



An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

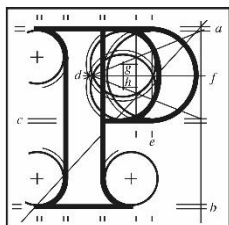
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form. You are advised to refer to the “General Guidance Note” provided on pages 27 to 29 prior to completing this form.

Other Statutory Codes

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other statutory consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements

Data Protection

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003. The Office of the Data Protection Commissioner state that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender, including prosecution.



An
Bord
Pleanála

Application Form in respect of a Strategic Housing Development

Contact details for sections 1 to 4 to be supplied in Section 26 of this form.

1. Applicant:

| | |
|--------------------|-----------------------------|
| Name of Applicant: | Cairn Homes Properties Ltd. |
|--------------------|-----------------------------|

2. Where the Applicant is a Company (Registered under the Companies Acts):

| | |
|--------------------------------|---|
| Registered Address of Company: | 7 Grand Canal, Grand Canal Street Lower, Dublin 2 |
| Company Registration No: | Registration No: 552325 |

3. Name of Person/Agent (if any) Acting on Behalf of the Applicant:

| | |
|---|---|
| Name: | John Spain Associates |
| Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box) | Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> (Please note that if the answer is "No", all correspondence will be sent to the applicant's address) |

4. Person Responsible for Preparation of Drawings and Plans:

| | |
|---------------|-----------------|
| Name: | Nigel Neely |
| Firm/Company: | MOLA Architects |

5. Planning Authority

| | |
|--|------------------------------------|
| Name of the Planning Authority(s) in whose functional area the site is situated: | South Dublin County Council |
|--|------------------------------------|

6. Site of Proposed Strategic Housing Development:

| | |
|---|--|
| Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question): | |
| Address Line 1: | Within townland of Newcastle South, |
| Address Line 2: | |
| Address Line 3: | |
| Town/City: | Newcastle, |
| County: | Co. Dublin |
| Eircode: | N/A |
| Ordnance Survey Map Ref. No. (and the Grid Reference where available) | 3324-D; 3325-C; 3388-A |
| Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided. | |
| Area of site to which the application relates in hectares: | C. 8.47 ha |
| Site zoning in current Development Plan or Local Area Plan for the area: | Objective RES-N ' <i>To provide for new residential communities in accordance with approved area plans</i> ' & 'Objective RU' ' <i>To protect and improve rural amenity and to provide for the development of agriculture.</i> ' |
| Existing use(s) of the site and proposed use(s) of the site: | Existing: Greenfield/Compound |

| | |
|--|---|
| | Proposed: Residential (including ancillary areas), Creche and Open Space |
|--|---|

7. Applicant's Interest in the Site:

| | | | |
|--|----------|----------|----------|
| Please tick appropriate box to show the applicant's legal interest in the land or structure: | Owner | Occupier | Other |
| | X | | X |

Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:

Cairn Homes Properties Ltd. are the legal owners of the majority of the site comprising.

South Dublin County Council own the remainder of the application site relating to the works on the Athgoe Road.

State Name and Address of the Site Owner:
If the applicant is not the legal owner, please note that you are required to supply a letter of consent, signed by the site owner.

1. County Hall, Belgard Square North, Tallaght, Co. Dublin (see letter of consent dated 3rd June 2022 included)

Does the applicant own or control adjoining, abutting or adjacent lands?

Yes: No:

If the answer is "Yes" above, identify the lands and state the nature of the control involved:

Lands located to the south and north of site (currently under dispute in relation to ownership).

8. Site History:

| | |
|--|---|
| Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure? | Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> |
|--|---|

Note: If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.

