



Holybanks, Glen Ellen Road, Swords, Dublin

Part V Proposal



March 2022

PROJECT: SHD at Holybanks, Swords
CLIENT: Cairn Homes Properties Ltd



SUMMARY OF ACCOMMODATION SCHEDULE - Planning Application - Stage 3

SITE ANALYTICS :		
1- SITE AREA:		
1a- GROSS AREA:	141674 sqm equal to	14.17 Ha
1b- NET AREA:	89240 sqm equal to	8.92 Ha
2- NET DENSITY DENSITY		
		70 unit/Ha
3 - TOTAL UNITS		
		621 no.
4 - TOTAL GROSS FLOOR AREA IN SITE (excluding: Basement Block B; undecroft block A, bike/bin store and plant rooms)		
		61591 sq.m
Gross Floor Area Houses/Maisonettes		13538.0 sq.m
Gross Floor Area Duplexes (Block A to Block N)		14985.4 sq.m
Gross Floor Residential Area Apartment Block A and B		31988.0 sq.m
Gross Floor Area Creche		506.5 sq.m
Gross Floor Communal Residential Amenity		573.00 sq.m
5 - PLOT RATIO		
5a- PLOT RATIO Based on gross site area 1a		0.43
5b- PLOT RATIO Based on net site area 1b		0.69
6 - SITE COVERAGE		
24770 sq.m buildings ground floor footprint		
6a- SITE COVERAGE Based on gross site area 1a		17%
6b- SITE COVERAGE Based on net site area 1b		28%

7 RESIDENTIAL SITE MIX						621 no.	%
	Maisonette	Apartment (Block A1/A2/B)	Duplexes	Houses	Total no.		
1 Bed	8	137	0	0	145 no.		23%
2 Bed	0	201	77	0	278 no.		45%
3 Bed	0	11	77	99	187 no.		30%
4 Bed	0	0	0	11	11 no.		2%
TOTAL	8	349	154	110	621 no.		100%

8 OPEN SPACES				%
8a- Public Open space			10008 sq.m	11%
		POS (A)	1904 sq.m	percentage based on site net area
		POS (B)	4634 sq.m	
		POS (C)	1795 sq.m	
		POS (D)	1675 sq.m	
8b- Communal Amenity Spaces			8541 sq.m	Required
Apartment Block A1/A2	Cell01 - Amenity Area A:1180 sqm			
	Cell01 - Amenity Area B: 948 sqm	2128 sq.m		888 sq.m
Apartment Block B		Cell02 -Amenity Area C	1353 sq.m	1303 sq.m
Duplex Blocks: K, L, M, N		Cell03 -Amenity Area D	1560 sq.m	288 sq.m
Duplex Blocks: H, I, J		Cell07 -Amenity Area E	897 sq.m	320 sq.m
Duplex Blocks: D, E, F, G		Cell08 -Amenity Area F	1038 sq.m	352 sq.m
Duplex Blocks: A, B, C		Cell10 -Amenity Area G	1565 sq.m	272 sq.m
8d- Broadmeadow Riverside Park			29400 sq.m	

9- PARKING PROVISION			
9a- BICYCLE PARKING PROVISION			
(approx > @ 1.5 per unit)	Apartment Block A1/A2 - Bike Store in the undercroft	210 no.	856 no.
	Apartment Block B - Bike Store in the Basement	318 no.	
	Duplex Blocks - Secured Store on surface	240 no.	
	On Surface for Creche	8 no.	
	On surface for visitors	80 no.	
9b- MOTORBIKES			
	On Surface	9 no.	21 no.
	Undercroft Block A1/A2	4 no.	
	Basement	8 no.	
9c- CAR PARKING			
	Houses @ n.2 per unit (3Bed and 4Bed)	220 no.	705 no.
	Maisonette @ n.1 per unit (1Bed)	8 no.	
	Duplex Blocks Standard spaces including visitors spaces on surface - n.154 parking spaces per units on surface - n.22 parking spaces per visitors	176 no.	
	Apartment Blocks A1 and B Standard spaces including visitors spaces on surface - n.43 Standard Spaces -Block A on surface - n.10 parking spaces per visitors Block A1/A2/B Undercroft - n.58 Standard spaces -Block A Basement - n.155 Standard spaces Block B	266 no.	
	EV Parking Spaces on surface: n.8 for Duplex Blocks on surface: n.2 for apartment Block A on surface: n.2 for Apartment Blocks B	12 no.	
	Accessible Spaces on surface: n.8 for duplexes on surface on surface: n.1 for apartment Block A Undercroft: n.1 for apartment Block A on surface: n.2 for Apartment blocks B Basement: n.2 for Apartment blocks B	14 no.	
	Car Sharing Spaces on surface: n.3 for Duplexes block on surface: n.2 for apartment Block A and B	5 no.	
	Creche on surface with designated drop-off area	4 no.	

10- RESIDENTIAL ANCILLARY					
	Gross Area Undercroft Car Parking Area - Block A		1858	sqm	
	Plant Room Apartment Block A		220.4	sq.m	
	Bike Store - Block A undecroft		213	sq.m	
	Bin Store - Block A undecroft		85.5	sq.m	
	Gross Area Basement Block B (excluding access/egress vehicular and cycle ramp) and including:		5380	sq.m	
		1) Plant Room Block B - basement (315 sqm)			
		2) Bike Store Block B - basement (316 sqm)			
		3) Bin Store Block B - Basement (142.5 sqm)			
		4) Car Parking area (4255 sqm)			
	Bike/Bin store Duplexes		358.5	sqm	
ESB Substations		78.2	sq.m		
TOTAL RESIDENTIAL ANCILLARY			8193.6	sq.m	
11- NON-RESIDENTIAL					
	Creche		506.50	sq.m	
	Playground Creche		90.00	sq.m	
	Bin Store for creche use		11.50	sq.m	
	Communal Residential Amenity/Facilities		573.00	sq.m	

Residential Apartment Block A1	
One Bed	18
Two Beds	44
Three Beds	5
Four Bed	-
Total	67
Dual Aspect	34
10%+larger	32
Gross Area	6603
Net Area	4970

HOUSES	
One Bed	0
Two Beds	0
Three Beds	99
Four Bed	11
Total	110

Apartment Block A2	
One Bed	26
Two Beds	45
Three Beds	0
Four Bed	-
Total	71
Dual Aspect	26
10%+larger	31
Gross Area	6355
Net Area	4902

MAISONETTE	
One Bed	8
Two Beds	0
Three Beds	0
Four Bed	0
Total	8

Apartment Block B	
One Bed	93
Two Beds	112
Three Beds	6
Four Bed	-
Total	211
Dual Aspect	106
10%+larger	135
Gross Area	19030
Net Area	14502

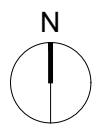
DUPLEXES	
One Bed	-
Two Beds	77
Three Beds	77
Four Bed	-
Total	154
Dual Aspect	154
10%+larger	130

Aspect		
	Total Based on Apartments / Duplexes	%
Single Aspect	183	36%
Dual /Triple Aspect	320	64%
Totals	503	100%

		HOUSES																				
Units ID number	TYPES	DESCRIPTION	HEIGHT	QUANTITY				BED SPACES	BEDSPACES (total)	UNIT AREA Sq.M	Agg.LIVING AREA Sq.M	BED 1 Sq.M	BED 2 Sq.M	BED 3 Sq.M	BED 4 Sq.M	Agg. BED Sq.M	ACCESS LEVEL	AMENITY SPACE SqM	STORAGE Sq.M	ASPECT	Total	
				1 BED	2 BED	3 BED	4 BED														AREA Sq.M	
	Houses																					
118	House Type C (semi detached)	3 Bed	2 Storey			1		5	5	113.8	40.2	13.3	8	11.8		33.1	Ground Floor	min 60	5.3 + Attic	dual	113.8	
117	House Type C1 (semi detached)	3 Bed	2 Storey			1		5	5	113.8	40.2	13.3	8	11.8		33.1	Ground Floor	min 60	5.3 + Attic	triple	113.8	
	Totals					2	0		10												227.6	
	Total Number of Houses	2																				
	TYPES	DESCRIPTION	HEIGHT	QUANTITY				BED SPACES	BEDSPACES (total)	UNIT AREA Sq.M	Agg.LIVING AREA Sq.M	BED 1 Sq.M	BED 2 Sq.M	BED 3 Sq.M	BED 4 Sq.M	Agg. BED Sq.M	ACCESS LEVEL	AMENITY SPACE SqM	STORAGE Sq.M	ASPECT	Total	
				1 BED	2 BED	3 BED	4 BED														AREA Sq.M	
	Maisonettes																					
54, 55, 91, 92	Maisonette Type M	1 Bed	1 Storey	4				2	8	51.3	26.4	11.4				11.4	Ground Floor	min 50	4.1	dual	205.2	
53,56, 90, 93	MaisonetteType M1	1 Bed	1 Storey	4				2	8	78.1	27.8	11.5				11.5	Grd. To 1st Flr.	min 50	4.6	dual	312.4	
	Totals			8	0	0			16												517.6	
	Total Number of Maisonette	8																				
	DUPLEXES																					
	TYPES	DESCRIPTION	HEIGHT	QUANTITY				BED SPACES	BEDSPACES (total)	UNIT AREA Sq.M	Agg.LIVING AREA Sq.M	BED 1 Sq.M	BED 2 Sq.M	BED 3 Sq.M	BED 4 Sq.M	Agg. BED Sq.M	ACCESS LEVEL	AMENITY SPACE SqM	STORAGE Sq.M	ASPECT	Total	
				1 BED	2 BED	3 BED	4 BED														AREA Sq.M	
	Duplex Block H																					
80, 81, 82, 83, 84, 85	Apartment A1 (mid-terrace)	2 Bed	1 Storey		6			4	24	82	32.8	13.1	11.6			24.7	Ground Floor	35min	6.3	dual	492.0	
88, 89, 90, 91, 92, 93	Duplex A3 (mid-terrace)	3 Bed	2 Storey			6		5	30	111.4	38.7	13.0	11.4	8.2		32.6	1st Flr. To 2nd Flr.	18.2	5.5+Attic	dual	668.4	
79	Apartment A6(end-terrace)	2 Bed	1 Storey		1			4	4	84.3	30.1	14.7	11.6			26.3	Ground Floor	36.7min	6.1	triple	84.3	
87, 94	Duplex A7 (end-terrace)	3 Bed	2 Storey			2		5	10	120.5	45.7	13.3	12	8.6		33.9	1st Flr. To 2nd Flr.	17.9	5.5+Attic	triple	241.0	
86	Apartment A11(end-terrace)	2 Bed	1 Storey		1			4	4	84.3	32.6	14.7	11.6			26.3	Ground Floor	30.2min	6.5	triple	84.3	
	Totals			0	8	8			72												1570.0	
	Total Apartments in Block H	16																				
	Duplex Block I																					
96, 97, 98, 99	Apartment A1 (mid-terrace)	2 Bed	1 Storey		4			4	16	82	32.8	13.1	11.6			24.7	Ground Floor	35min	6.3	dual	328.0	
101, 106,	Duplex A2 (end-terrace)	3 Bed	2 Storey			2		5	10	114.4	39.6	13.3	12	8.6		33.9	1st Flr. To 2nd Flr.	17.9	5.5+Attic	triple	228.8	
102, 103, 104, 105	Duplex A3 (mid-terrace)	3 Bed	2 Storey			4		5	20	111.4	38.7	13.0	11.4	8.2		32.6	1st Flr. To 2nd Flr.	18.2	5.5+Attic	dual	445.6	
100	Apartment A4 (end-terrace)	2 Bed	1 Storey		1			4	4	81.6	32.6	13.0	11.6			24.6	Ground Floor	35.1min	6.3	dual	81.6	
95	Apartment A5 (end-terrace)	2 Bed	1 Storey		1			4	4	81.6	30.1	13.0	11.6			24.6	Ground Floor	35.1min	6.0	triple	81.6	
	Totals			0	6	6			54												1165.6	
	Total Apartments in Block I	12																				
	Duplex Block J																					
108, 109, 110, 111	Apartment A1 (mid-terrace)	2 Bed	1 Storey		4			4	16	82	32.8	13.1	11.6			24.7	Ground Floor	35min	6.3	dual	328.0	
113, 118	Duplex A2 (end-terrace)	3 Bed	2 Storey			2		5	10	114.4	39.6	13.3	12	8.6		33.9	1st Flr. To 2nd Flr.	17.9	5.5+Attic	triple	228.8	
114, 115, 116, 117	Duplex A3 (mid-terrace)	3 Bed	2 Storey			4		5	20	111.4	38.7	13.0	11.4	8.2		32.6	1st Flr. To 2nd Flr.	18.2	5.5+Attic	dual	445.6	
112	Apartment A4 (end-terrace)	2 Bed	1 Storey		1			4	4	81.6	32.6	13.0	11.6			24.6	Ground Floor	35.1min	6.3	dual	81.6	
107	Apartment A5 (end-terrace)	2 Bed	1 Storey		1			4	4	81.6	30.1	13.0	11.6			24.6	Ground Floor	35.1min	6.0	triple	81.6	
	Totals			0	6	6			54												1165.6	
	Total Apartments in Block J	12																				
	Duplex Block K																					
120, 121, 122, 123	Apartment B1 (mid-terrace)	2 Bed	1 Storey		4			4	16	80	30.0	13.0	11.7			24.7	Ground Floor	26.9min	6.0	dual	320.0	
125, 130	Duplex B2 (end-terrace)	3 Bed	2 Storey			2		5	10	115.8	35.4	14.1	12.9	8.7		35.7	1st Flr. To 2nd Flr.	20.5	6.1 + Attic	triple	231.6	
126, 127, 128, 129	Duplex B3 (mid-terrace)	3 Bed	2 Storey			4		5	20	113.2	34.2	13.4	12.2	8.7		34.3	1st Flr. To 2nd Flr.	20.7	6.1 + Attic	dual	452.8	
119, 124	Apartment B4 (end-terrace)	2 Bed	1 Storey		2			4	8	79.7	30.1	13.1	11.5			24.6	Ground Floor	27.3min	6.0	triple	159.4	
	Totals			0	6	6			46												1163.8	
	Total Apartments in Block K	12																				
No. of residential Units for Part V allocation		62		8	26	28			260												5810.2	

GENERAL NOTES

THIS DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS, CONSULTANT ENGINEER'S DRAWINGS AND SPECIFICATIONS, AND LANDSCAPE ARCHITECT'S DRAWINGS AND SPECIFICATIONS.



— SITE BOUNDARY FOR THE PURPOSES OF THIS APPLICATION

■ Part V - Units Outlined and shaded in Blue

■ Phase 1 - 196 Units (n.10 for Part V)

■ Phase 2 - 76 Units (n.52 for Part V)

■ Phase 3 - 349 Units (no Part V units)

Overall Development n.621 units
Min 10% requirement for Part V
n.62 Units Total provided

1 Bed	n.8
2 Bed	n.28
3 Bed	n.28

■ PHASE 1 - Total 196 Units(n.10 for Part V)

HOUSES TYPE C1-C
2 x 3Bed. Houses (2 Storey)
(Unit no. 117 and 118)

MAISONETTE
8 x 1 Bed. Apartment
(Unit no. 53,54,55,56,90,91,92,93)

■ PHASE 2 - Total 76 Units (n.52 for Part V)

DUPLEX BLOCK H
6 x 2Bed. Apartment Ground Floor
(unit no. 79, 80, 81, 82, 83, 84, 85, 86)
8 x 3Bed. Apartment First/Second Floor
(unit no. 87, 88, 89, 90, 91, 92, 93, 94)

DUPLEX BLOCK I
6 x 2Bed. Apartment Ground Floor
(unit no. 95, 96, 97, 98, 99, 100)
6 x 3Bed. Apartment First/Second Floor
(unit no. 101, 102, 103, 104, 105, 106)

DUPLEX BLOCK J
6 x 2Bed. Apartment Ground Floor
(unit no. 107, 108, 109, 110, 111, 112)
6 x 3Bed. Apartment First/Second Floor
(unit no. 113, 114, 115, 116, 117, 118)

DUPLEX BLOCK K
6 x 2Bed. Apartment Ground Floor
(unit no. 119, 120, 121, 122, 123, 124)
6 x 3Bed. Apartment First/Second Floor
(unit no. 125, 126, 127, 128, 129, 130)

■ PHASE 3 - Total 349 Units
Part V Units only in Phase 1 & 2

1.
n.2 Houses
Type C1/C

2.
n. 4 Units
Type Maisonette

3.
n. 4 Units
Type Maisonette

5.
n.12 Duplexes
Block I

4.
n.16 Duplexes
Block H

6.
n.12 Duplexes
Block J

7.
n.12 Duplexes
Block K

Phase 1

Phase 2

Phase 3

Phase 3

NOTES:

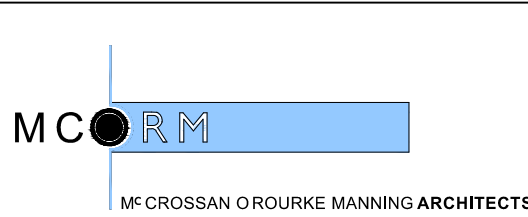
DO NOT SCALE FROM DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY. ARCHITECT TO BE NOTIFIED OF ALL DISCREPANCIES.

CLIENT:

CAIRN
CAIRN Homes Properties Ltd

REVISIONS

DATE	DESCRIPTION	No.



PROJECT TITLE:

SHD AT HOLYBANKS, SWORDS

DRAWING TITLE:
Part V Provision - Site Plan

1 Grantham Street, Dublin 8, D08 A89Y, Ireland.
Tel: 01-4788700 Fax: 01-4788711 E-Mail: mcm@mcmorm.com

DATE:

Mar'22

SCALE:

1:1000@A1

JOB NO:

19022

DRAWN BY:

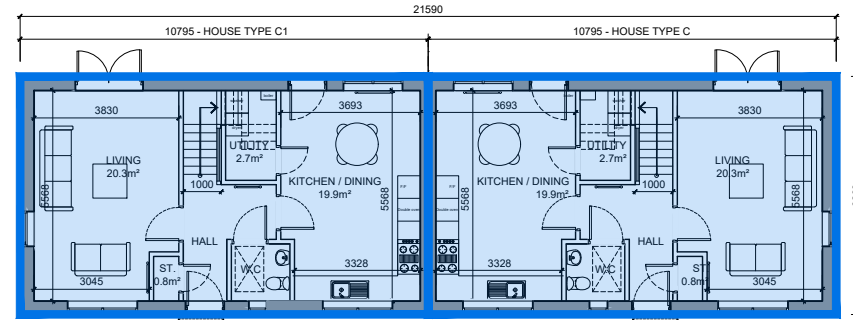
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REVISION:

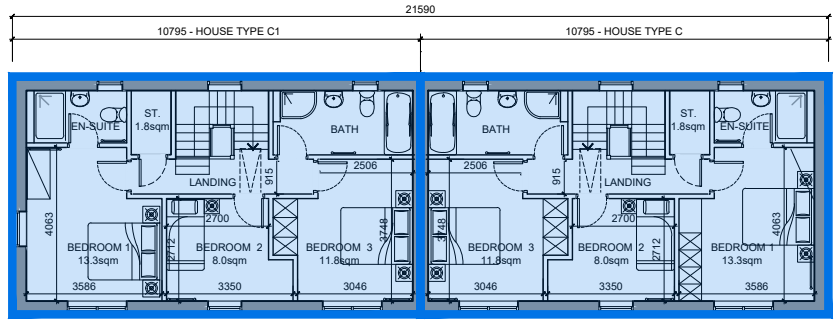
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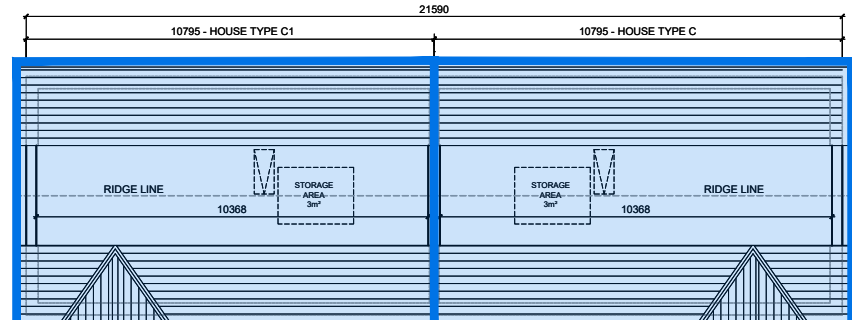
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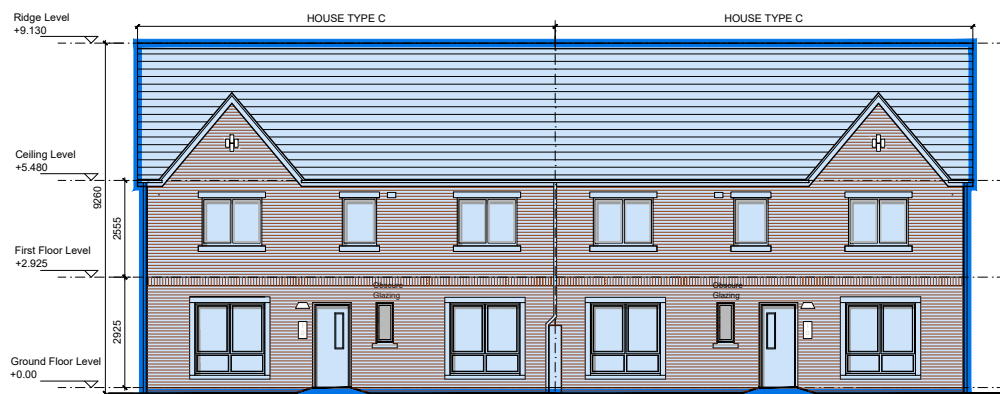
NO. 117 & 118 TYPE C1-C
GROUND FLOOR PLAN (Semi-Detached Type C1-C)
Scale 1:200
Type C Area = 56.9m² (OA 113.8m²)



