ELEVATION**  
SCALE 1:200  
**K1 APARTMENT 1 EXTERNAL ACCESS - OPTION 2**



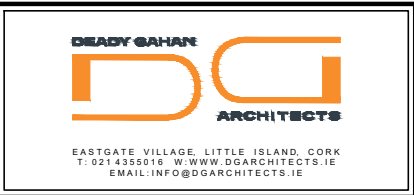
**SIDE ELEVATION**  
SCALE 1:200  
**K1 APARTMENT 1 EXTERNAL ACCESS - OPTION 2**



**SECTION A-A**  
SCALE 1:200

**NOTE:** POSITION OF NORTH POINT AND LEVELS VARY - CHECK SITE PLAN FOR ORIENTATION - DWG NO. 20152-P-0004B

| date     | rev | name | chk | note               |
|----------|-----|------|-----|--------------------|
| 24.09.21 | P1  | AL   | EJG | ISSUE FOR PLANNING |

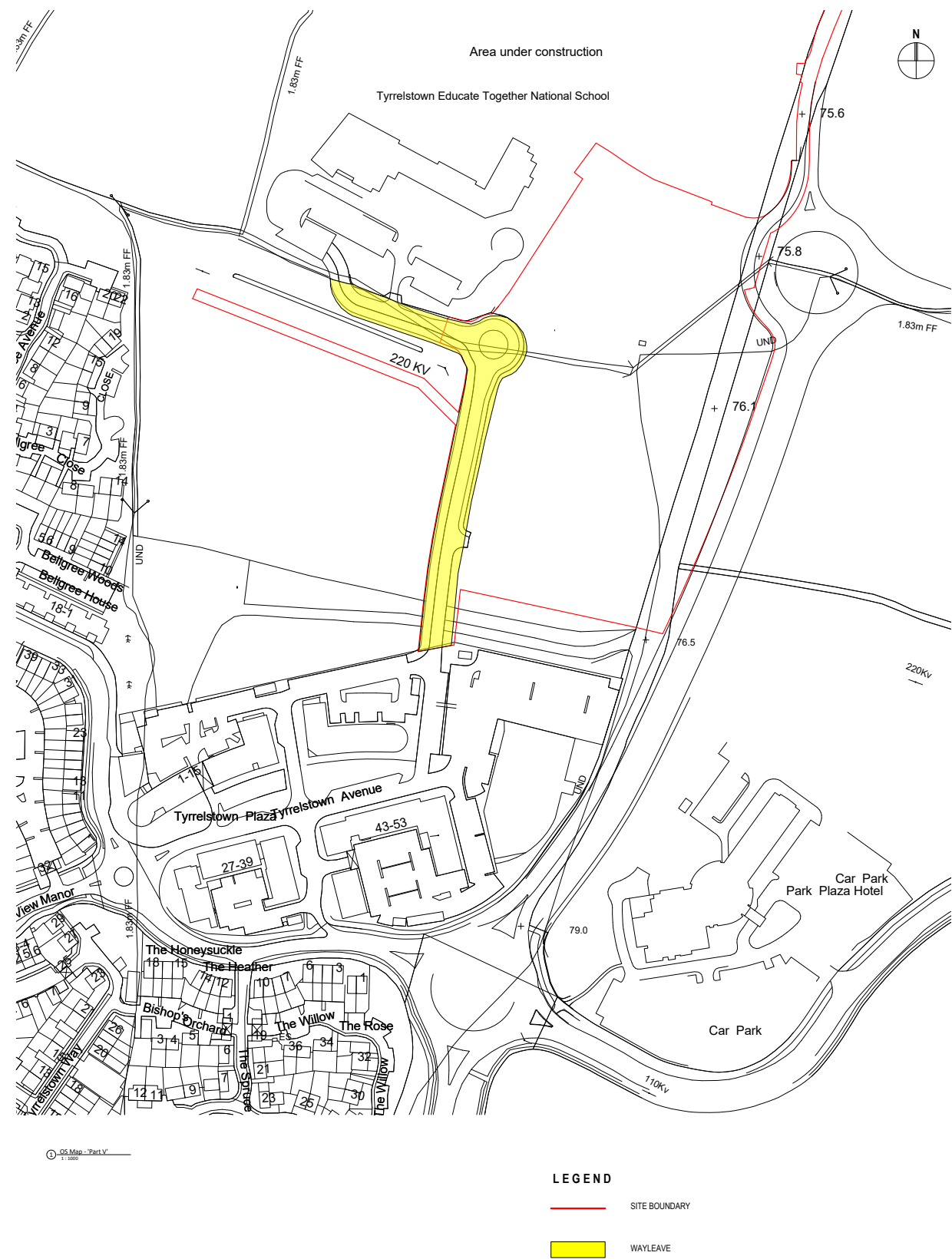


Project:  
PROPOSED RESIDENTIAL DEVELOPMENT  
AT HOLLYSTOWN,  
DUBLIN 15

Drawing title:  
TRIPLEX CORNER APARTMENTS - TYPE 1.K  
ELEVATIONS AND SECTION A-A

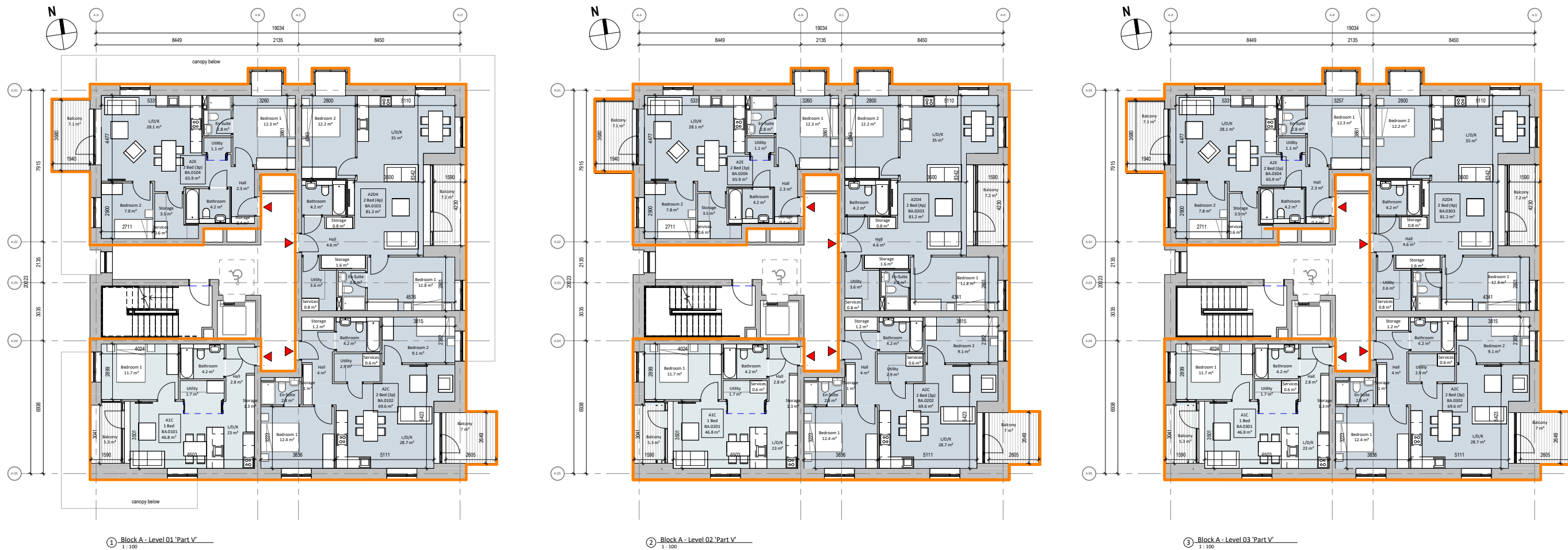
|                           |                          |                 |                   |
|---------------------------|--------------------------|-----------------|-------------------|
| Scale:<br>1:100/1:200 @A3 | Drawn:<br>AL             | Checked:<br>EJG | Date:<br>13.09.21 |
| Project No.<br>20152      | Dwg. No.<br>20152/P/0902 | Revision<br>P1  |                   |

|                                                 |                                       |
|-------------------------------------------------|---------------------------------------|
| <input type="checkbox"/> Information / Comments | <input type="checkbox"/> Tender       |
| <input checked="" type="checkbox"/> Planning    | <input type="checkbox"/> Construction |