If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):

| Reg. Ref. No. / An Bord Pleanála Ref. No. | Nature of Proposed Development | Final Decision by Planning Authority / An Bord Pleanála |
|---|---|---|
| SD05A0344 (PL06S.217096) | Demolition of 2 no. habitable dwellings, construction of 743 no. dwellings including a neighborhood center of 1,859.2 and a creche of 846sqm. The proposed development also provides for 4.155 ha of public open space including the provision of a landscaped area adjoining the Tower House on the Athgoe Road; roads infrastructure including 3 no. junctions with Newcastle-Lyons Main Street (R120 Rathcoole Road) and 1 no. junction with the Athgoe Road; on and off street car parking; and provision of lands for a traveller accommodation site measuring 0.5 ha; on an overall site of 22.789 hectares. | Grant |
| Is the site of the proposed development subject to a current appeal to An Bord Pleanála? | | Yes: [] No: [X] |
| If the answer is "Yes" above, please specify the An Bord Pleanála reference no.: | | |
| Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites? | | Yes: [X] No: [] |
| If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s): | | |
| Reg. Ref. SD17A/0378 (ABP Ref. PL06S.301421): Permission was sought for development 46 units as follows comprising a mix of terrace housing and apartments on lands immediately west of St. Finian's National School and directly adjoining the subject site. ABP granted permission for 40 no. units subject to Conditions. | | |
| SHD-ABP-305343-19 (Graydon) | | |

Planning permission was granted on the 23rd of December 2019 for the strategic housing development. The development comprised the demolition of five structures on site and construction of 380 residential units; childcare facility; commercial unit; reservation of a school site; new vehicular, cycle and pedestrian access from Main Street; continuation of Newcastle Boulevard forming part of east-west link street; new public park and associated site development works.

Reg. Ref. SD20A/0178

On the 30th of November 2020, South Dublin County Council granted permission for an amendment application comprising the realignment of Graydon Drive, provision of 9 no. 3 bedroom dwellings and minor revisions to layout.

Reg. Ref. SD20A/0186

On the 28th of October 2020, South Dublin County Council granted permission for the following amendment application on the wider site: *“The option of the inclusion of an ancillary single storey garden room structure (c. 12.5sqm) in gardens of permitted dwellings under planning reg. ref. ABP305343-19.”*

Reg. Ref. SD21A/0038

On the 15th of April South Dublin County Council refused permission for development comprising revisions to the permitted 3-4 storey apartment and duplex apartment building (under planning Reg Ref ABP-305343-19) comprising: omission of the permitted commercial unit at upper ground floor level; reconfiguration of the internal floor plans.

SD21A/0247

An application for the demolition of existing derelict dwelling and the construction of a replacement two storey, four bedroom detached dwelling (169.97sq.m) together with all associated landscape, boundary, site and development works was lodged by Cairn Homes Properties Ltd., on the 3rd of September. A decision is due on the 28th of October 2021.

Lands to the North West

SD20A/0312 (An Bord Pleanála Reference 310998-21)

South Dublin County Council granted permission for development comprising 9 no. residential units in 2 no. blocks at Parson’s Court, Ballynakelly, Newcastle, Co. Dublin. The decision was appealed to An Bord Pleanála. A decision is due on the 6th of December 2021.

SD18A/0363 (An Bord Pleanála Reference 304908-19)

On the 9th of January 2020, An Bord Pleanála granted permission for development which was reduced from 22 no. dwellings to 18 no. dwellings at Further Information stage with SDCC.

SD22A/0045

On the 7th of April 2022, South Dublin County Council issued a Further Information Request for development comprising the Construction of 6 three bedroom dwelling houses; construction of proposed access road and footpaths; provision of car parking facilities.

| | |
|---|-------------------|
| Is the applicant aware of the site ever having been flooded? | Yes: [] No: [X] |
| <p>If the answer is “Yes” above, please give details e.g. year, extent: Please see enclosed Flood Risk Assessment prepared by DBFL Consulting Engineers</p> | |
| Is the applicant aware of previous uses of the site e.g. dumping or quarrying? | Yes: [] No:[X] |
| <p>If the answer is “Yes” above, please give details:N/A.</p> | |

9. Description of the Proposed Strategic Housing Development:

Please provide a brief description of the nature and extent of the proposed development, including-

- the proposed types and numbers of houses, student accommodation or both,
- in the case of student accommodation units, the combined number of bedspaces, and any other uses to which those units may be put,
- proposed services ancillary to residential development,
- other proposed uses in the development of the land, the zoning of which facilitates such use, and
- where an Environmental Impact Assessment Report or Natura Impact Statement has been prepared in respect of the application, an indication of that fact.