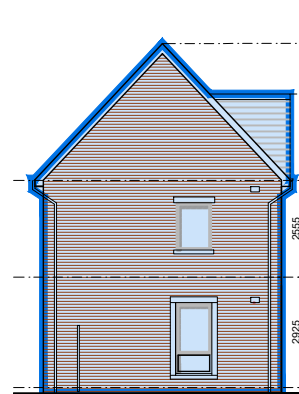
NO. 117 & 118 TYPE C1-C
FIRST FLOOR PLAN (Semi-Detached Type C1-C)
Scale 1:200
Area = 56.9m² (OA 113.8m²)



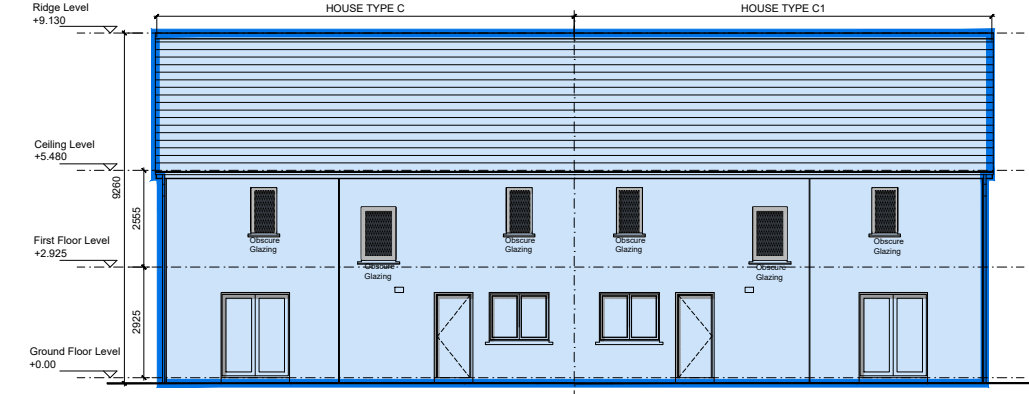
ATTIC PLAN - (Semi-Detached Type C1-C)
Scale 1:200
Minimum of floor area per unit as indicated



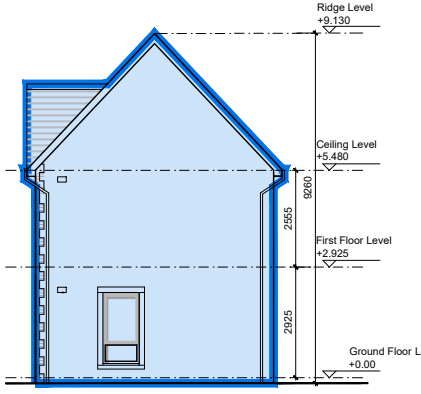
FRONT ELEVATION (Type C1-C)
Scale 1:200



SIDE ELEVATION - (Type C1)
Scale 1:200
Mirrored where applicable

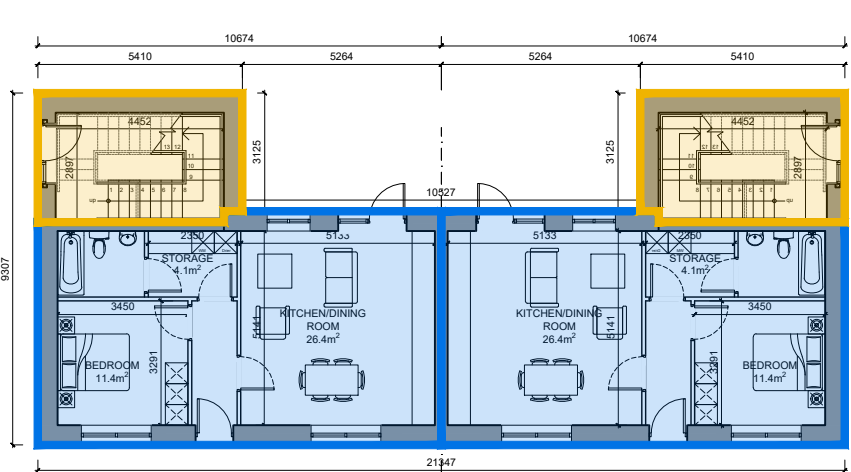


REAR ELEVATION (Type C1-C)
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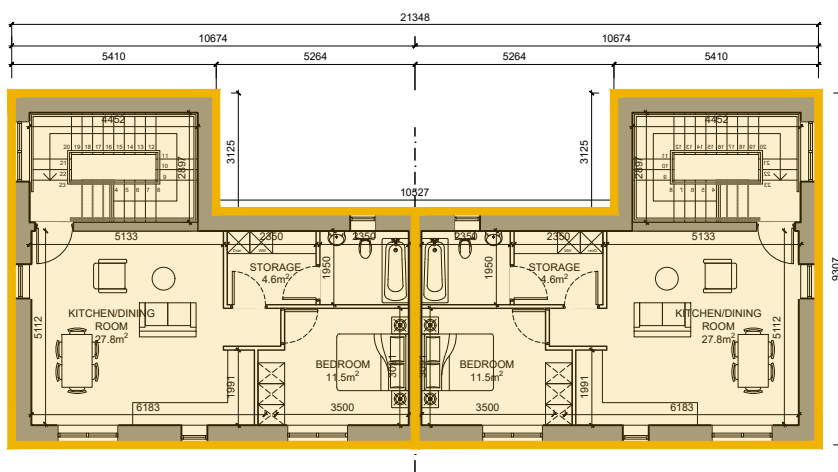


SIDE ELEVATION - (Type C)
Scale 1:200
Mirrored where applicable

2.



N.91 & 92 GROUND FLOOR PLANS - Type M
Scale 1:200
Ground Floor Units - 51.3m²



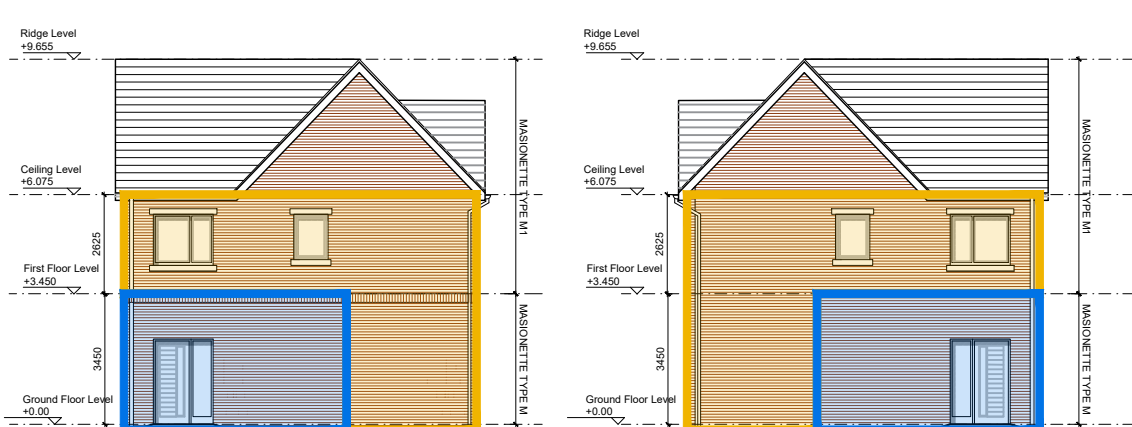
N.90 & 93 GROUND FLOOR PLANS - Type M1
Scale 1:200
Ground Floor Units - 51.3m²
O/A Floor Area - 78.1m²



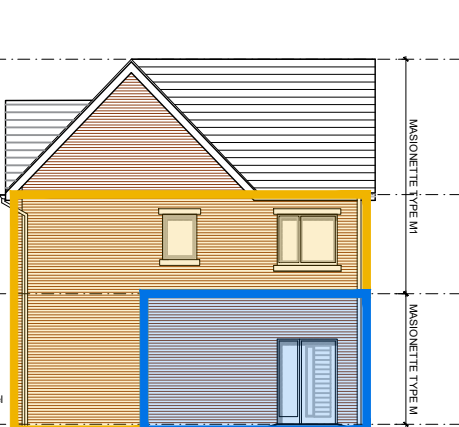
FRONT ELEVATION (Type Maisonette)
Scale 1:200



REAR ELEVATION (Type Maisonette)
Scale 1:200

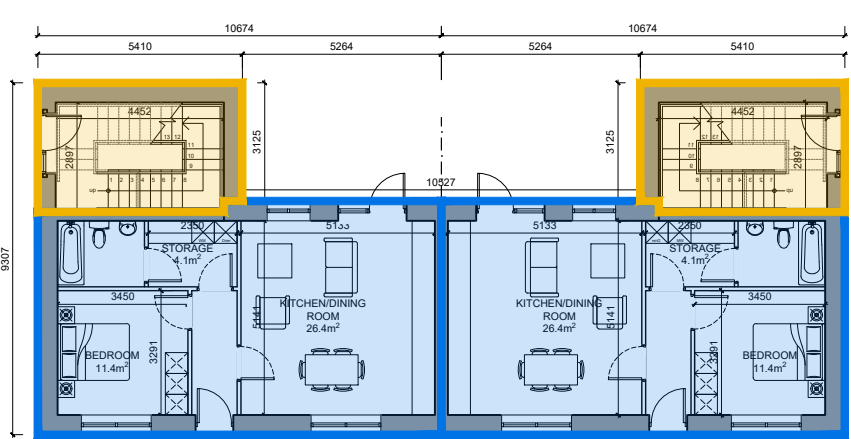


SIDE ELEVATION (Type Maisonette)
Scale 1:200

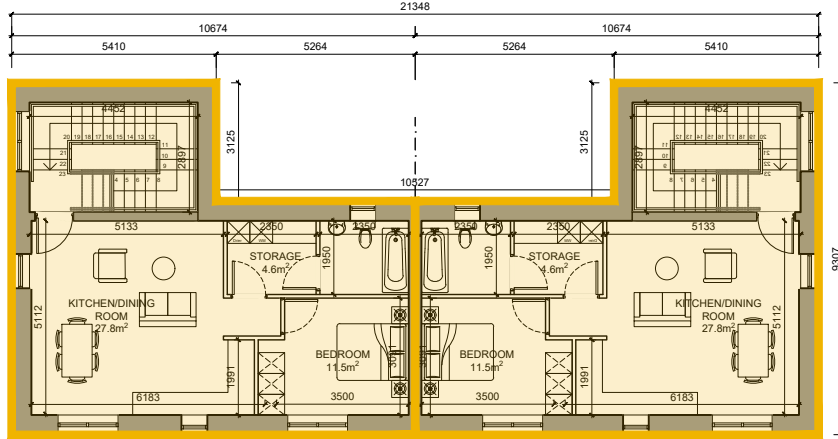


SIDE ELEVATION (Type Maisonette)
Scale 1:200

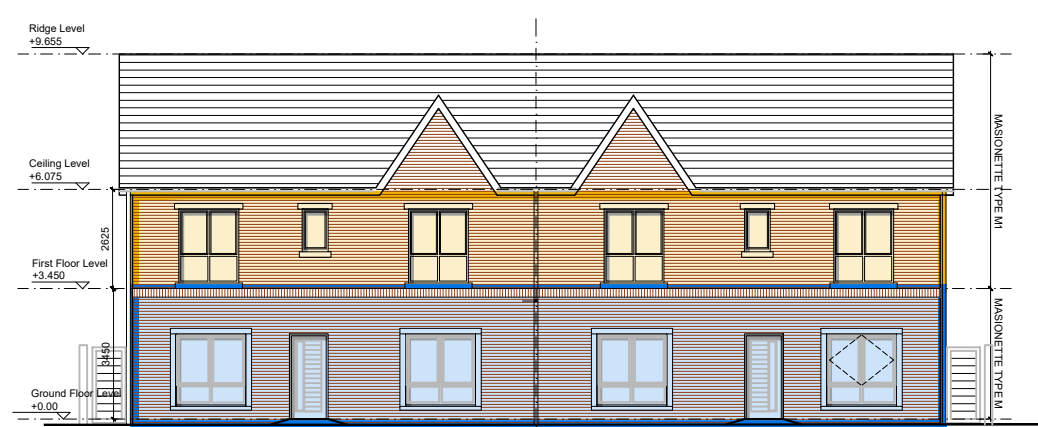
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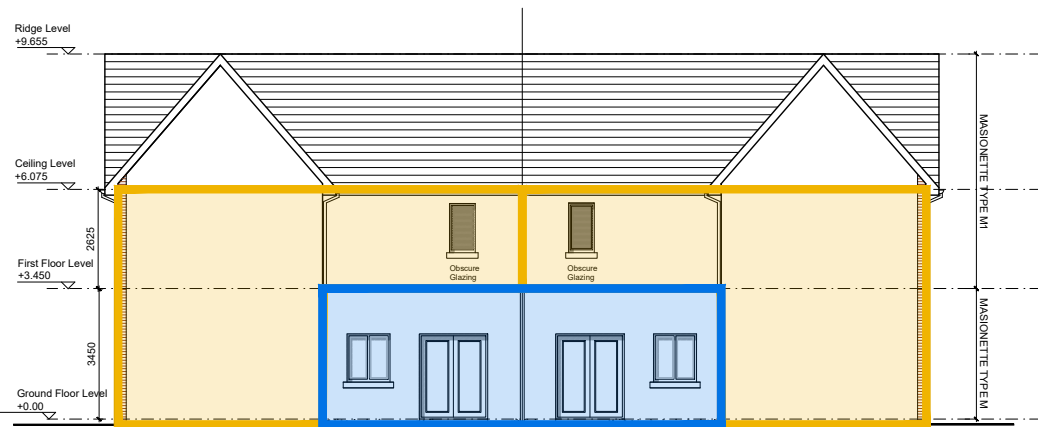
N.54 & 55 GROUND FLOOR PLANS - Type M
Scale 1:200
Ground Floor Units - 51.3m²



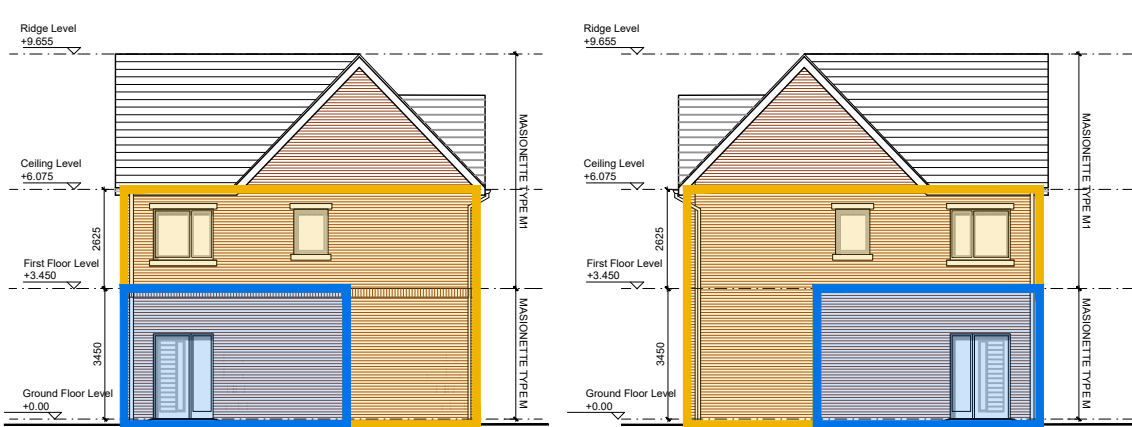
N.53 & 56 GROUND FLOOR PLANS - Type M1
Scale 1:200
Ground Floor Units - 51.3m²
O/A Floor Area - 78.1m²



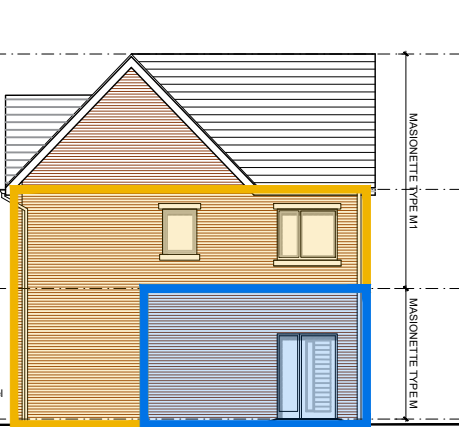
FRONT ELEVATION (Type Maisonette)
Scale 1:200



REAR ELEVATION (Type Maisonette)
Scale 1:200



SIDE ELEVATION (Type Maisonette)
Scale 1:200



SIDE ELEVATION (Type Maisonette)
Scale 1:200

GENERAL NOTES

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- Part V - Units Outlined in Blue
- Part V - Maisonettes FF Outlined in Orange

- Phase 1 - 196 Units (n.10 for Part V)
- Phase 2 - 76 Units (n.52 for Part V)
- Phase 3 - 349 Units (no Part V units)

Overall Development n.621 units
Min 10% requirement for Part V
n.62 Units Total provided

1 Bed n.8
2 Bed n.26
3 Bed n.28

PHASE 1 - Total 196 Units (n.10 for Part V)

HOUSES TYPE C1-C
2 x 3Bed. Houses (2 Storey)
(Unit no. 117 and 118)

MAISONETTE
8 x 1 Bed. Apartment
(Unit no. 53, 54, 55, 56, 90, 91, 92, 93)

PHASE 2 - Total 76 Units (n.52 for Part V)

DUPLEX BLOCK H
8 x 2Bed. Apartment Ground Floor
(unit no. 79, 80, 81, 82, 83, 84, 85, 86)

8 x 3Bed. Apartment First/Second Floor
(unit no. 87, 88, 89, 90, 91, 92, 93, 94)

DUPLEX BLOCK I
6 x 2Bed. Apartment Ground Floor
(unit no. 95, 96, 97, 98, 99, 100)

6 x 3Bed. Apartment First/Second Floor
(unit no. 101, 102, 103, 104, 105, 106)

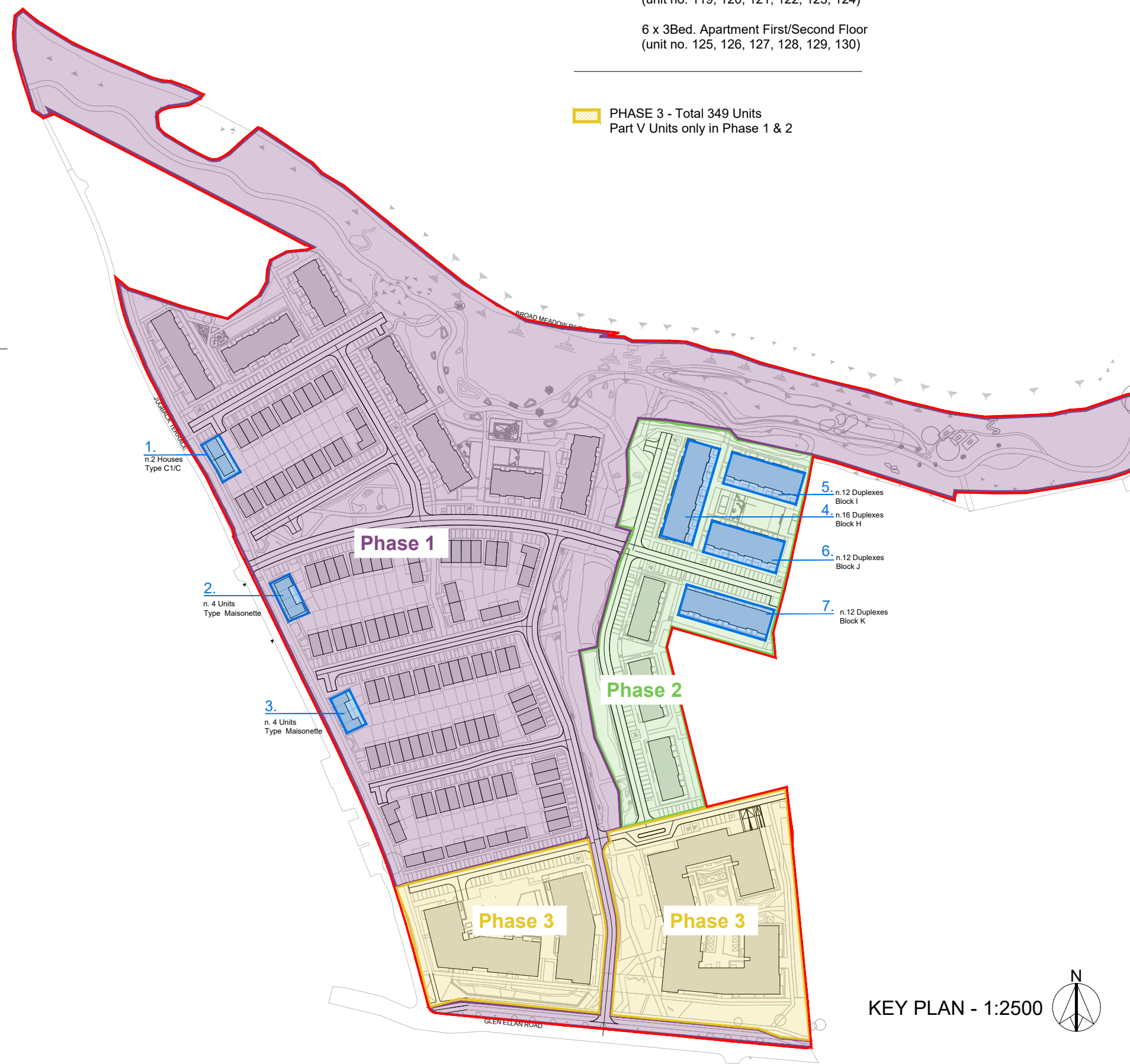
DUPLEX BLOCK J
6 x 2Bed. Apartment Ground Floor
(unit no. 107, 108, 109, 110, 111, 112)