Left : Site Location Map  
Above: Site Plan

Part 'V' Allocation



| Unit Number | Type (Name) | Type (No. of Bedrooms) | No. of Bedspaces | Floor to Ceiling Height | Aspect Orientation | Total Area | Dev. Plan Total Area Req. | Main Living Room Width | Dev. Plan Living Room Width Req. | Total LDK | Dev. Plan LDK Req. | Bed 1 Area (sqm) | Bed 1 Width (m) | Bed 2 Area (sqm) | Bed 2 Width (m) | Bed 3 Area (sqm) | Bed 3 Width (m) | Total Aggregate Bedroom Area | Dev. Plan Aggregate Bedroom Area Req. | Bathroom Area (sqm) | En Suite Area (sqm) | Utility Area (sqm) | Storage Area (sqm) | Store Area (sqm) | Wardrobe Area (sqm) | Total Storage Area (sqm) | Dev. Plan Store Req. | Balcony Area | Terrace Areas | Total Private Open Space | Dev. Plan POS Req. |
|-------------|-------------|------------------------|------------------|-------------------------|--------------------|------------|---------------------------|------------------------|----------------------------------|-----------|--------------------|------------------|-----------------|------------------|-----------------|------------------|-----------------|------------------------------|---------------------------------------|---------------------|---------------------|--------------------|--------------------|------------------|---------------------|--------------------------|----------------------|--------------|---------------|--------------------------|--------------------|
| BA.0101     | BA-A1C      | 1.0                    | 2.0              | 2.7                     | S/W                | 46.8       | 45.0                      | 3.5                    | 3.3                              | 23.0      | 23.0               | 11.7             | 2.9             | -                | -               | -                | -               | 11.7                         | 11.4                                  | 4.2                 | -                   | 1.7                | 1.3                | -                | -                   | 3.0                      | 3.0                  | 5.3          | -             | 5.3                      | 5.0                |
| BA.0102     | BA-A2C      | 2.0                    | 3.0              | 2.7                     | E/S                | 69.6       | 63.0                      | 5.1                    | 3.6                              | 28.7      | 28.0               | 12.4             | 3.2             | 9.1              | 2.3             | -                | -               | 21.5                         | 20.1                                  | 4.2                 | 2.8                 | 2.9                | 2.2                | -                | -                   | 5.1                      | 5.0                  | 7.0          | -             | 7.0                      | 6.0                |
| BA.0103     | BA-A2D4     | 2.0                    | 4.0              | 2.7                     | N/E                | 81.2       | 73.0                      | 3.6                    | 3.6                              | 35        | 30.0               | 12.8             | 2.8             | 12.2             | 2.8             | -                | -               | 25                           | 24.4                                  | 4.2                 | 2.8                 | 3.6                | 2.4                | -                | -                   | 6                        | 6.0                  | 7.2          | -             | 7.2                      | 7.0                |
| BA.0104     | BA-A2E      | 2.0                    | 3.0              | 2.7                     | N/W                | 65.9       | 63.0                      | 4.4                    | 3.6                              | 28.1      | 28.0               | 12.3             | 3.2             | 7.8              | 2.7             | -                | -               | 20.1                         | 20.1                                  | 4.2                 | 2.8                 | 1.1                | 3.9                | -                | -                   | 5.0                      | 5.0                  | 7.1          | -             | 7.1                      | 6.0                |
| BA.0201     | BA-A1C      | 1.0                    | 2.0              | 2.7                     | S/W                | 46.8       | 45.0                      | 3.5                    | 3.3                              | 23.0      | 23.0               | 11.7             | 2.9             | -                | -               | -                | -               | 11.7                         | 11.4                                  | 4.2                 | -                   | 1.7                | 1.3                | -                | -                   | 3.0                      | 3.0                  | 5.3          | -             | 5.3                      | 5.0                |