6 x 3Bed. Apartment First/Second Floor
(unit no. 113, 114, 115, 116, 117, 118)

DUPLEX BLOCK K
6 x 2Bed. Apartment Ground Floor
(unit no. 119, 120, 121, 122, 123, 124)

6 x 3Bed. Apartment First/Second Floor
(unit no. 125, 126, 127, 128, 129, 130)

PHASE 3 - Total 349 Units Part V Units only in Phase 1 & 2



KEY PLAN - 1:2500

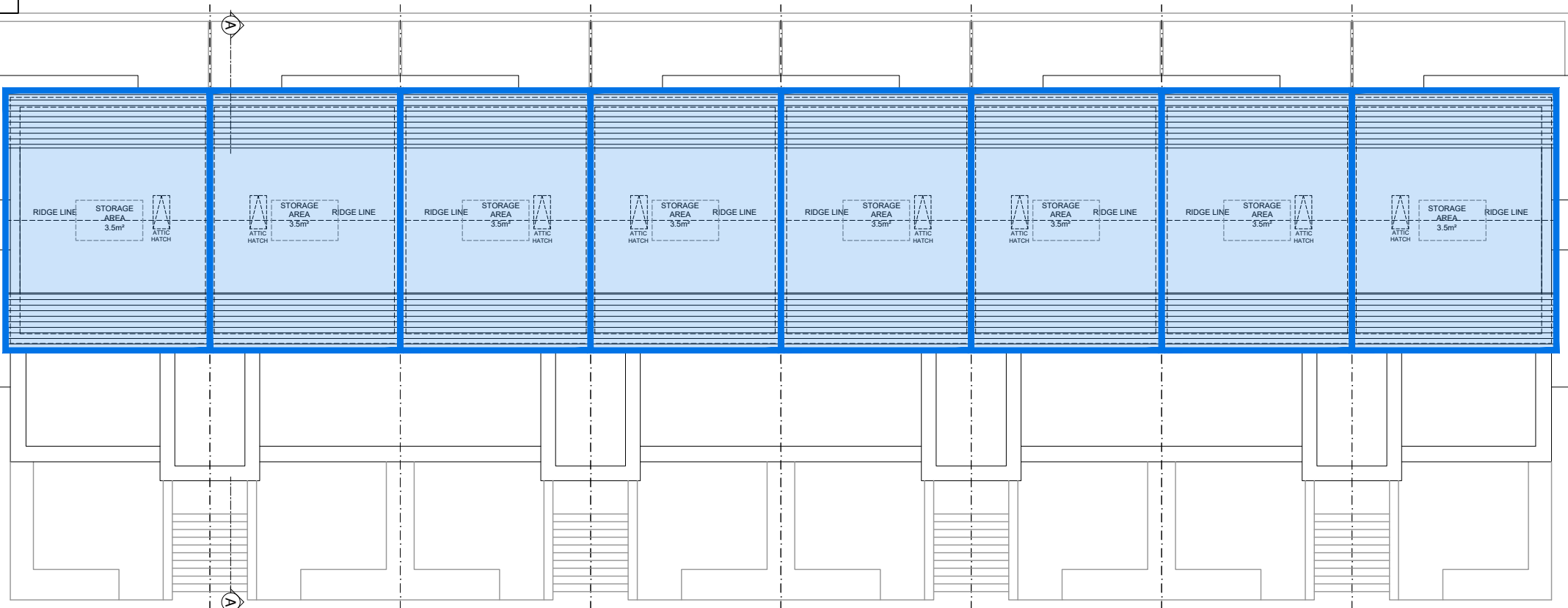
NOTES:

DO NOT SCALE FROM DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY. ARCHITECT TO BE NOTIFIED OF ALL DISCREPANCIES.

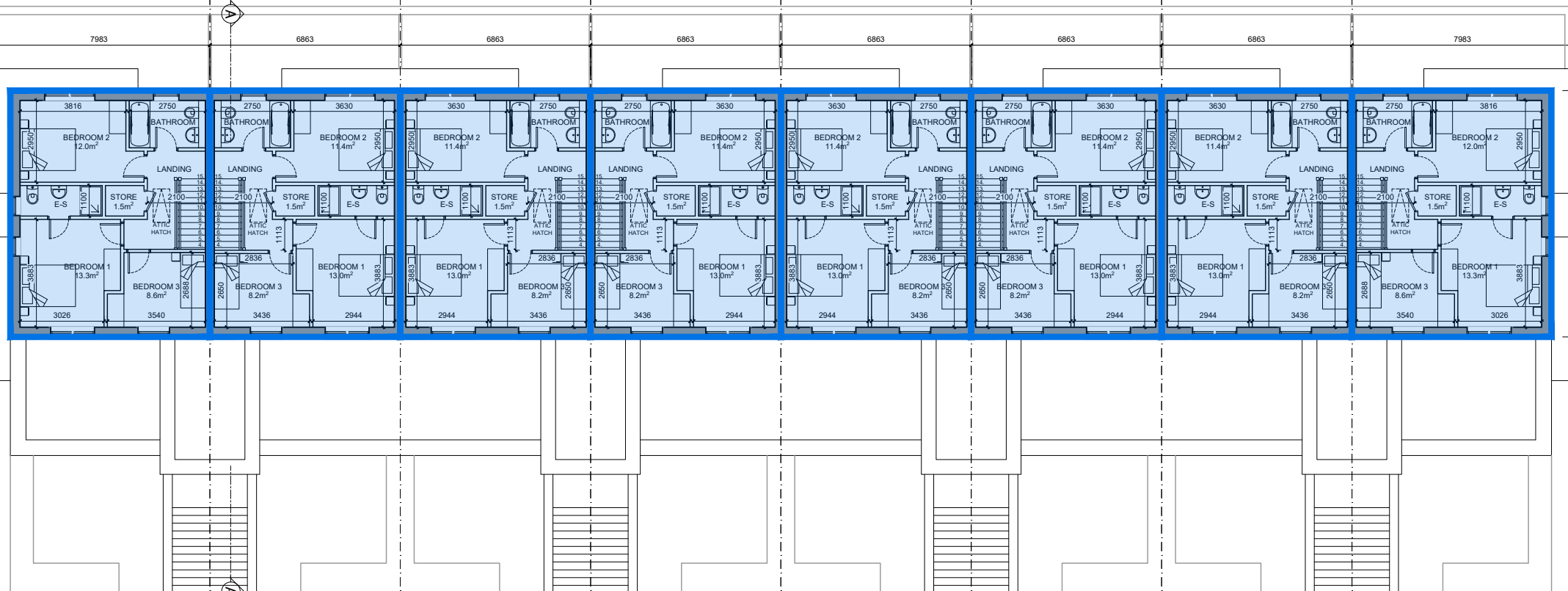
CLIENT:		REVISIONS	
CAIRN CAIRN Homes Properties Ltd	DATE	DESCRIPTION	No.

MCM MCROSSAN O'ROURKE MANNING ARCHITECTS	PROJECT TITLE:		DATE:	DRAWN BY:
	SHD AT HOLYBANKS, SWORDS		Mar'22	IDF
	DRAWING TITLE:		SCALE:	REVISION:
	Part V Provision		1:200@A1	
	Phase 1 - Sheet 1 of 5		JOB NO:	DRAWING NO:

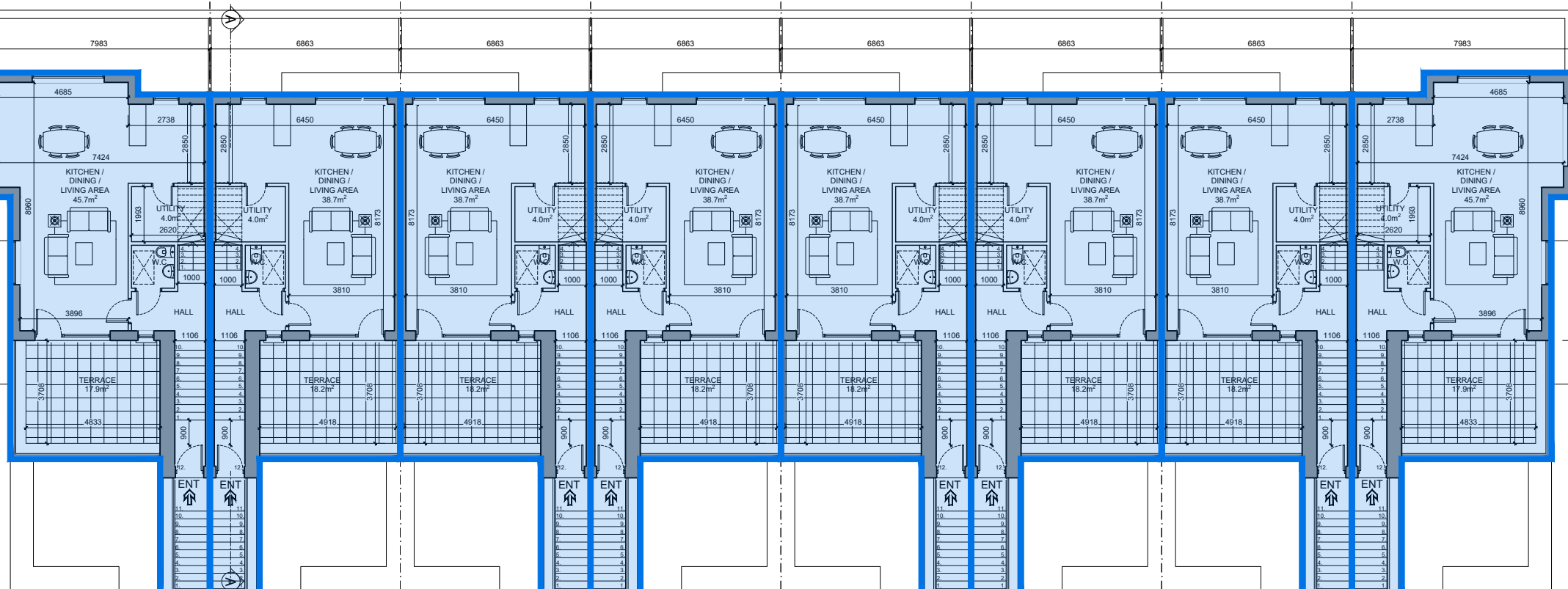
1 Grantham Street, Dublin 8, D08 A9D7, Ireland. Tel: 01-4788700 Fax: 01-4788711 E-Mail: mcm@mcm.com	19022	PL58
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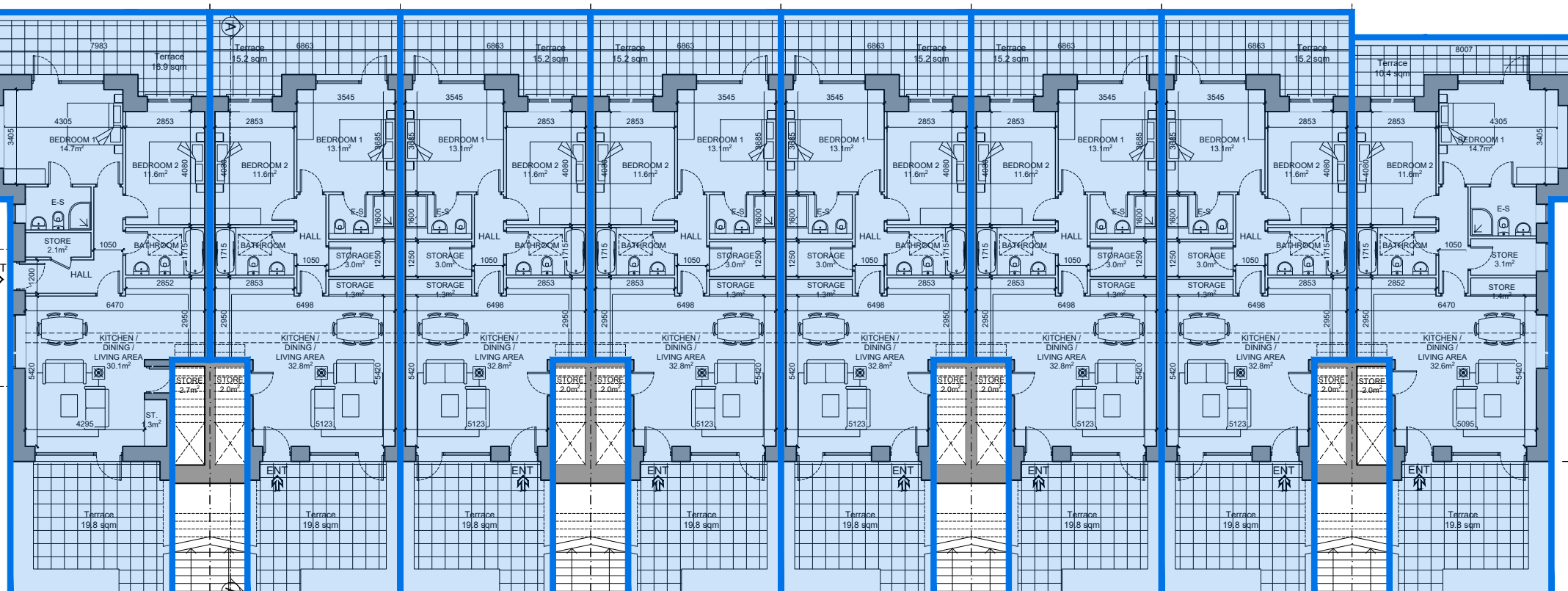
ATTIC PLAN - Units Types: A7-A3-A3-A3-A3-A3-A3-A7 (minimum usable storage area per unit as indicated)



N.87, DUPLEX A7 SECOND FLOOR PLAN 2F Area = 54.6 m² (O/A Area 120.5 m²)
N.88, DUPLEX A3 SECOND FLOOR PLAN 2F Area = 53.1 m² (O/A Area 111.4 m²)
N.89, DUPLEX A3 SECOND FLOOR PLAN 2F Area = 53.1 m² (O/A Area 111.4 m²)
N.90, DUPLEX A3 SECOND FLOOR PLAN 2F Area = 53.1 m² (O/A Area 111.4 m²)
N.91, DUPLEX A3 SECOND FLOOR PLAN 2F Area = 53.1 m² (O/A Area 111.4 m²)
N.92, DUPLEX A3 SECOND FLOOR PLAN 2F Area = 53.1 m² (O/A Area 111.4 m²)
N.93, DUPLEX A3 SECOND FLOOR PLAN 2F Area = 53.1 m² (O/A Area 111.4 m²)
N.94, DUPLEX A7 SECOND FLOOR PLAN 2F Area = 54.6 m² (O/A Area 120.5 m²)

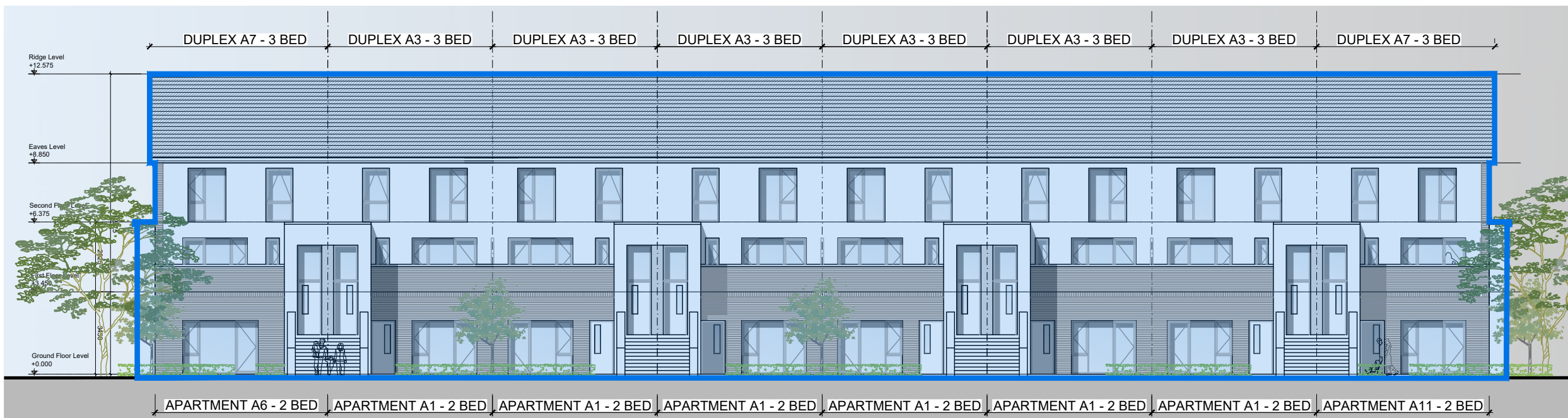


N.87, DUPLEX A7 FIRST FLOOR PLAN 1F Area = 65.9 m² (O/A Area 120.5 m²)
N.88, DUPLEX A3 FIRST FLOOR PLAN 1F Area = 58.3 m² (O/A Area 111.4 m²)
N.89, DUPLEX A3 FIRST FLOOR PLAN 1F Area = 58.3 m² (O/A Area 111.4 m²)
N.90, DUPLEX A3 FIRST FLOOR PLAN 1F Area = 58.3 m² (O/A Area 111.4 m²)
N.91, DUPLEX A3 FIRST FLOOR PLAN 1F Area = 58.3 m² (O/A Area 111.4 m²)
N.92, DUPLEX A3 FIRST FLOOR PLAN 1F Area = 58.3 m² (O/A Area 111.4 m²)
N.93, DUPLEX A3 FIRST FLOOR PLAN 1F Area = 58.3 m² (O/A Area 111.4 m²)
N.94, DUPLEX A7 FIRST FLOOR PLAN 1F Area = 65.9 m² (O/A Area 120.5 m²)

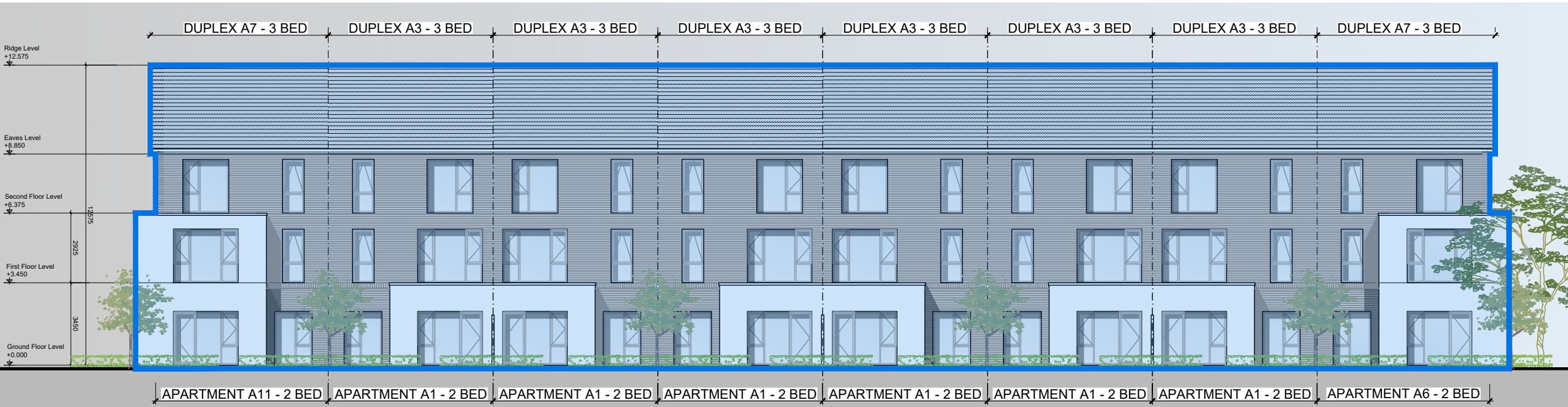


N.79, APARTMENT A6 GROUND FLOOR PLAN Area = 84.3 m²
N.80, APARTMENT A1 GROUND FLOOR PLAN Area = 82.0 m²
N.81, APARTMENT A1 GROUND FLOOR PLAN Area = 82.0 m²
N.82, APARTMENT A1 GROUND FLOOR PLAN Area = 82.0 m²
N.83, APARTMENT A1 GROUND FLOOR PLAN Area = 82.0 m²
N.84, APARTMENT A1 GROUND FLOOR PLAN Area = 82.0 m²
N.85, APARTMENT A1 GROUND FLOOR PLAN Area = 82.0 m²
N.86, APARTMENT A11 GROUND FLOOR PLAN Area = 84.3 m²

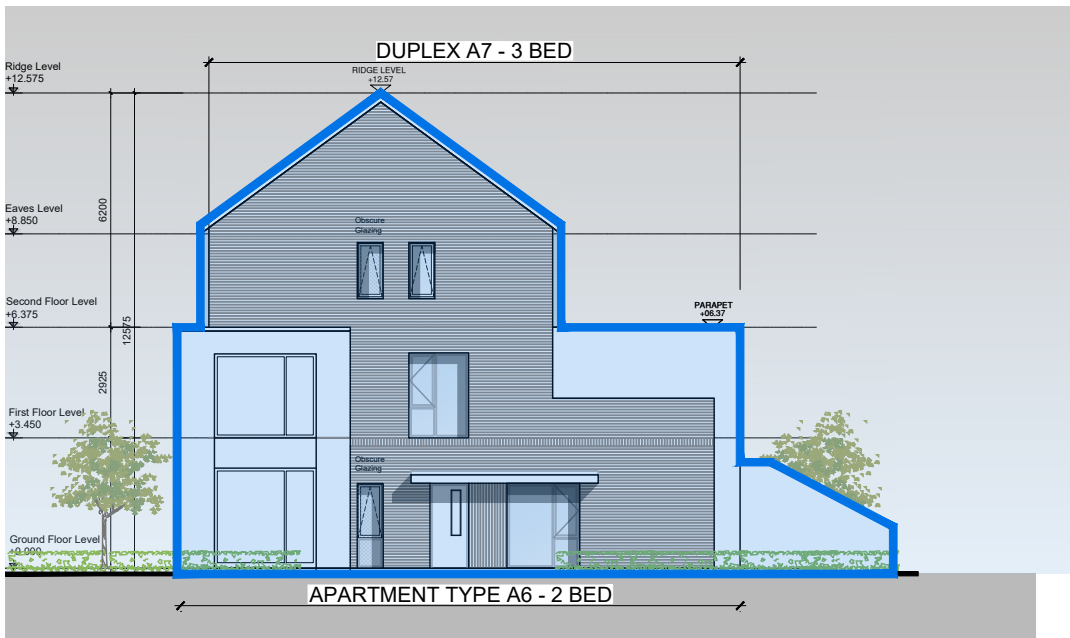
DUPLEX BLOCK H, GROUND, FIRST SECOND FLOOR AND ATTIC PLAN SCALE 1:200



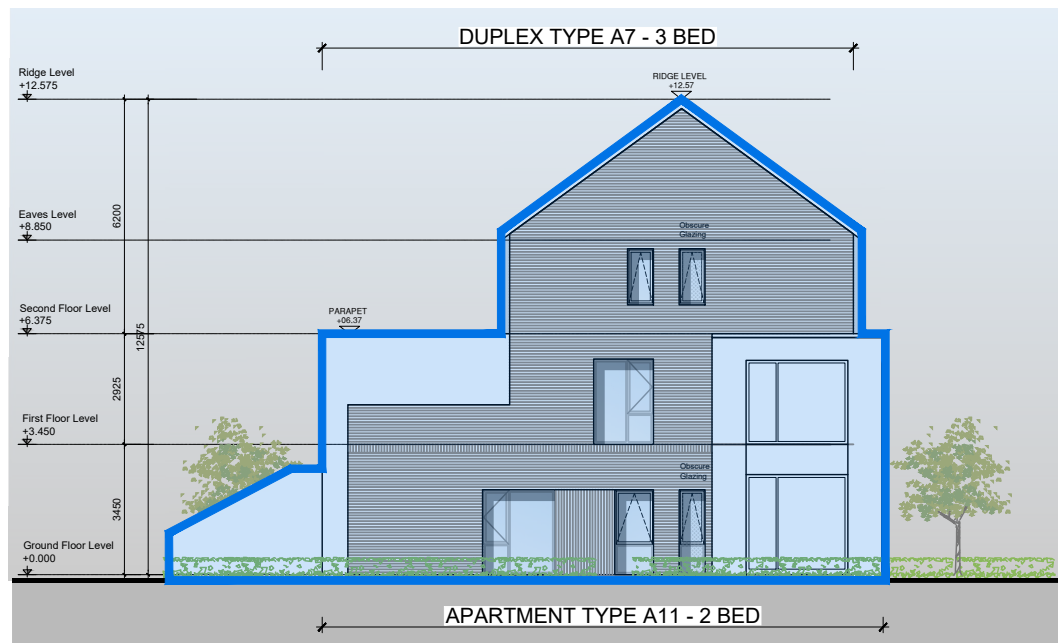
SOUTH-EAST ELEVATION Scale 1:200



NORTH-WEST ELEVATION Scale 1:200



SOUTH-WEST ELEVATION Scale 1:200



NORTH-EAST ELEVATION Scale 1:200

GENERAL NOTES

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Part V - Units Outlined in Blue

Phase 1 - 196 Units (n.10 for Part V)

Phase 2 - 76 Units (n.52 for Part V)

Phase 3 - 349 Units (no Part V units)

Overall Development n.621 units
Min 10% requirement for Part V
n.62 Units Total provided

1 Bed n.8
2 Bed n.25
3 Bed n.28

PHASE 1 - Total 196 Units (n.10 for Part V)

HOUSES TYPE C1-C
2 x 3Bed. Houses (2 Storey)
(Unit no. 117 and 118)

MAISONETTE
8 x 1 Bed. Apartment
(Unit no. 53, 54, 55, 56, 90, 91, 92, 93)

PHASE 2 - Total 76 Units (n.52 for Part V)

DUPLEX BLOCK H
8 x 2Bed. Apartment Ground Floor
(unit no. 79, 80, 81, 82, 83, 84, 85, 86)

8 x 3Bed. Apartment First/Second Floor
(unit no. 87, 88, 89, 90, 91, 92, 93, 94)

DUPLEX BLOCK I
6 x 2Bed. Apartment Ground Floor
(unit no. 95, 96, 97, 98, 99, 100)

6 x 3Bed. Apartment First/Second Floor
(unit no. 101, 102, 103, 104, 105, 106)

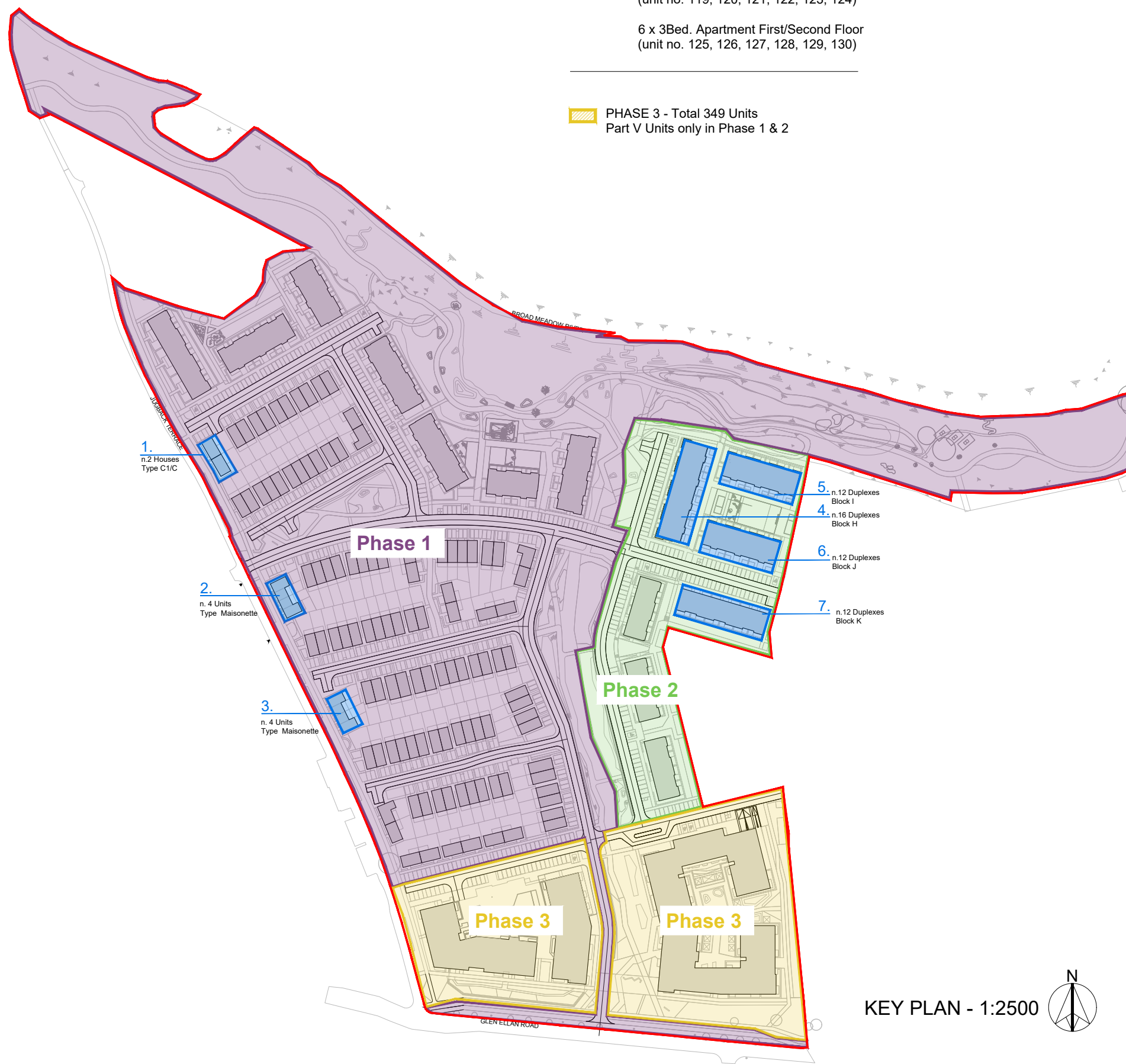
DUPLEX BLOCK J
6 x 2Bed. Apartment Ground Floor
(unit no. 107, 108, 109, 110, 111, 112)

6 x 3Bed. Apartment First/Second Floor
(unit no. 113, 114, 115, 116, 117, 118)

DUPLEX BLOCK K
6 x 2Bed. Apartment Ground Floor
(unit no. 119, 120, 121, 122, 123, 124)

6 x 3Bed. Apartment First/Second Floor
(unit no. 125, 126, 127, 128, 129, 130)

PHASE 3 - Total 349 Units
Part V Units only in Phase 1 & 2



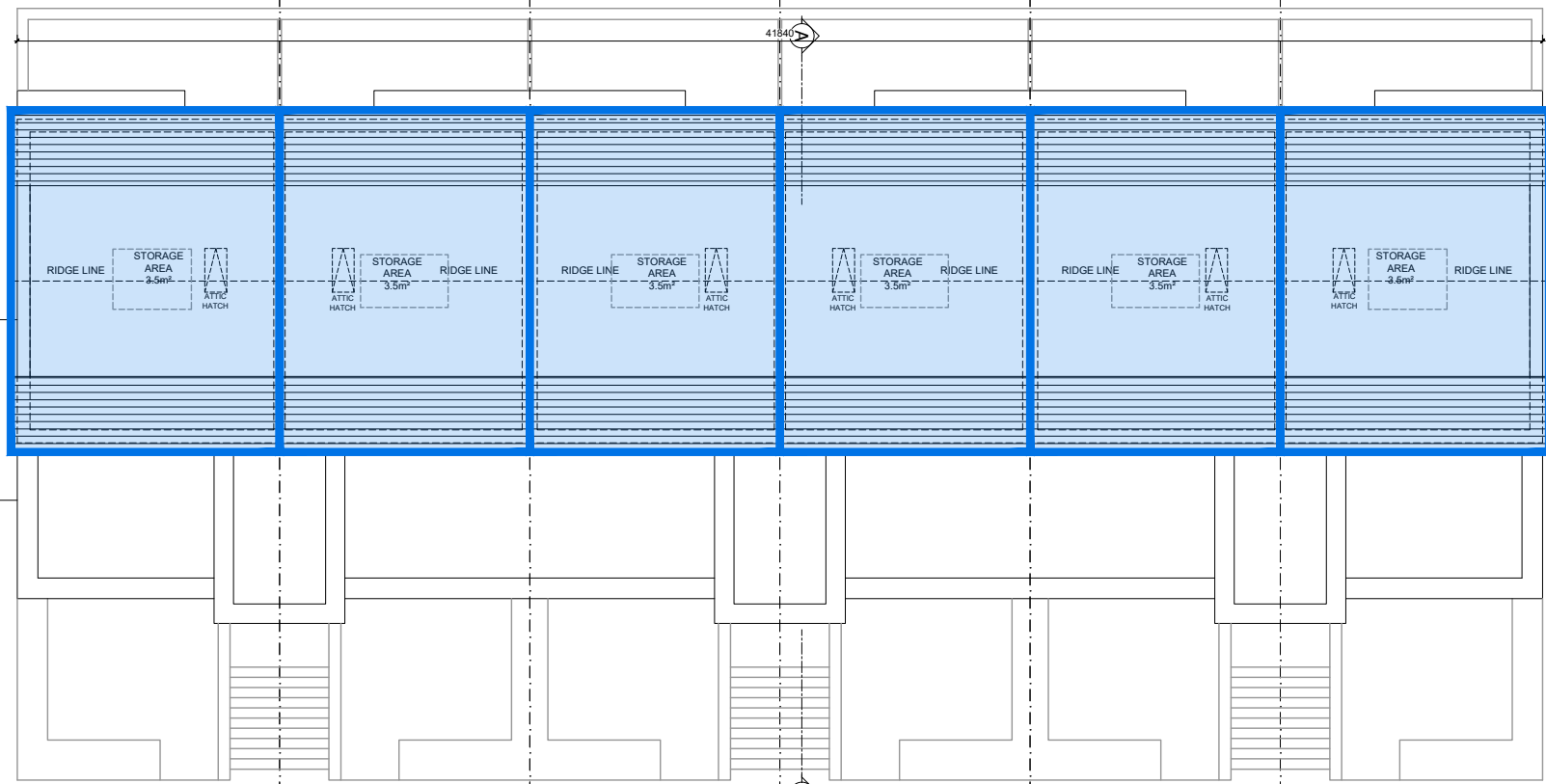
KEY PLAN - 1:2500

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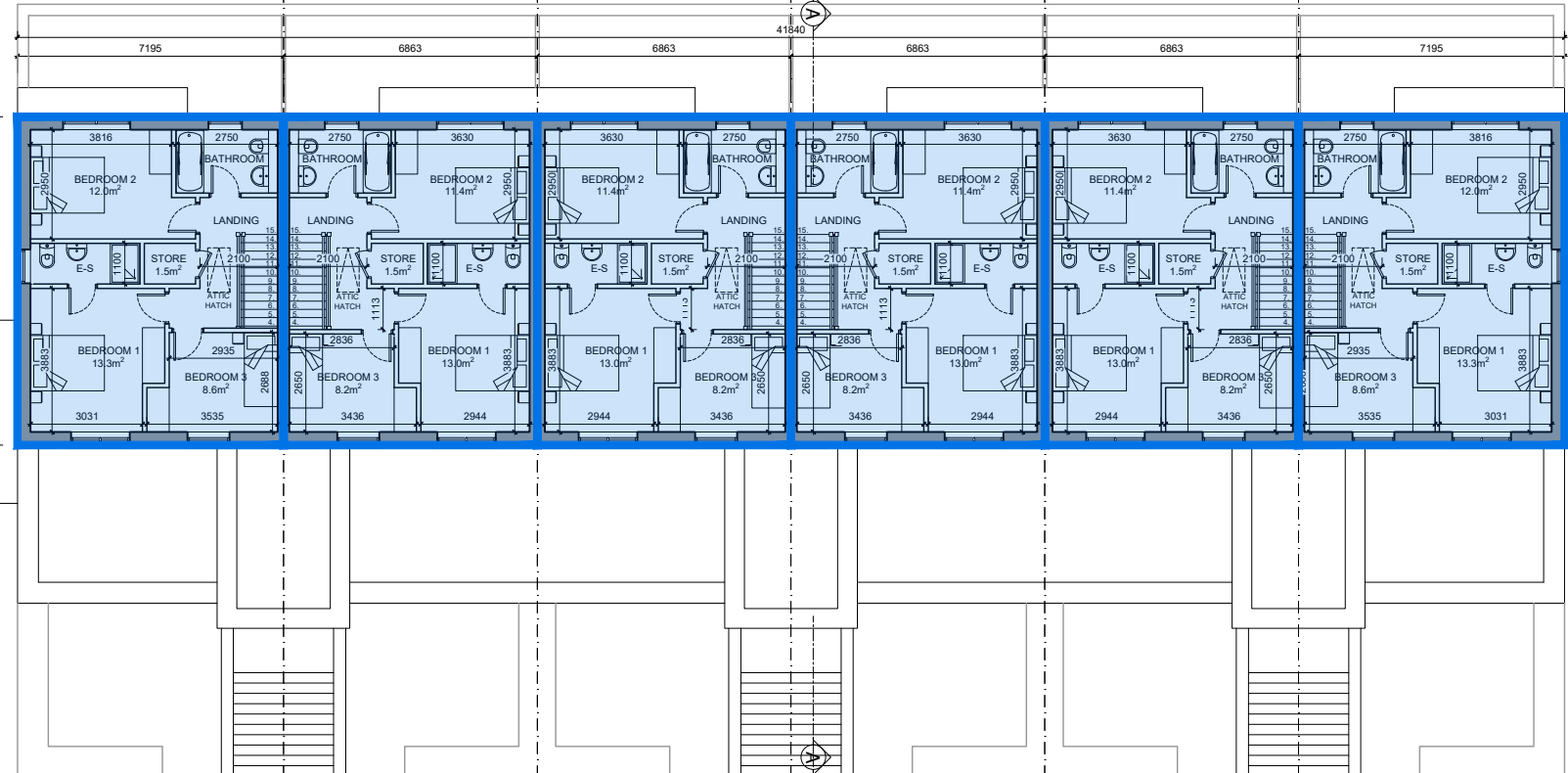
DO NOT SCALE FROM DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY. ARCHITECT TO BE NOTIFIED OF ALL DISCREPANCIES.

CLIENT:		REVISIONS	
CAIRN CAIRN Homes Properties Ltd	DATE	DESCRIPTION	No.

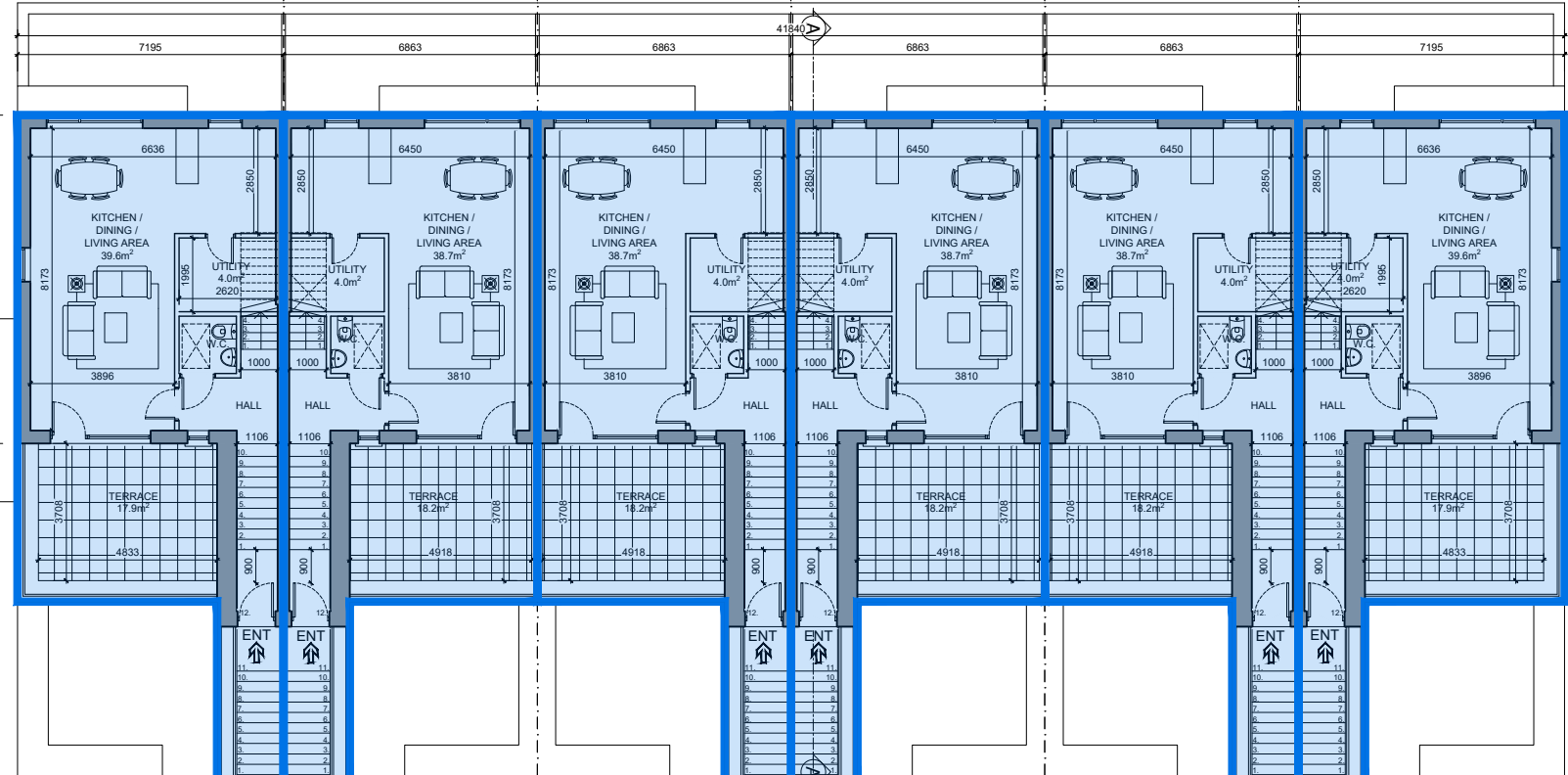
MCM MC CROSSAN O'ROURKE MANNING ARCHITECTS	PROJECT TITLE:		DATE:	DRAWN BY:
	SHD AT HOLYBANKS, SWORDS		Mar'22	IDF
	DRAWING TITLE:		SCALE:	REVISION:
	Part V Provision		1:200@A1	
	Phase 2 - Sheet 2 of 5		JOB NO:	DRAWING NO:
1 Granham Street, Dublin 8, D08 AD9Y, Ireland. Tel: 01-4788700 Fax: 01-4788711 E-Mail: mcm@mcm.ie		19022		PL59