| BA.0202     | BA-A2C      | 2.0                    | 3.0              | 2.7                     | E/S                | 69.6       | 63.0                      | 5.1                    | 3.6                              | 28.7      | 28.0               | 12.4             | 3.2             | 9.1              | 2.3             | -                | -               | 21.5                         | 20.1                                  | 4.2                 | 2.8                 | 2.9                | 2.2                | -                | -                   | 5.1                      | 5.0                  | 7.0          | -             | 7.0                      | 6.0                |
| BA.0203     | BA-A2D4     | 2.0                    | 4.0              | 2.7                     | N/E                | 81.2       | 73.0                      | 3.6                    | 3.6                              | 35        | 30.0               | 12.8             | 2.8             | 12.2             | 2.8             | -                | -               | 25                           | 24.4                                  | 4.2                 | 2.8                 | 3.6                | 2.4                | -                | -                   | 6                        | 6.0                  | 7.2          | -             | 7.2                      | 7.0                |
| BA.0204     | BA-A2E      | 2.0                    | 3.0              | 2.7                     | N/W                | 65.9       | 63.0                      | 4.4                    | 3.6                              | 28.1      | 28.0               | 12.3             | 3.2             | 7.8              | 2.7             | -                | -               | 20.1                         | 20.1                                  | 4.2                 | 2.8                 | 1.1                | 3.9                | -                | -                   | 5.0                      | 5.0                  | 7.1          | -             | 7.1                      | 6.0                |
| BA.0301     | BA-A1C      | 1.0                    | 2.0              | 2.7                     | S/W                | 46.8       | 45.0                      | 3.5                    | 3.3                              | 23.0      | 23.0               | 11.7             | 2.9             | -                | -               | -                | -               | 11.7                         | 11.4                                  | 4.2                 | -                   | 1.7                | 1.3                | -                | -                   | 3.0                      | 3.0                  | 5.3          | -             | 5.3                      | 5.0                |
| BA.0302     | BA-A2C      | 2.0                    | 3.0              | 2.7                     | E/S                | 69.6       | 63.0                      | 5.1                    | 3.6                              | 28.7      | 28.0               | 12.4             | 3.2             | 9.1              | 2.3             | -                | -               | 21.5                         | 20.1                                  | 4.2                 | 2.8                 | 2.9                | 2.2                | -                | -                   | 5.1                      | 5.0                  | 7.0          | -             | 7.0                      | 6.0                |
| BA.0303     | BA-A2D4     | 2.0                    | 4.0              | 2.7                     | N/E                | 81.2       | 73.0                      | 3.6                    | 3.6                              | 35        | 30.0               | 12.8             | 2.8             | 12.2             | 2.8             | -                | -               | 25                           | 24.4                                  | 4.2                 | 2.8                 | 3.6                | 2.4                | -                | -                   | 6                        | 6.0                  | 7.2          | -             | 7.2                      | 7.0                |
| BA.0304     | BA-A2E      | 2.0                    | 3.0              | 2.7                     | N/W                | 65.9       | 63.0                      | 4.4                    | 3.6                              | 28.1      | 28.0               | 12.3             | 3.2             | 7.8              | 2.7             | -                | -               | 20.1                         | 20.1                                  | 4.2                 | 2.8                 | 1.1                | 3.9                | -                | -                   | 5.0                      | 5.0                  | 7.1          | -             | 7.1                      | 6.0                |

Note: All storage and utility areas are exclusive of 0.8m.sq. provision for on site heating and plant.

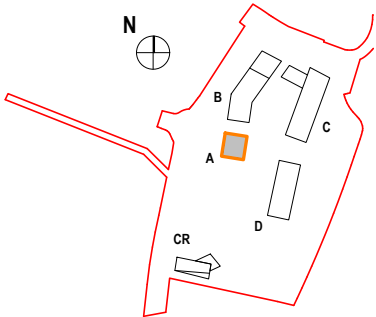
LEGEND



12 No. Units for 'Part V' Allocation Outlined Thus

Department Legend

- 1 Bed
- 2 Bed (3p)
- 2 Bed (4p)



KEY PLAN

Above : General Arrangement Layouts  
Left Housing Quality Assessment Part 'V'