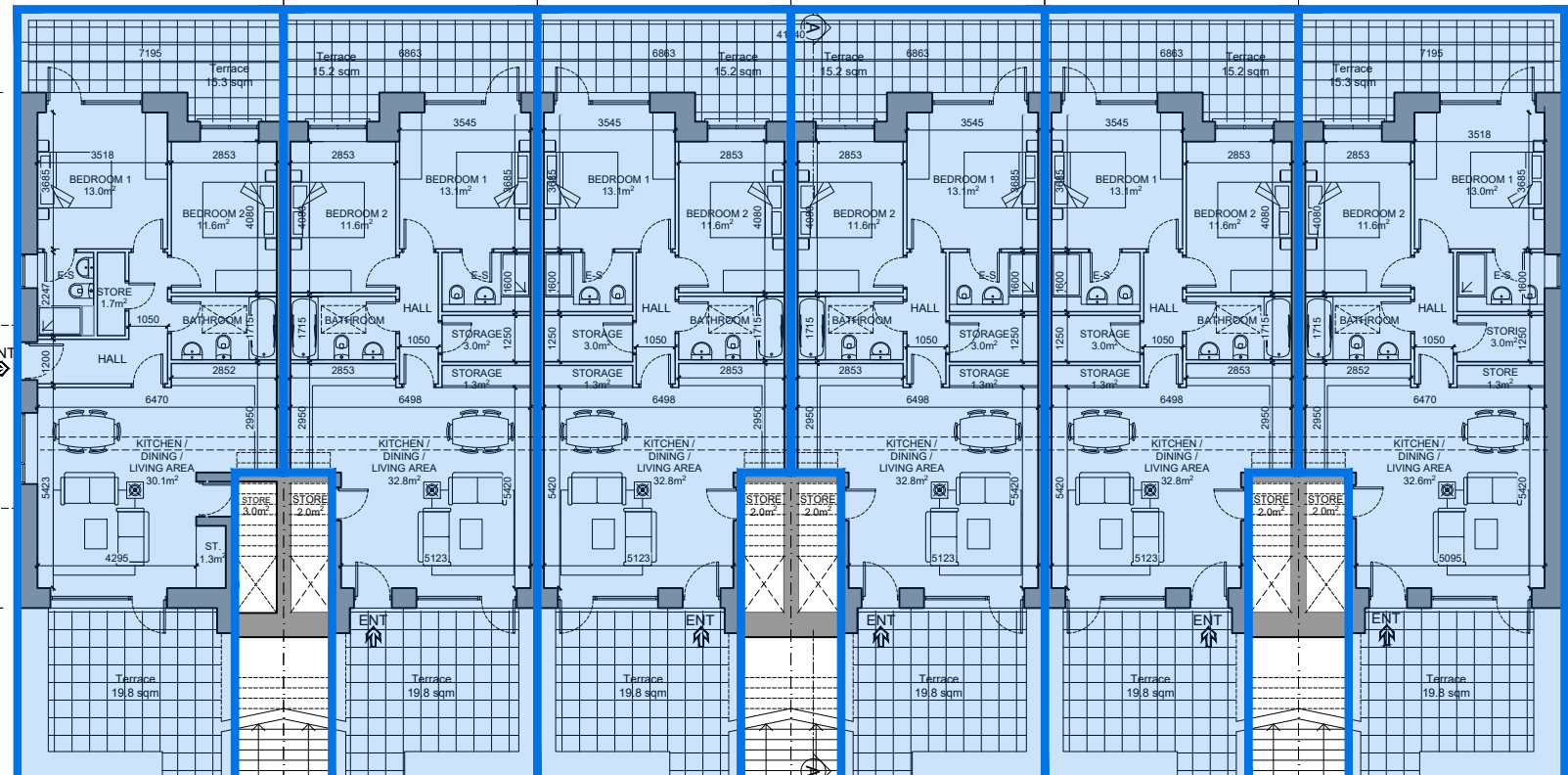
ATTIC PLAN - Unit Types: A2-A3-A3-A3-A2 : (minimum usable storage area per unit as indicated)



N.101 DUPLX A2 SECOND FLOOR PLAN 2F Area = 54.6 m² (O/A Area 114.4 m²)
N.102 DUPLX A3 SECOND FLOOR PLAN 2F Area = 53.1 m² (O/A Area 111.4 m²)
N.103 DUPLX A3 SECOND FLOOR PLAN 2F Area = 53.1 m² (O/A Area 111.4 m²)
N.104 DUPLX A3 SECOND FLOOR PLAN 2F Area = 53.1 m² (O/A Area 111.4 m²)
N.105 DUPLX A3 SECOND FLOOR PLAN 2F Area = 53.1 m² (O/A Area 111.4 m²)
N.106 DUPLX A2 SECOND FLOOR PLAN 2F Area = 54.6 m² (O/A Area 114.4 m²)



N.101 DUPLX A2 FIRST FLOOR PLAN 1F Area = 53.9 m² (O/A Area 114.4 m²)
N.102 DUPLX A3 FIRST FLOOR PLAN 1F Area = 53.3 m² (O/A Area 111.4 m²)
N.103 DUPLX A3 FIRST FLOOR PLAN 1F Area = 53.3 m² (O/A Area 111.4 m²)
N.104 DUPLX A3 FIRST FLOOR PLAN 1F Area = 53.3 m² (O/A Area 111.4 m²)
N.105 DUPLX A3 FIRST FLOOR PLAN 1F Area = 53.3 m² (O/A Area 111.4 m²)
N.106 DUPLX A2 FIRST FLOOR PLAN 1F Area = 53.9 m² (O/A Area 114.4 m²)

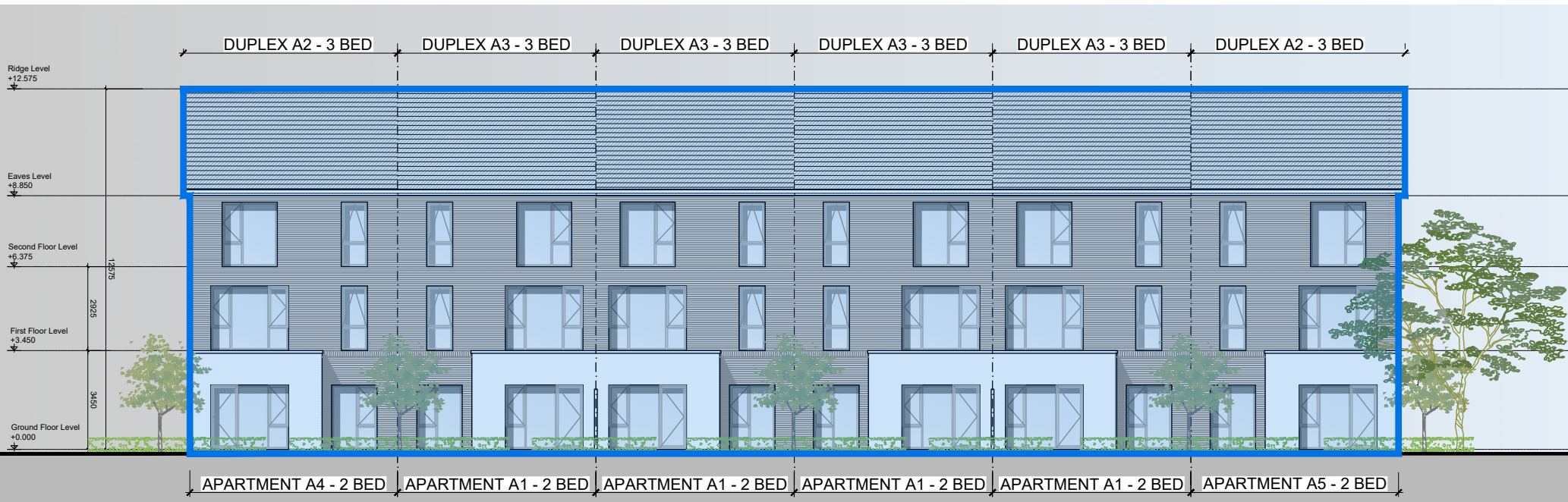


N.95 APARTMENT A5 GROUND FLOOR PLAN Area = 81.6 m²
N.96 APARTMENT A1 GROUND FLOOR PLAN Area = 82.0 m²
N.97 APARTMENT A1 GROUND FLOOR PLAN Area = 82.0 m²
N.98 APARTMENT A1 GROUND FLOOR PLAN Area = 82.0 m²
N.99 APARTMENT A1 GROUND FLOOR PLAN Area = 82.0 m²
N.100 APARTMENT A4 GROUND FLOOR PLAN Area = 81.6 m²

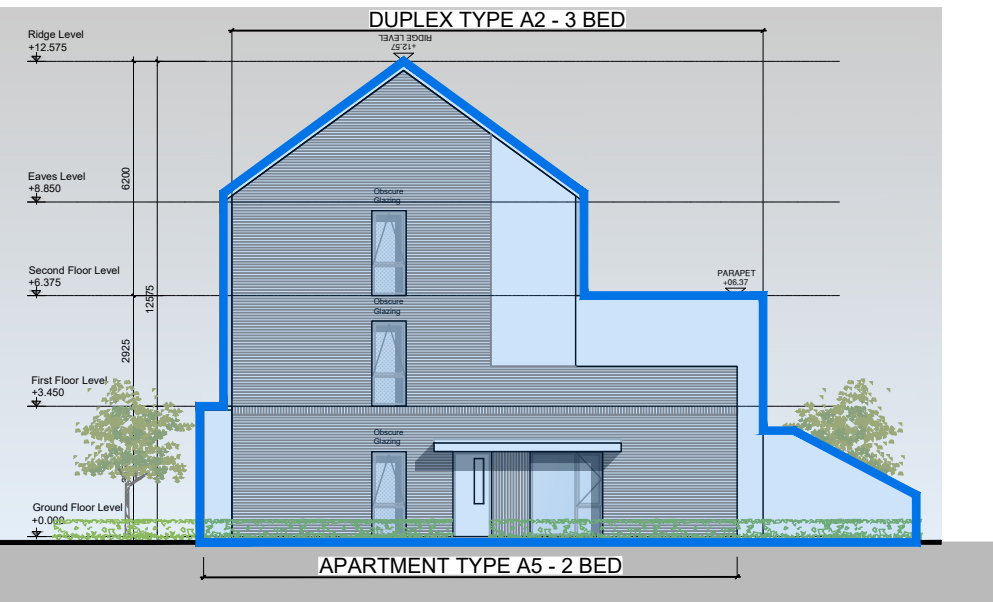
DUPLX BLOCK I - GROUND, FIRST, SECOND FLOOR AND ATTIC PLAN SCALE 1:200



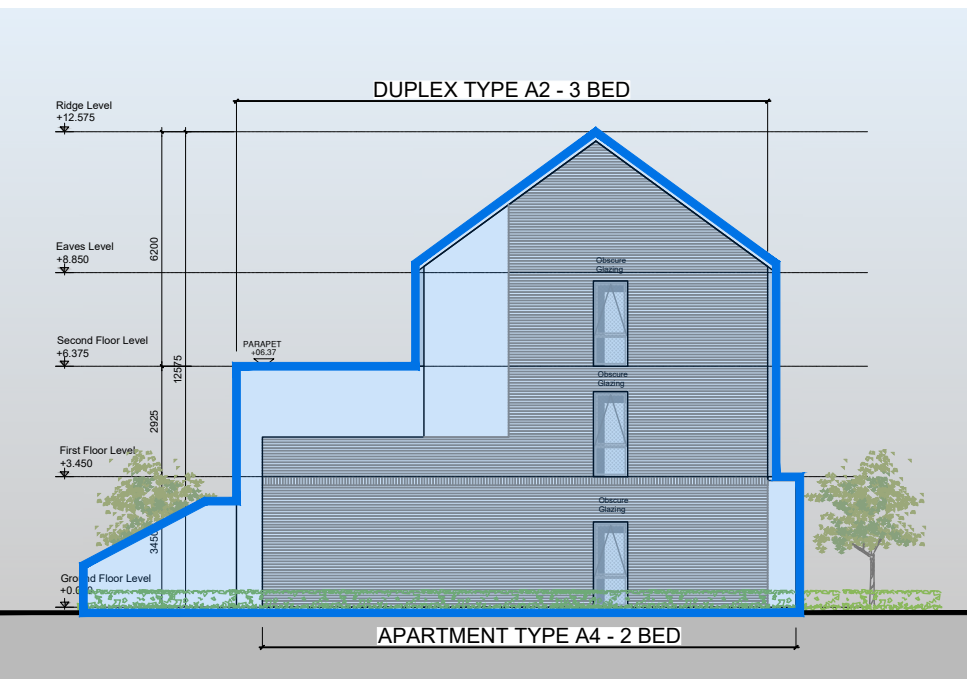
SOUTH-WEST ELEVATION Scale 1:200



NORTH-EAST ELEVATION Scale 1:200



NORTH-WEST ELEVATION Scale 1:200



SOUTH-EAST ELEVATION Scale 1:200

GENERAL NOTES

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Part V - Units Outlined in Blue

Phase 1 - 196 Units (n.10 for Part V)

Phase 2 - 76 Units (n.52 for Part V)

Phase 3 - 349 Units (no Part V units)

Overall Development n.621 units
Min 10% requirement for Part V
n.62 Units Total provided

1 Bed n.8
2 Bed n.25
3 Bed n.28

PHASE 1 - Total 196 Units(n.10 for Part V)

HOUSES TYPE C1-C
2 x 3Bed. Houses (2 Storey)
(Unit no. 117 and 118)

MAISONETTE
8 x 1 Bed. Apartment
(Unit no. 53,54,55,56,90,91,92,93)

PHASE 2 - Total 76 Units (n.52 for Part V)

DUPLX BLOCK H
8 x 2Bed. Apartment Ground Floor
(unit no. 79, 80, 81, 82, 83, 84, 85, 86)

8 x 3Bed. Apartment First/Second Floor
(unit no. 87, 88, 89, 90, 91, 92, 93, 94)

DUPLX BLOCK I
6 x 2Bed. Apartment Ground Floor
(unit no. 95, 96, 97, 98, 99, 100)

6 x 3Bed. Apartment First/Second Floor
(unit no. 101, 102, 103, 104, 105, 106)

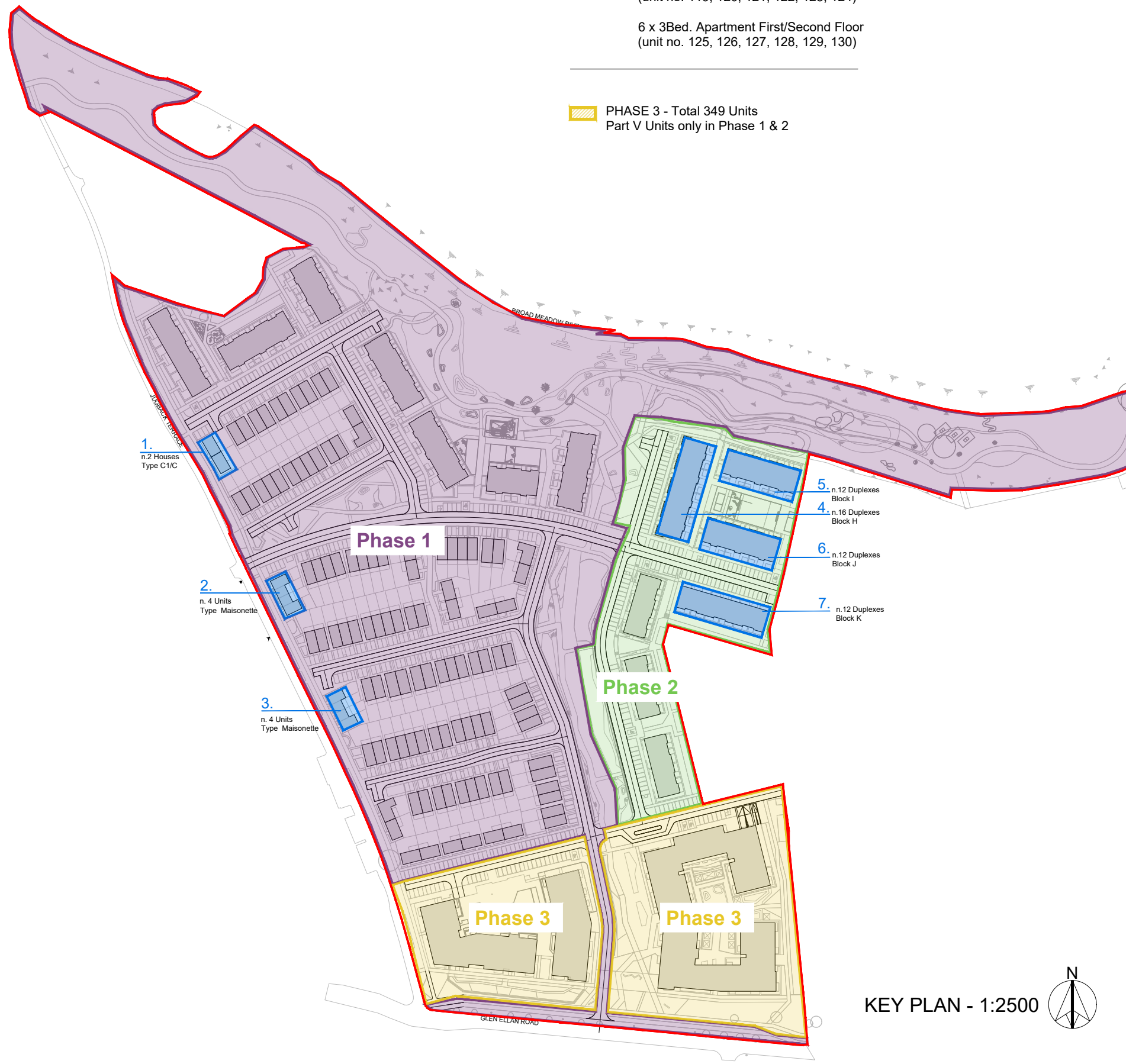
DUPLX BLOCK J
6 x 2Bed. Apartment Ground Floor
(unit no. 107, 108, 109, 110, 111, 112)

6 x 3Bed. Apartment First/Second Floor
(unit no. 113, 114, 115, 116, 117, 118)

DUPLX BLOCK K
6 x 2Bed. Apartment Ground Floor
(unit no. 119, 120, 121, 122, 123, 124)

6 x 3Bed. Apartment First/Second Floor
(unit no. 125, 126, 127, 128, 129, 130)

PHASE 3 - Total 349 Units
Part V Units only in Phase 1 & 2



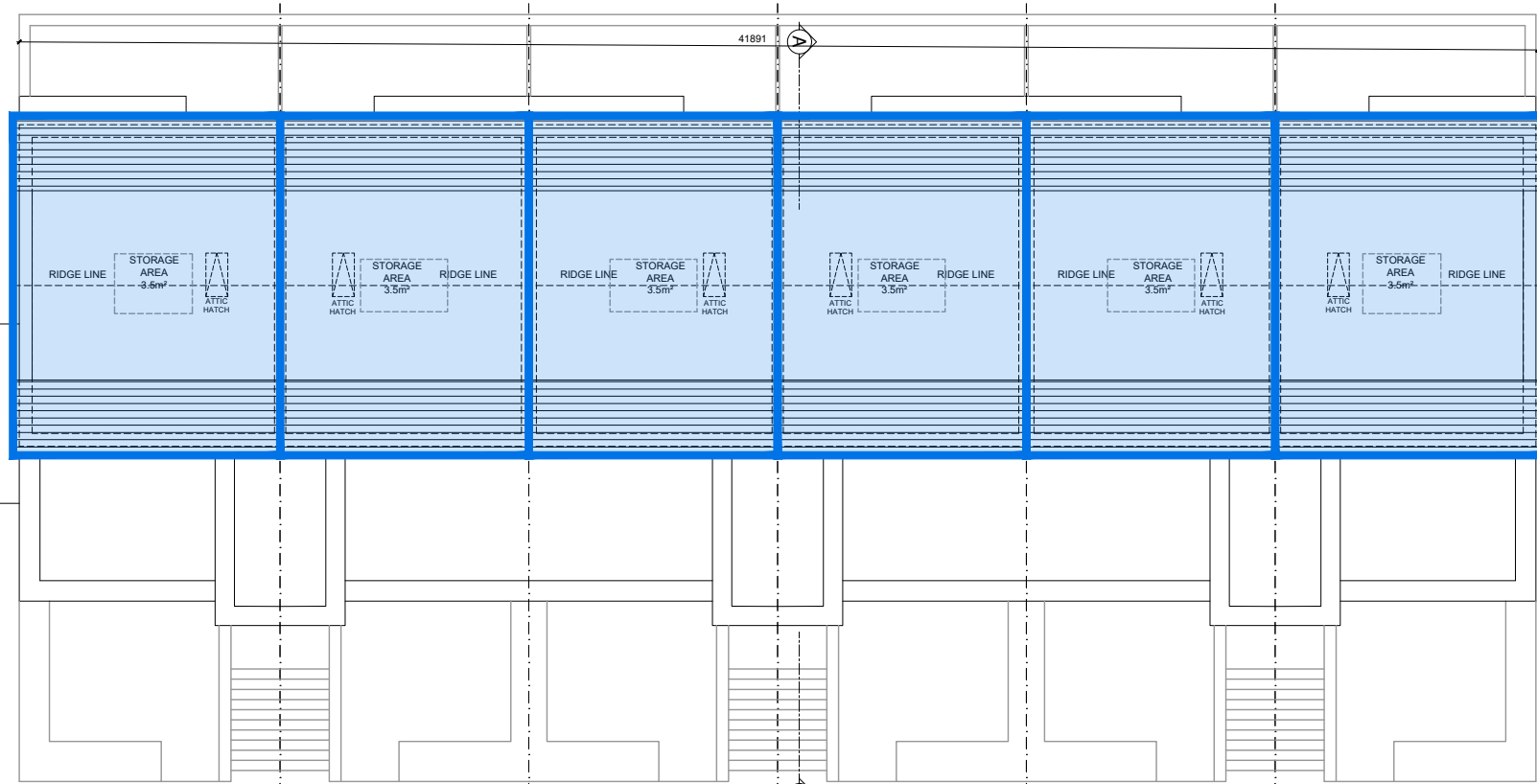
KEY PLAN - 1:2500

NOTES:

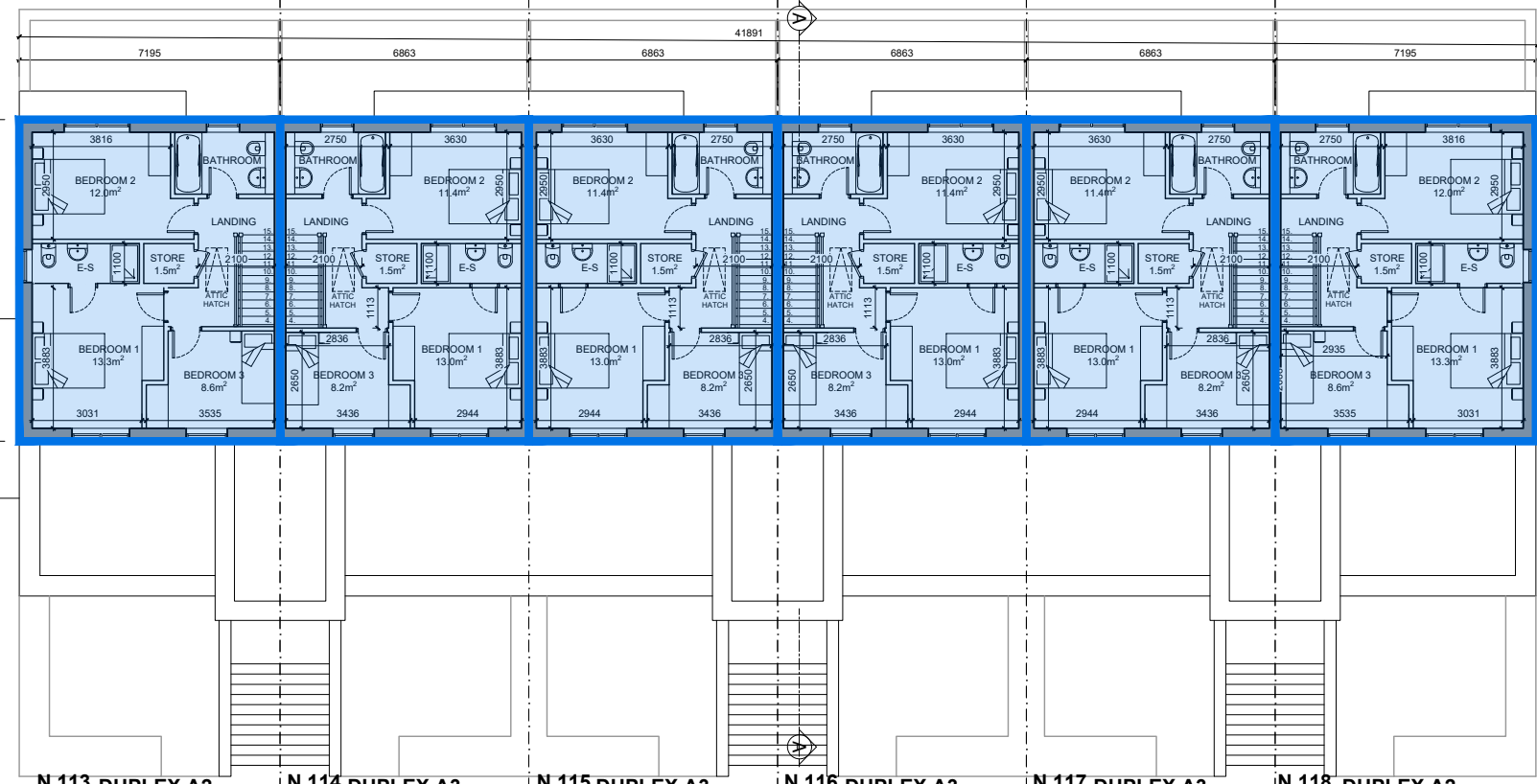
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CLIENT:		REVISIONS	
CAIRN CAIRN Homes Properties Ltd	DATE	DESCRIPTION	No.

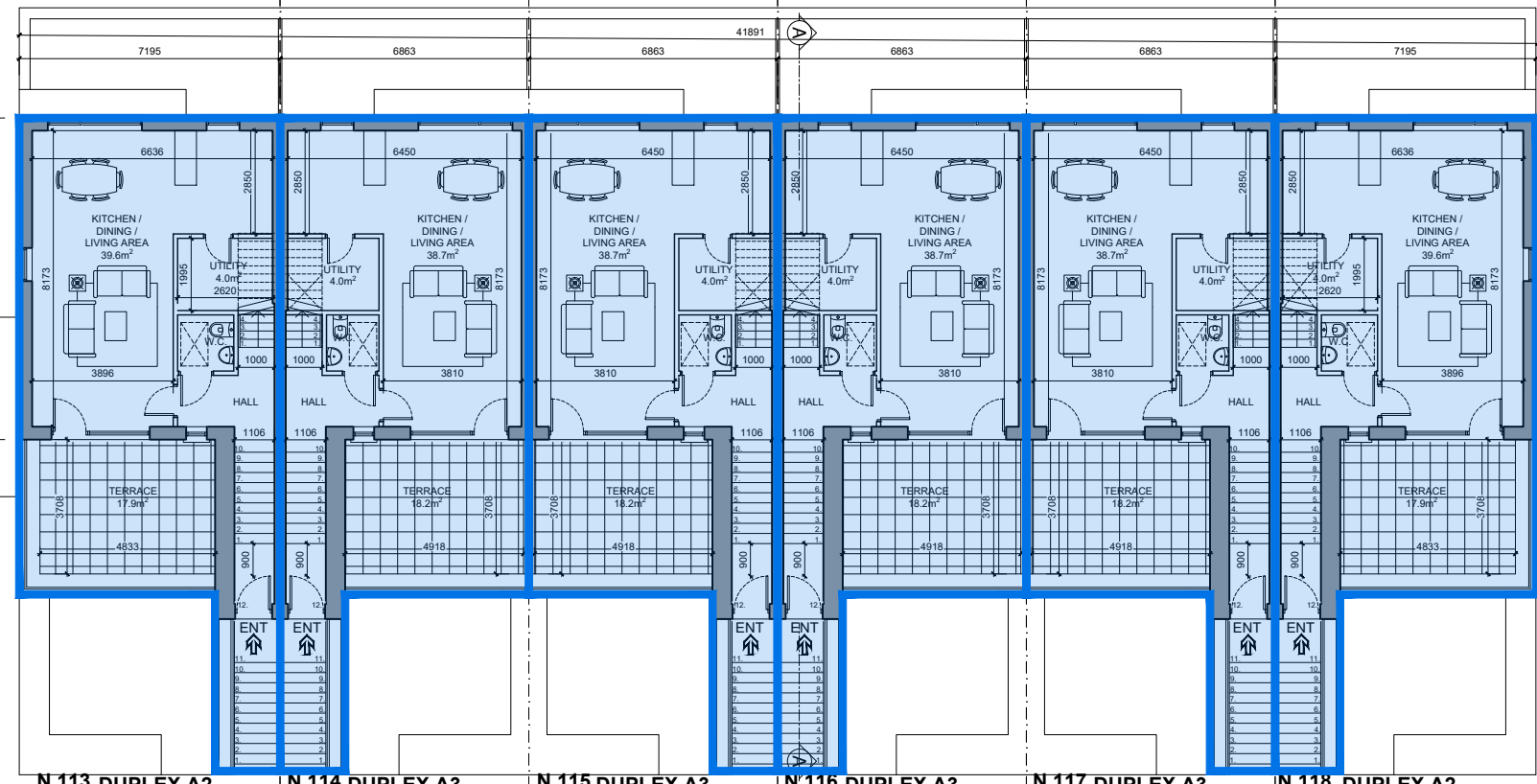
MCM MC CROSSAN O'ROURKE MANNING ARCHITECTS	PROJECT TITLE:	DATE:	DRAWN BY:
	SHD AT HOLYBANKS, SWORDS	Mar'22	IDF
	DRAWING TITLE:	SCALE:	REVISION:
	Part V Provision	1:200@A1	
	Phase 2 - Sheet 3 of 5	JOB NO:	DRAWING NO:
	1 Grantham Street, Dublin 8, D08 A8P9, Ireland. Tel: 01-4788700 Fax: 01-4788711 E-Mail: mcm@mcm.ie	19022	PL60



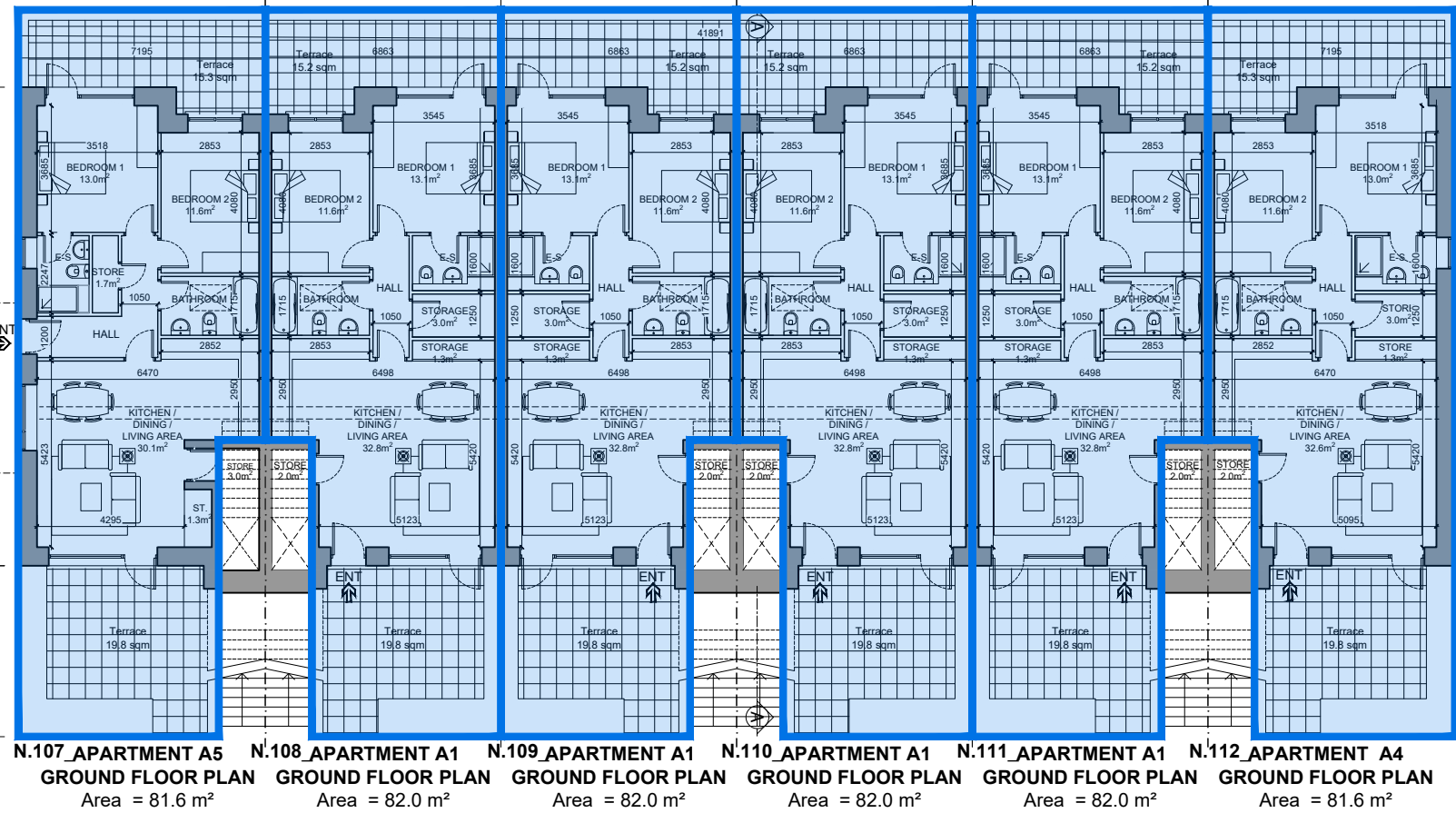
ATTIC PLAN - Unit Types: A2-A3-A3-A3-A2 : (minimum usable storage area per unit as indicated)



N.113 DUPLEX A2 SECOND FLOOR PLAN 2F Area = 54.6 m² (O/A Area 114.4 m²)
N.114 DUPLEX A3 SECOND FLOOR PLAN 2F Area = 53.1 m² (O/A Area 111.4 m²)
N.115 DUPLEX A3 SECOND FLOOR PLAN 2F Area = 53.1 m² (O/A Area 111.4 m²)
N.116 DUPLEX A3 SECOND FLOOR PLAN 2F Area = 53.1 m² (O/A Area 111.4 m²)
N.117 DUPLEX A3 SECOND FLOOR PLAN 2F Area = 53.1 m² (O/A Area 111.4 m²)
N.118 DUPLEX A2 SECOND FLOOR PLAN 2F Area = 54.6 m² (O/A Area 114.4 m²)

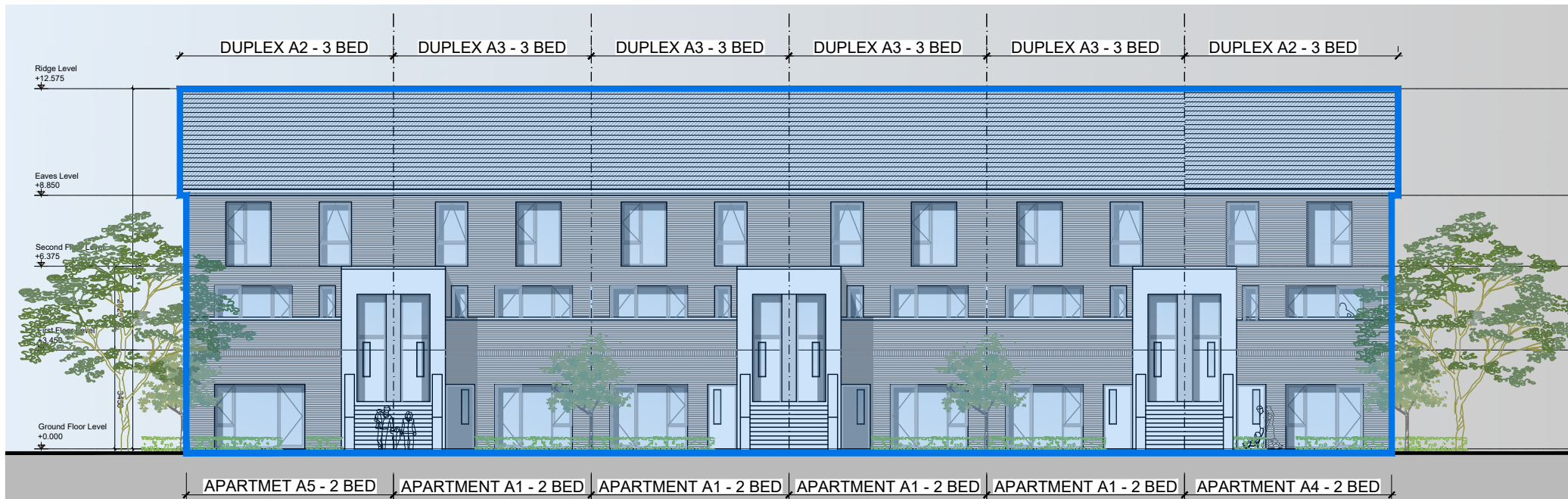


N.113 DUPLEX A2 FIRST FLOOR PLAN 1F Area = 58.9 m² (O/A Area 114.4 m²)
N.114 DUPLEX A3 FIRST FLOOR PLAN 1F Area = 58.3 m² (O/A Area 111.4 m²)
N.115 DUPLEX A3 FIRST FLOOR PLAN 1F Area = 58.3 m² (O/A Area 111.4 m²)
N.116 DUPLEX A3 FIRST FLOOR PLAN 1F Area = 58.3 m² (O/A Area 111.4 m²)
N.117 DUPLEX A3 FIRST FLOOR PLAN 1F Area = 58.3 m² (O/A Area 111.4 m²)
N.118 DUPLEX A2 FIRST FLOOR PLAN 1F Area = 58.9 m² (O/A Area 114.4 m²)

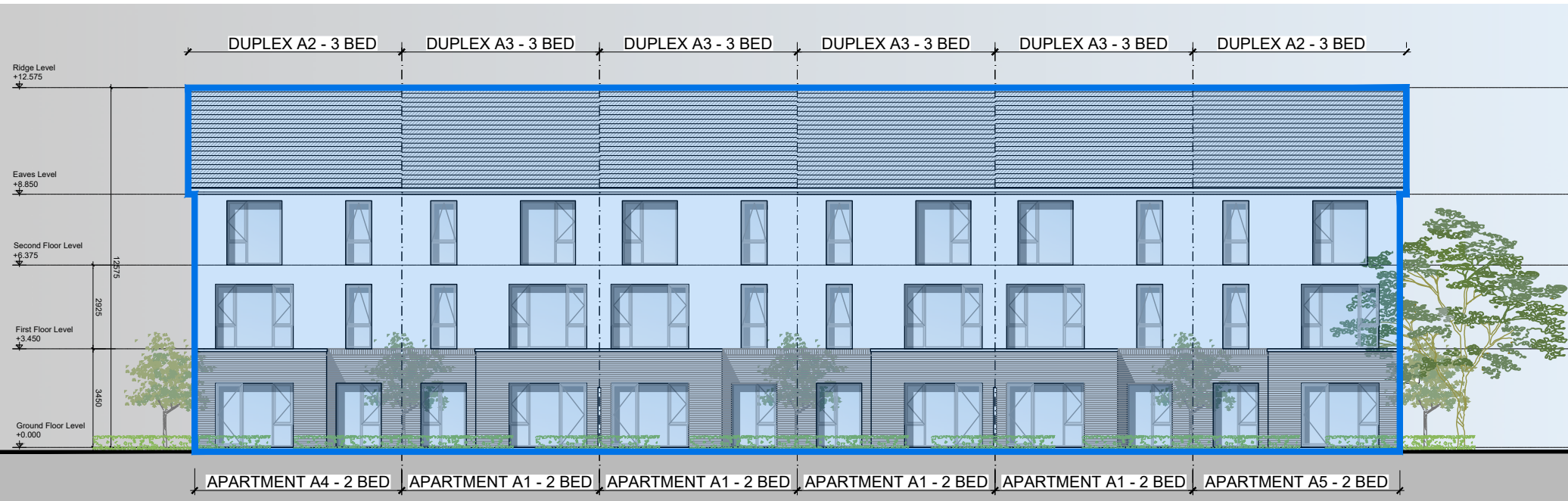


N.107 APARTMENT A5 GROUND FLOOR PLAN Area = 81.6 m²
N.108 APARTMENT A1 GROUND FLOOR PLAN Area = 82.0 m²
N.109 APARTMENT A1 GROUND FLOOR PLAN Area = 82.0 m²
N.110 APARTMENT A1 GROUND FLOOR PLAN Area = 82.0 m²
N.111 APARTMENT A1 GROUND FLOOR PLAN Area = 82.0 m²
N.112 APARTMENT A4 GROUND FLOOR PLAN Area = 81.6 m²

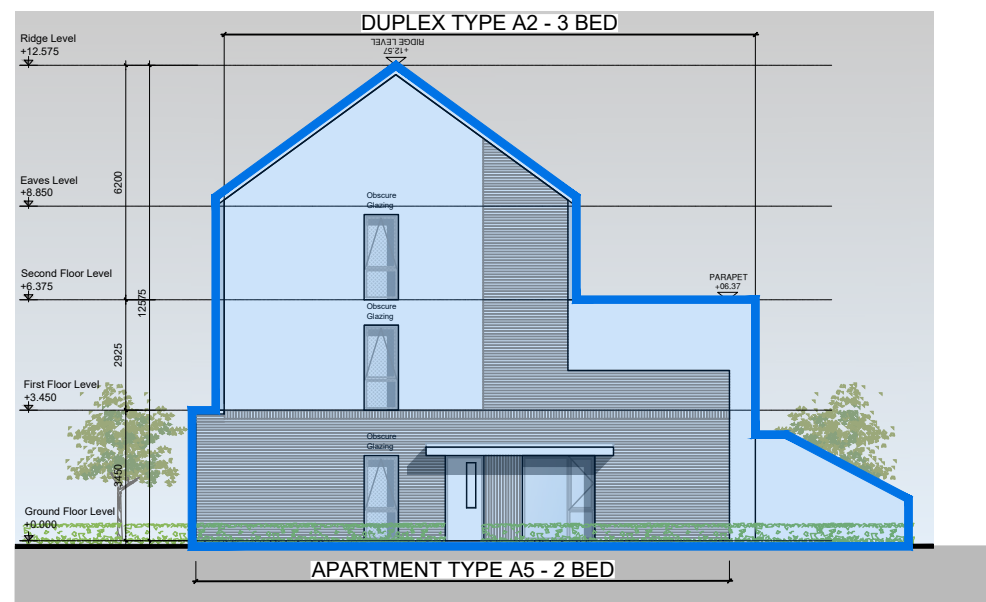
DUPLEX BLOCK J - GROUND, FIRST, SECOND FLOOR AND ATTIC PLAN SCALE 1:200



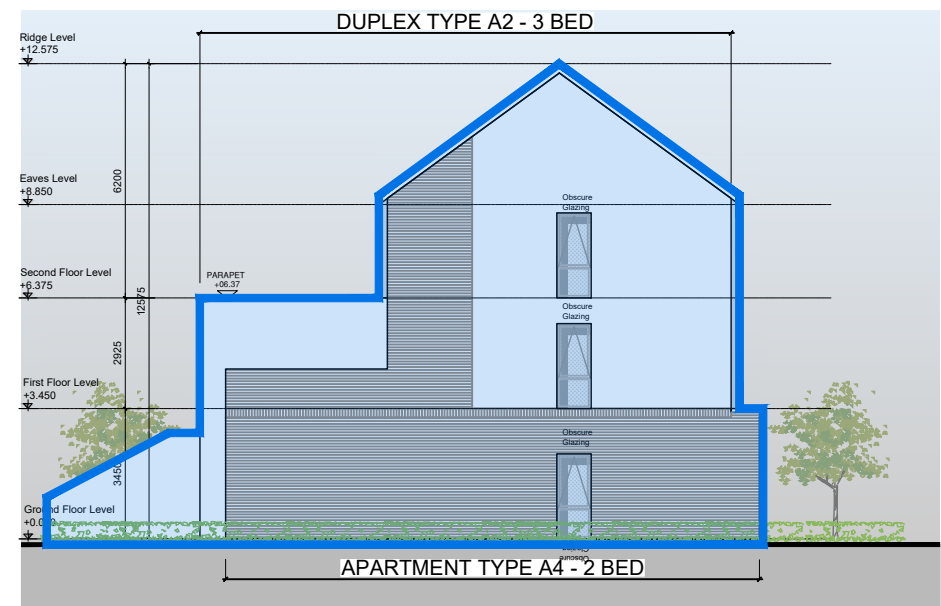
SOUTH-WEST ELEVATION Scale 1:200



NORTH-EAST ELEVATION Scale 1:200



NORTH-WEST ELEVATION Scale 1:200



SOUTH-EAST ELEVATION Scale 1:200

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Part V - Units Outlined in Blue

Phase 1 - 196 Units (n.10 for Part V)

Phase 2 - 76 Units (n. 52 for Part V)

Phase 3 - 349 Units (no Part V units)

Overall Development n.621 units
Min 10% requirement for Part V
n.62 Units Total provided

1 Bed n.8
2 Bed n.26
3 Bed n.28

PHASE 1 - Total 196 Units(n.10 for Part V)

HOUSES TYPE C1-C
2 x 3Bed. Houses (2 Storey)
(Unit no. 117 and 118)

MAISONNETTE
8 x 1 Bed. Apartment
(Unit no. 53,54,55,56,90,91,92,93)

PHASE 2 - Total 76 Units (n.52 for Part V)

DUPLEX BLOCK H
8 x 2Bed. Apartment Ground Floor
(unit no. 79, 80, 81, 82, 83, 84, 85, 86)

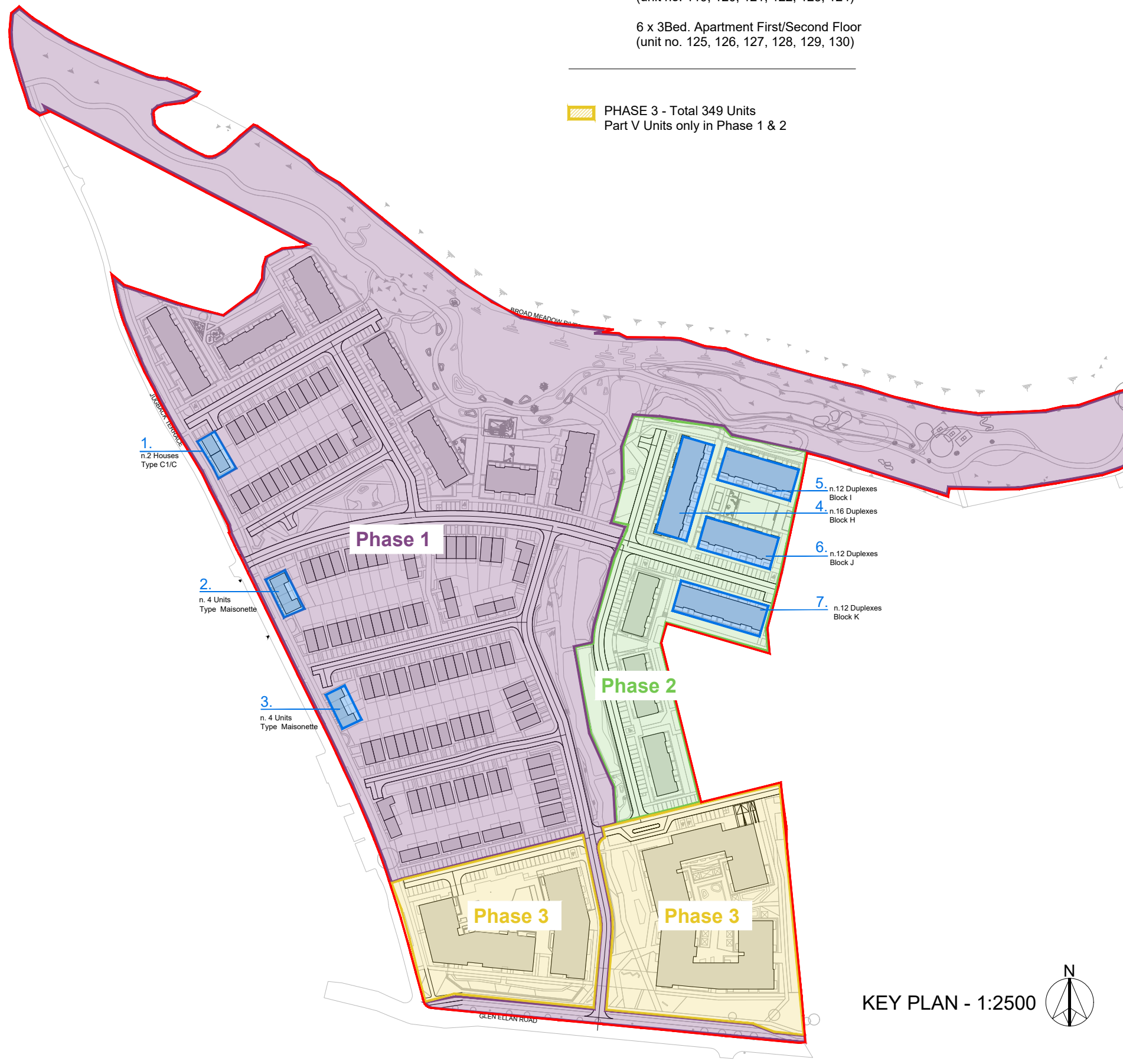
8 x 3Bed. Apartment First/Second Floor
(unit no. 87, 88, 89, 90, 91, 92, 93, 94)

DUPLEX BLOCK I
6 x 2Bed. Apartment Ground Floor
(unit no. 95, 96, 97, 98, 99, 100)
6 x 3Bed. Apartment First/Second Floor
(unit no. 101, 102, 103, 104, 105, 106)

DUPLEX BLOCK J
6 x 2Bed. Apartment Ground Floor
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DUPLEX BLOCK K
6 x 2Bed. Apartment Ground Floor
(unit no. 119, 120, 121, 122, 123, 124)
6 x 3Bed. Apartment First/Second Floor
(unit no. 125, 126, 127, 128, 129, 130)

PHASE 3 - Total 349 Units
Part V Units only in Phase 1 & 2



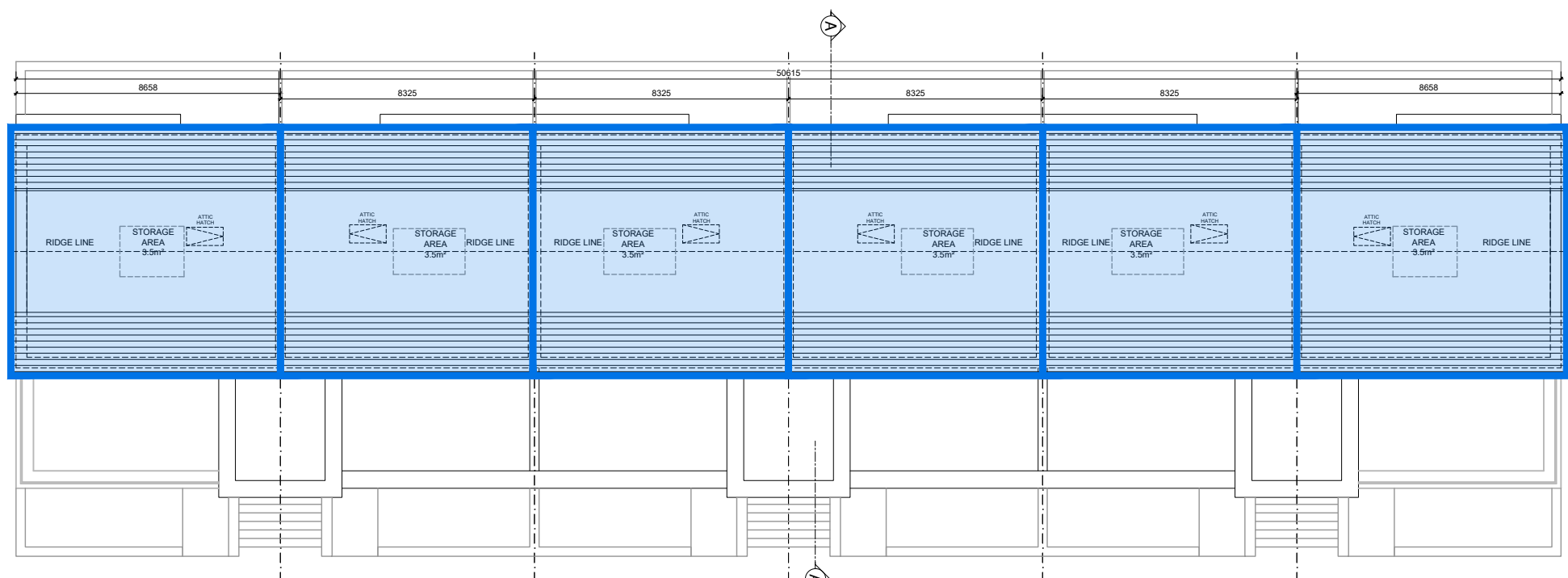
KEY PLAN - 1:2500

NOTES:

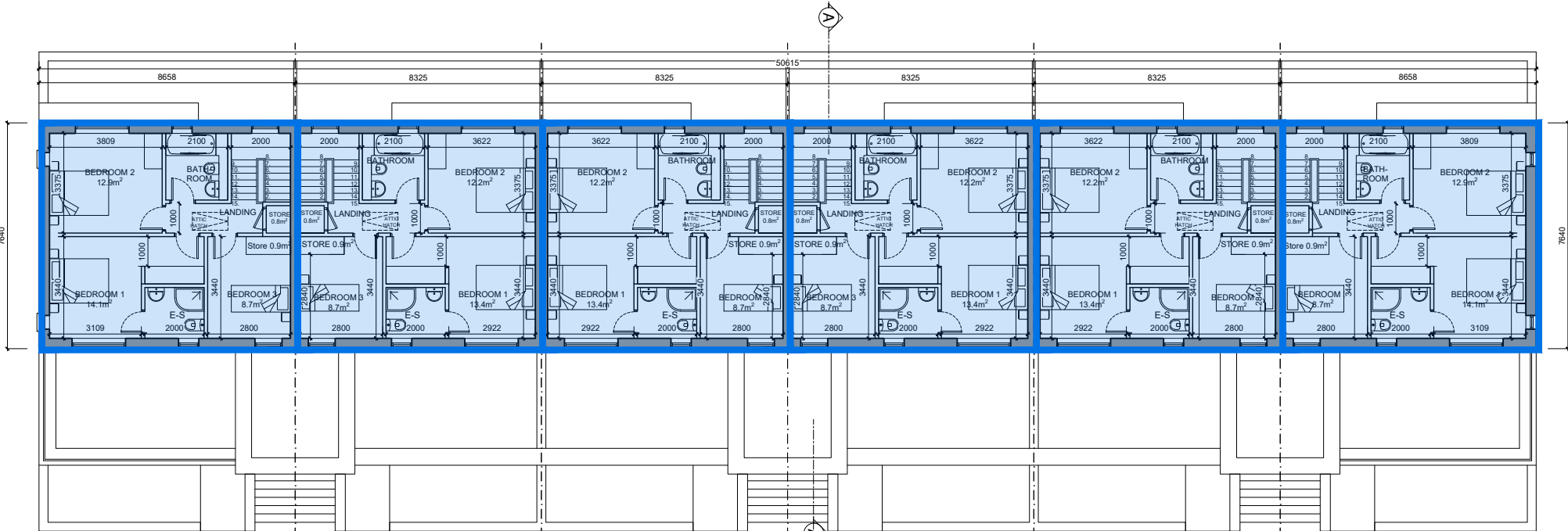
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CLIENT:		REVISIONS	
CAIRN CAIRN Homes Properties Ltd	DATE	DESCRIPTION	No.

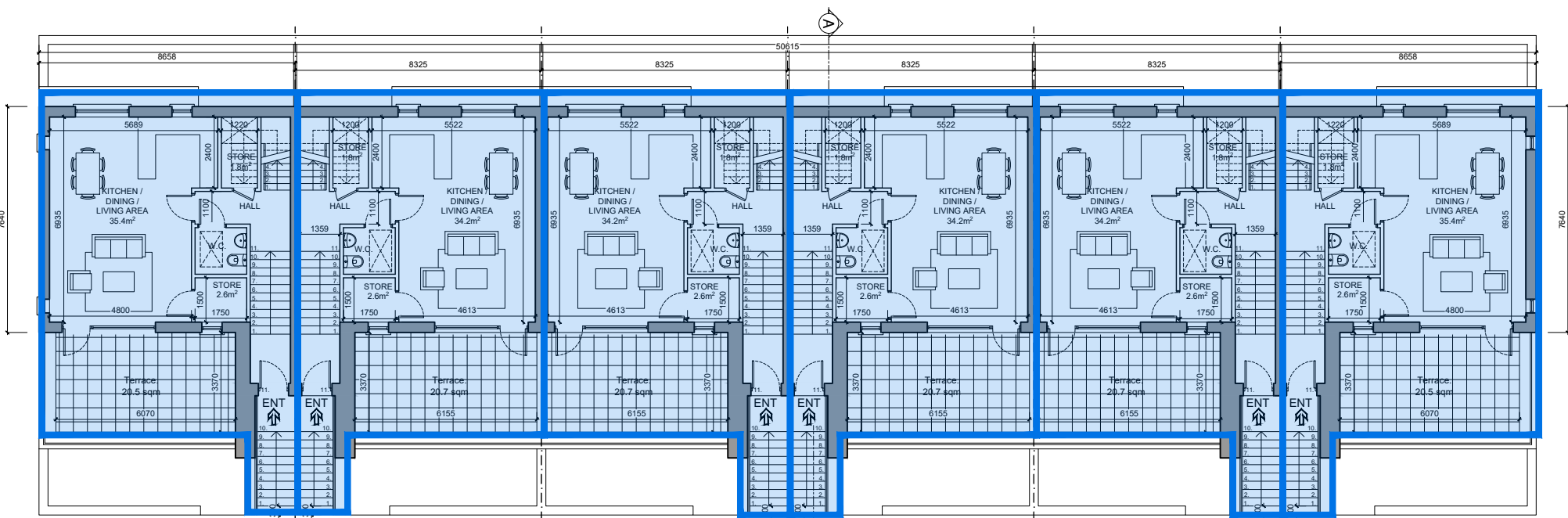
MCM MC CROSSAN O'ROURKE MANNING ARCHITECTS	PROJECT TITLE:	DATE:	DRAWN BY:
	SHD AT HOLYBANKS, SWORDS	Mar'22	IDF
	DRAWING TITLE:	SCALE:	REVISION:
	Part V Provision	1:200@A1	
	Phase 2 - Sheet 4 of 5	JOB NO.	DRAWING NO.
	1 Grantham Street, Dublin 8, D08 ADP7, Ireland. Tel: 01-4788700 Fax: 01-4788711 E-Mail: mcm@mcorm.com	19022	PL61



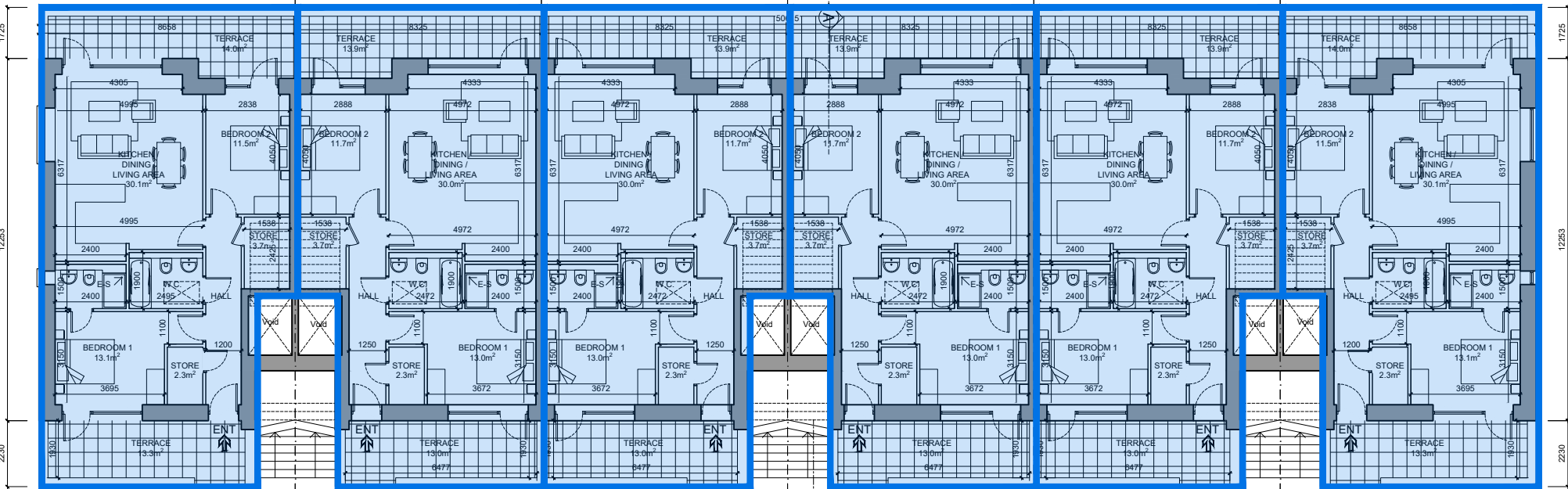
ATTIC PLAN - Unit Types: B2-B3-B3-B3-B3-B2 (minimum usable storage area per unit as indicated)



N.125_DUPLEX B2 SECOND FLOOR PLAN 2F Area = 56.3 m² (O/A Area 115.8 m²)
N.126_DUPLEX B3 SECOND FLOOR PLAN 2F Area = 55.2 m² (O/A Area 113.2 m²)
N.127_DUPLEX B3 SECOND FLOOR PLAN 2F Area = 55.2 m² (O/A Area 113.2 m²)
N.128_DUPLEX B3 SECOND FLOOR PLAN 2F Area = 55.2 m² (O/A Area 113.2 m²)
N.129_DUPLEX B3 SECOND FLOOR PLAN 2F Area = 55.2 m² (O/A Area 113.2 m²)
N.130_DUPLEX B2 SECOND FLOOR PLAN 2F Area = 56.3 m² (O/A Area 115.8 m²)

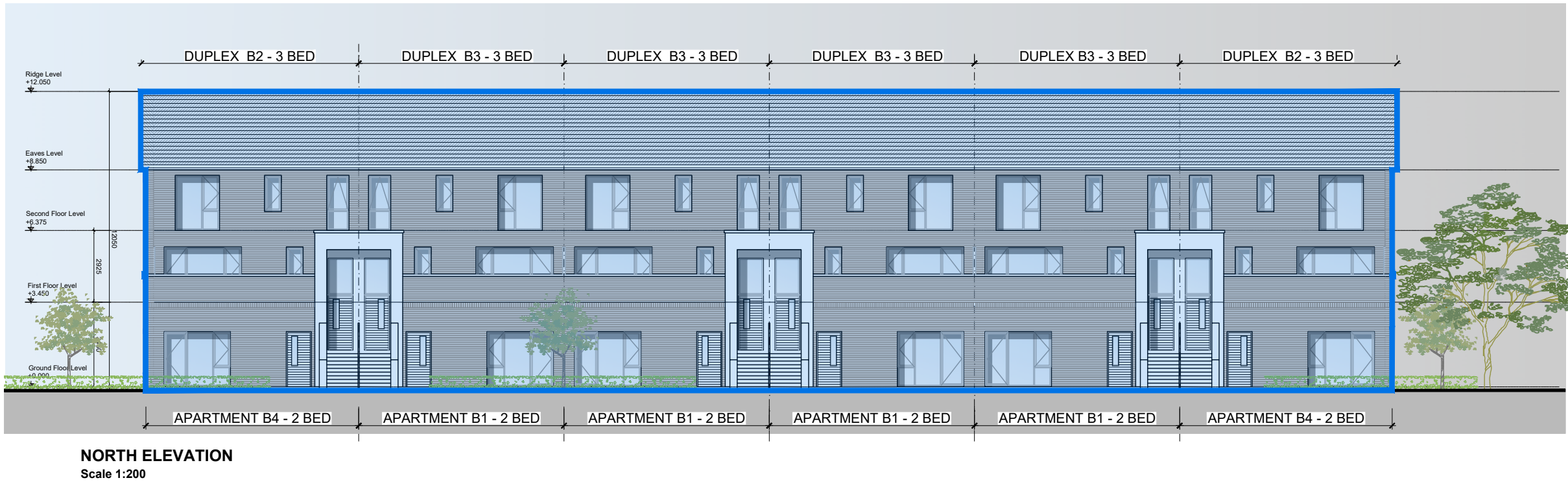


N.125_DUPLEX B2 FIRST FLOOR PLAN 1F Area = 59.3 m² (O/A Area 115.8 m²)
N.126_DUPLEX B3 FIRST FLOOR PLAN 1F Area = 58.0 m² (O/A Area 113.2 m²)
N.127_DUPLEX B3 FIRST FLOOR PLAN 1F Area = 58.0 m² (O/A Area 113.2 m²)
N.128_DUPLEX B3 FIRST FLOOR PLAN 1F Area = 58.0 m² (O/A Area 113.2 m²)
N.129_DUPLEX B3 FIRST FLOOR PLAN 1F Area = 58.0 m² (O/A Area 113.2 m²)
N.130_DUPLEX B2 FIRST FLOOR PLAN 1F Area = 59.3 m² (O/A Area 115.8 m²)

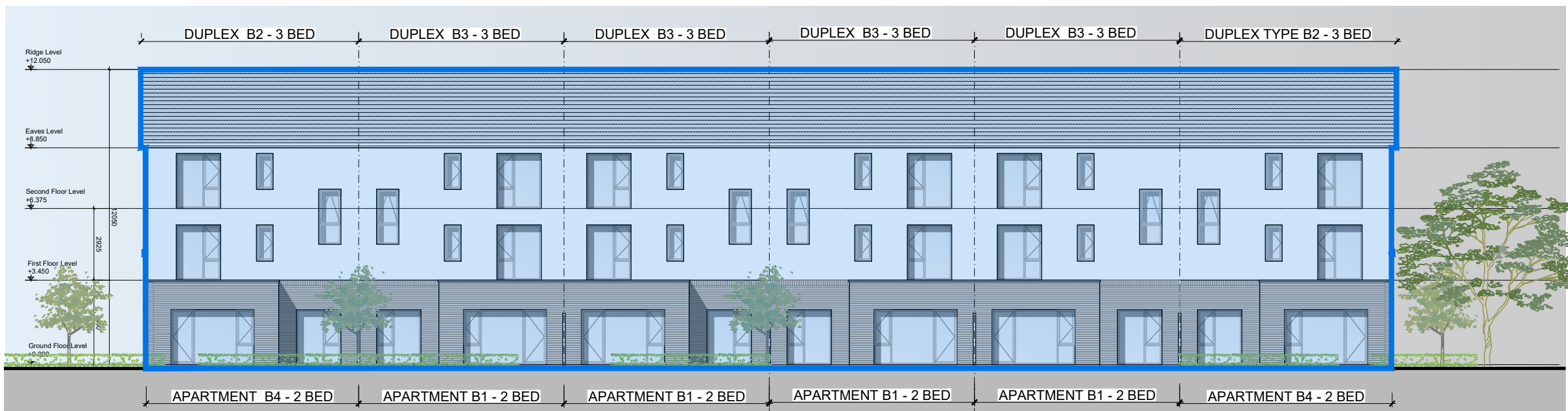


N.119_APARTMENT B4 GROUND FLOOR PLAN Area = 79.7 m²
N.120_APARTMENT B1 GROUND FLOOR PLAN Area = 80.0 m²
N.121_APARTMENT B1 GROUND FLOOR PLAN Area = 80.0 m²
N.122_APARTMENT B1 GROUND FLOOR PLAN Area = 80.0 m²
N.123_APARTMENT B1 GROUND FLOOR PLAN Area = 80.0 m²
N.124_APARTMENT B4 GROUND FLOOR PLAN Area = 79.7 m²

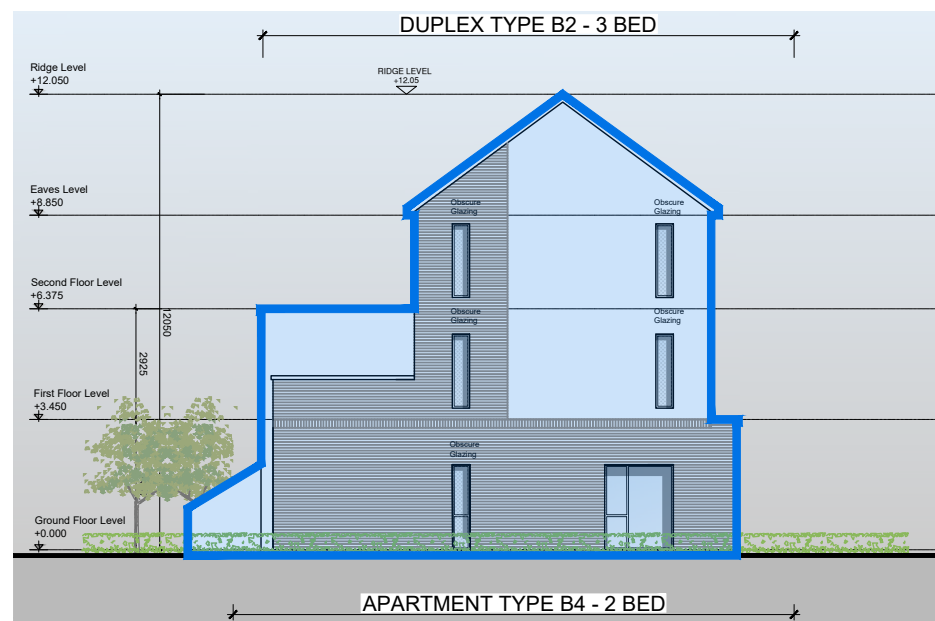
DUPLEX BLOCK K _GROUND, FIRST, SECOND FLOOR AND ATTIC PLAN SCALE 1:200



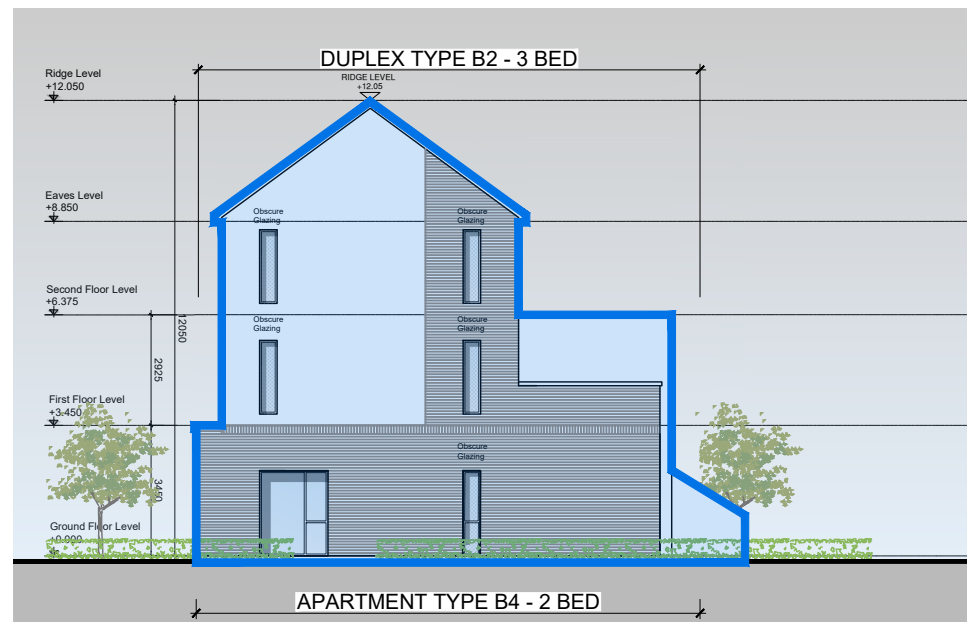
NORTH ELEVATION Scale 1:200



SOUTH ELEVATION Scale 1:200



WEST ELEVATION Scale 1:200



EAST ELEVATION Scale 1:200

GENERAL NOTES

THIS DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS, CONSULTANT ENGINEER'S DRAWINGS AND SPECIFICATIONS, AND LANDSCAPE ARCHITECT'S DRAWINGS AND SPECIFICATIONS.

Part V - Units Outlined in Blue

Phase 1 - 196 Units (n.10 for Part V)

Phase 2 - 76 Units (n. 52 for Part V)

Phase 3 - 349 Units (no Part V units)

Overall Development n.621 units
Min 10% requirement for Part V
n.62 Units Total provided

1 Bed n.8
2 Bed n.26
3 Bed n.28

PHASE 1 - Total 196 Units(n.10 for Part V)

HOUSES TYPE C1-C
2 x 3Bed. Houses (2 Storey)
(Unit no. 117 and 118)

MAISONNETTE
8 x 1 Bed. Apartment
(Unit no. 53,54,55,56,90,91,92,93)

PHASE 2 - Total 76 Units (n.52 for Part V)

DUPLEX BLOCK H
8 x 2Bed. Apartment Ground Floor
(unit no. 79, 80, 81, 82, 83, 84, 85, 86)

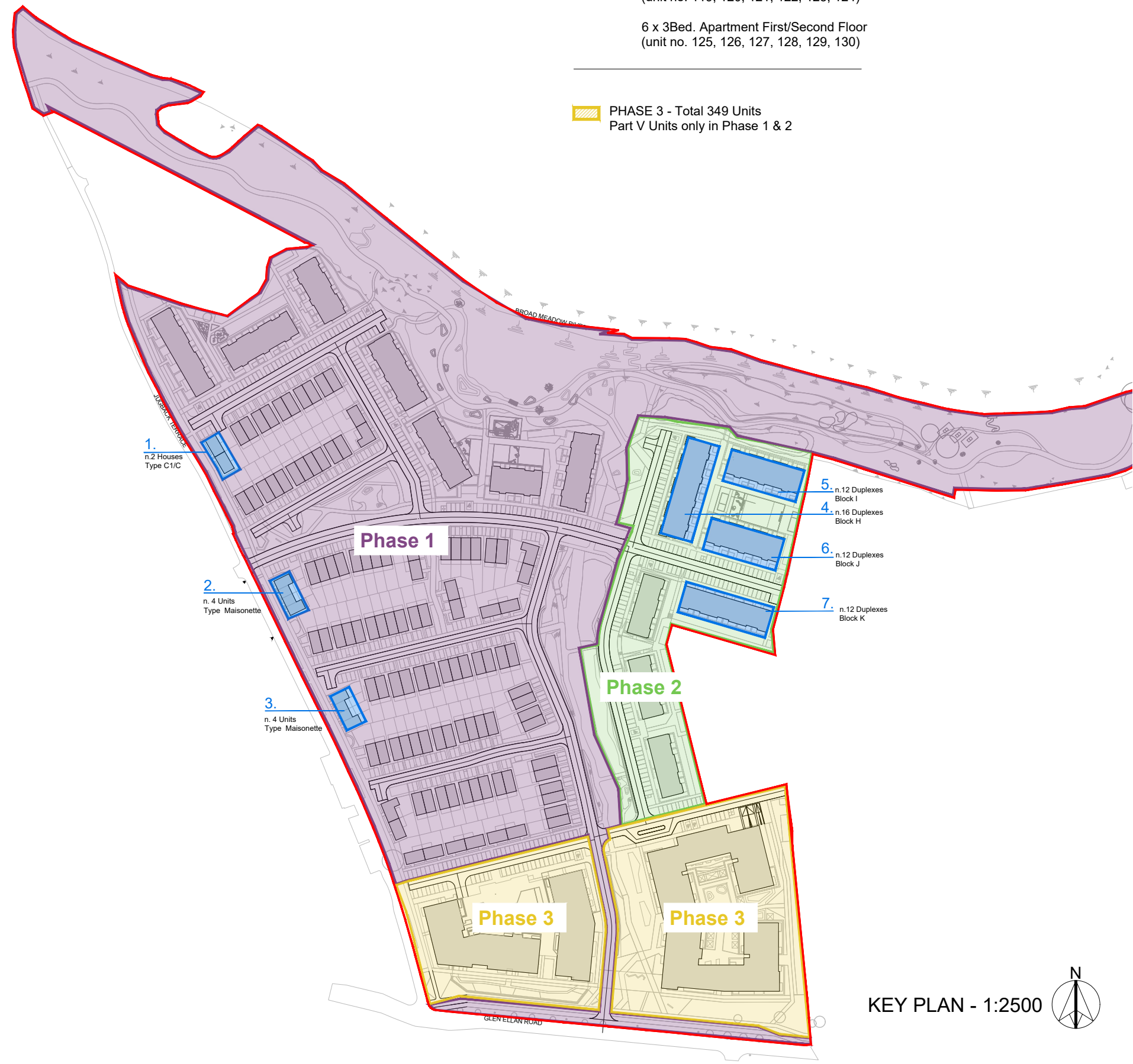
8 x 3Bed. Apartment First/Second Floor
(unit no. 87, 88, 89, 90, 91, 92, 93, 94)

DUPLEX BLOCK I
6 x 2Bed. Apartment Ground Floor
(unit no. 95, 96, 97, 98, 99, 100)
6 x 3Bed. Apartment First/Second Floor
(unit no. 101, 102, 103, 104, 105, 106)

DUPLEX BLOCK J
6 x 2Bed. Apartment Ground Floor
(unit no. 107, 108, 109, 110, 111, 112)
6 x 3Bed. Apartment First/Second Floor
(unit no. 113, 114, 115, 116, 117, 118)

DUPLEX BLOCK K
6 x 2Bed. Apartment Ground Floor
(unit no. 119, 120, 121, 122, 123, 124)
6 x 3Bed. Apartment First/Second Floor
(unit no. 125, 126, 127, 128, 129, 130)

PHASE 3 - Total 349 Units
Part V Units only in Phase 1 & 2



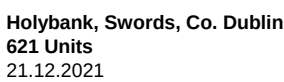
KEY PLAN - 1:2500

NOTES:

DO NOT SCALE FROM DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY. ARCHITECT TO BE NOTIFIED OF ALL DISCREPANCIES.

CLIENT:		REVISIONS	
CAIRN CAIRN Homes Properties Ltd	DATE	DESCRIPTION	No.

MCM MC CROSSAN O'ROURKE MANNING ARCHITECTS	PROJECT TITLE	DATE	DRAWN BY
	SHD AT HOLYBANKS, SWORDS	Mar '22	IDF
	DRAWING TITLE	SCALE	REVISION
	Part V Provision	1:200@A1	
	Phase 2 - Sheet 5 of 5	JOB NO	DRAWING NO
	1 Grantham Street, Dublin 8, D08 ADP9, Ireland. Tel: 01-4788700 Fax: 01-4788711 E-Mail: mcm@mcm.com	19022	PL62



Per Unit Cost Allocation																	
House Type	Beds	No.	Area/Unit		Total Area	Build Cost	Site Works	Abnormals	Indirect Costs	Professional Fees	Development Con	Finance Costs	Margin	EUV	Vat	Total/Unit	Total
			m2	ft2			34,960	5,924	56,010	27,275	16,423	65,362	29,953	1,015	61,932		
House Types																	
House Type C - Semi Detached	3 Bed	1	113.8	1,225	1,225	214,387	34,960	5,924	56,010	27,275	16,423	65,362	29,953	1,015	61,932	513,241	513,241
House Type C1 - Semi Detached	3 Bed	1	113.8	1,225	1,225	214,387	34,960	5,924	56,010	27,275	16,423	65,362	29,953	1,015	61,932	513,241	513,241
Maisonette Type M	1 Bed	1	51.3	552	552	96,644	34,960	5,924	56,010	27,275	16,423	65,362	29,953	1,015	61,932	395,498	395,498
Maisonette Type M	1 Bed	1	51.3	552	552	96,644	34,960	5,924	56,010	27,275	16,423	65,362	29,953	1,015	61,932	395,498	395,498
Maisonette Type M	1 Bed	1	51.3	552	552	96,644	34,960	5,924	56,010	27,275	16,423	65,362	29,953	1,015	61,932	395,498	395,498
Maisonette Type M	1 Bed	1	51.3	552	552	96,644	34,960	5,924	56,010	27,275	16,423	65,362	29,953	1,015	61,932	395,498	395,498
Maisonette Type M1	1 Bed	1	78.1	841	841	147,132	34,960	5,924	56,010	27,275	16,423	65,362	29,953	1,015	61,932	445,986	445,986
Maisonette Type M1	1 Bed	1	78.1	841	841	147,132	34,960	5,924	56,010	27,275	16,423	65,362	29,953	1,015	61,932	445,986	445,986
Maisonette Type M1	1 Bed	1	78.1	841	841	147,132	34,960	5,924	56,010	27,275	16,423	65,362	29,953	1,015	61,932	445,986	445,986
Maisonette Type M1	1 Bed	1	78.1	841	841	147,132	34,960	5,924	56,010	27,275	16,423	65,362	29,953	1,015	61,932	445,986	445,986
Duplex / Apartment Types																	
Duplex Block H																	
Apartment A1 (mid-terrace)	2 Bed	6	82.0	883	5,296	156,746	34,960	5,924	56,010	27,275	16,423	65,362	29,953	1,015	61,932	455,600	2,733,602
Duplex A3 (mid-terrace)	3 Bed	6	111.4	1,199	7,195	212,945	34,960	5,924	56,010	27,275	16,423	65,362	29,953	1,015	61,932	511,800	3,070,797
Apartment A6(end-terrace)	2 Bed	1	84.3	907	907	161,143	34,960	5,924	56,010	27,275	16,423	65,362	29,953	1,015	61,932	459,997	459,997
Duplex A7 (end-terrace)	3 Bed	2	120.5	1,297	2,594	230,340	34,960	5,924	56,010	27,275	16,423	65,362	29,953	1,015	61,932	529,195	1,058,389
Apartment A11(end-terrace)	2 Bed	1	84.3	907	907	161,143	34,960	5,924	56,010	27,275	16,423	65,362	29,953	1,015	61,932	459,997	459,997
Duplex Block I																	
Apartment A1 (mid-terrace)	2 Bed	4	82.0	883	3,531	156,746	34,960	5,924	56,010	27,275	16,423	65,362	29,953	1,015	61,932	455,600	1,822,401
Duplex A2 (end-terrace)	3 Bed	2	114.4	1,231	2,463	218,680	34,960	5,924	56,010	27,275	16,423	65,362	29,953	1,015	61,932	517,534	1,035,068
Duplex A3 (mid-terrace)	3 Bed	4	111.4	1,199	4,796	212,945	34,960	5,924	56,010	27,275	16,423	65,362	29,953	1,015	61,932	511,800	2,047,198
Apartment A4 (end-terrace)	2 Bed	1	81.6	878	878	155,982											

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR:

CAIRN HOMES CONSTRUCTION LTD
SCHEME: Holybanks Swords
633 Units
MAIN COST SUMMARY
BUILDING COSTS
Page

Substructures Generally

2

7,576,352

Substructures - Basement Car-Parking

3

7,326,141

Superstructures

4 & 5

112,326,623

External Works

6

1,040,993

Site Development Works

7

22,129,856

Abnormal Works

8

3,750,000

Indirect Project Costs

9

35,454,492

Total:
1
189,604,457
DEVELOPMENT ON COSTS

Professional Fees

17,264,796

Development Contributions

10,395,886

Finance Costs

41,373,851

Total:

2
69,034,533
DEVELOPERS' PROFIT

On Building Costs

10.00%

3
18,960,446
LAND COSTS

Existing Land Use Value

4
642,489
SUB-TOTAL:
1 - 4 above
278,241,925

add:

Value Added Tax

39,202,815

TOTAL COSTS:
317,444,740

No of Units

621
569,373
Nett internal floor area (Sales Area)
SqM and SqFt
569,373
558

Note:

Fingal County Council
County Hall
Main Street
Townparks
Swords
County Dublin

Our client: Cairn Homes Properties Limited
Residential development site at Holywell Swords County Dublin being the
property comprised in folio DN152259F (the "Property")

Dear Colleagues

We act for Cairn Homes Properties Limited, the registered owner of the Property.

We attach copy of the Land Registry filed plan for folio DN152259F which shows the Property shaded red.

We confirm that Cairn Homes Properties Limited completed the purchase of the above property on 9 January 2017.

Yours faithfully



Eversheds Sutherland

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David O'Beirne Joseph Stanley Dermot McEvoy Peter Fahy Tony McGovern Norman Fitzgerald Joanne Hyde Sean Greene
Mark Varian Pamela O'Neill Margaret Gorman Peter Curran Steven Rodgers Seán Ryan Aisling Gannon Piaras Power Gerard Ryan
Alan Connell Enda Newton Gavin O'Flaherty Neil O'Mahony Lee Murphy Stephen Barry Cian MacGinley Darragh Blake Marie O'Riordan
Deborah Hutton Lorcan Keenan Marie McGinley Terry O'Malley Peter O'Neill Enda Cullivan Eoin Mac Aodha Julie Galbraith

Consultants: Rory O'Donnell Ciaran Walker Tim Kiely

7396450.1



Ms. Emma Flanagan
Cairn Homes Properties Ltd.
7 Grand Canal
Grand Canal Street Lower
Dublin 2
D02 KW81

15th March 2022

Our Ref: B163

Dear Ms. Flanagan,

Re: Development at Holybanks, Swords, Co. Dublin

I note your correspondence with regard to your proposed planning application for development of 621 units at Holybanks, Swords, Co. Dublin.

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 (the location of the Part V units, unit types and quantum of houses to be determined) 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

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

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