The development will consist of the construction of 280 no. dwellings, a creche, and open space as follows:

- A) 128 no. 2 storey houses (8 no. 2 bedroom houses, 94 no. 3 bedroom houses, 25 no. 4 bedroom houses and 1 no. 5 bedroom house;
- B) 116 no. apartments in 2 no. 5 storey buildings comprising (54 no. 1 bedroom apartments & 62 no. 2 bedroom apartments, all with terrace or balcony along with solar panels and green roofs at roof level as well as telecommunications infrastructure comprising 9 no. support poles on ballast mounts (to accommodate 1No. 2m 2G/3G/4G antenna & 1No. 5G antenna each) & 3 no. poles on lift overrun (to accommodate 2No. Ø0.3m Microwave links each at roof level of Apartment building B, together with associated equipment and cabinets/shrouds);
- C) 36 no. apartments/duplex apartments in 3 no. 3 storey buildings – (18 no. 2 bedroom apartments and 18 no. 3 bedroom duplex apartments) all with terrace;
- D) Amendment to permitted Creche (c. 518sqm) in 'Graydon' (ABP References: TA06S.305343 & ABP-305343-19) to now provide a Creche of c. 778 sq. m of 2 no. storeys;
- E) Open space, hard and soft landscaping (including public lighting & boundary treatment), communal open space for duplex apartments and apartments; along with single storey bicycle/bin stores and ESB substations;
- F) Vehicular access from the Athgoe Road from a new signalised junction along with upgrades to footpath and pedestrian crossing as well as provision of vehicular/pedestrian/cycle link to permitted 'Graydon' (TA06S.305343) 'Newcastle Boulevard' to the east, as well as 423 no. car parking spaces and 370 no. bicycle spaces and all internal roads, cycleways, green routes and paths;
- G) Provision of Surface water attenuation measures and underground attenuation systems, connection to water supply, and provision of foul drainage infrastructure as well as underground local pumping station to Irish Water specifications and all ancillary site development/construction/landscaping works.

| | |
|--|---|
| An Environmental Impact Assessment Report has been prepared in respect of the proposed development | |
| Please submit a site location map sufficient to identify the land, at appropriate scale. | Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> |
| Please submit a layout plan of the proposed development, at appropriate scale. | Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> |

10. Pre-Application Consultations

| | |
|--|--|
| (A) Consultation with Planning Authority: | |
| State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000: | |
| Planning Authority reference number: | S.247 Meeting held on the 23rd August 2021 (SHD1SPP011/21) |
| Meeting date(s): | <u>SDCC Attendees</u> Tracy McGibbons (Senior Executive Planner), Fionnuala Collins (Landscape Architect), Michael Smith (Traffic and Transportation), Yasir Khan (Executive Engineer). <u>Applicant</u> Christophe Teevan Cairn Homes Properties Ltd., Aidan McLernon Cairn Homes Properties Ltd., Nigel Neely Mola, Jim Bloxam, Murray Associates Noel Gorman, DBFL Rory Kunz JSA |
| (B) Consultation with An Bord Pleanála: | |
| State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála: | |
| An Bord Pleanála reference number: | 311861-21 |
| Meeting date(s): | 11th February 2022 |

(C) Any Consultation with Prescribed Authorities or the Public:

Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:

Irish Water

11. Application Requirements

| | |
|---|---|
| (a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application? | Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |
| If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication: | Irish Star Date of Publication 16th June 2022 |
| (b) Is a copy of the site notice relating to the proposed development enclosed with this application? | Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |
| If the answer to above is "Yes", state date on which the site notice(s) was erected: | 15th June 2022 |
| Note: The location of the site notice(s) should be shown on the site location map enclosed with this application. | |
| (c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development? | Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |
| If the answer to above is "Yes", is an EIAR enclosed with this application? | Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |
| Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application. | Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |
| (d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area? | Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>] |

| | | |
|--|--|---------------------------------|
| (e) Is a Natura Impact Statement (NIS) required for the proposed development? | | Yes: [] No: [X] |
| If the answer to above is "Yes", is an NIS enclosed with this application? | | N/A Yes: [] No: [] |
| (f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form? | | Yes: [X] No: [] |
| (g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format? | | Yes: [X] No: [] N/A: [] |
| If the answer to the above is "Yes", list the prescribed authorities concerned: | 1. The Minister for Housing, Local Government and Heritage. 2. The Heritage Council 3. An Taisce 4. Irish Water 5. National Transport Authority 6. Transport Infrastructure Ireland 7. Inland Fisheries Ireland | |
| If the answer to the above is "Yes", state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities: | | 16-6-2022 |
| (h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention? | | Yes: [] No: [X] |
| If the answer to the above is "Yes", has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format? | | N/A Yes: [] No: [] |

| | |
|---|------------|
| If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned: | N/A |
| If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities: | N/A |

12. Statements Enclosed with the Application Which:

| | |
|---|--|
| (a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan: | Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |
| Note: The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective. | |
| (b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan: | Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |
| Note: The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective. | |
| (c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone: | Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input checked="" type="checkbox"/>] |
| Note: The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement. | |
| (d) Set out how the the proposed strategic housing development is, in the applicant's opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000: | Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>] |
| Note: The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines. | |
| (e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence. | Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>] |

| | |
|--|---|
| <p>(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.</p> | <p>Enclosed: Yes: <input checked="" type="checkbox"/> No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p> |
|--|---|

13. Material Contravention of Development Plan/Local Area Plan:

| | |
|---|--|
| <p>Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?</p> | <p>Enclosed: Yes: <input checked="" type="checkbox"/> No: [<input type="checkbox"/>]</p> |
|---|--|

14. Proposed Residential Development:

- (a) Provide a breakdown of the proposed residential content of the strategic housing development, as follows:

| Houses | | |
|------------------|---------------------|---|
| Unit Type | No. of Units | Gross floor space in m² |
| 1-bed | | |
| 2-bed | 8 | 727.6 |
| 3-bed | 94 | 11,076.6 |
| 4-bed | 25 | 3,286.2 |
| 4+ bed | 1 | 146.7 |
| Total | 128 | 15,237.1 |

| Apartments | | |
|-------------------|---------------------|---|
| Unit Type | No. of Units | Gross floor space in m² |
| Studio | | |
| 1-bed | 54 | 2,737.8 |
| 2-bed | 62 | 4,898 |
| 2 bed duplex | 18 | 1,521.4 |
| 3-bed | | |
| 3 bed duplex | 18 | 2,283.1 |
| 4-bed | | |
| 4+ bed | | |
| Total | 152 | 11,440.3 |

| Student Accommodation (N/A) | | | |
|--|---------------------|-------------------------|---|
| Unit Types | No. of Units | No. of Bedspaces | Gross floor space in m² |
| Studio | | | |
| 1-bed | | | |
| 2-bed | | | |
| 3-bed | | | |
| 4-bed | | | |
| 4+ bed | | | |
| Total | | | |

| | |
|--|---|
| (b) State total number of residential units in proposed development: | 280 |
| (c) State cumulative gross floor space of residential accommodation, in m ² : | 28,473.4 sq. m (including circulation/ancillary areas) |

15. Proposed Ancillary and Other Uses in the Proposed Strategic Housing Development:

| | |
|---|---|
| (a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows: | |
| Class of Development: | Gross Floor Space in m² |
| Class 4 (Creche) | 778 sq. m |
| | |
| | |
| | |
| Note: Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this. | |
| (b) State cumulative gross floor space of non-residential development in m ² : | 778 sq. m |
| (c) State cumulative gross floor space of residential accommodation and other uses in m ² : | 26,677.4 sq. m |
| (d) Express 15(b) as a percentage of 15(c): | 2.9% |

16. Strategic Housing Development Details:

Note: If the answer to any of the below statements is “Yes”, please submit a brief statement in support of your application.

| Please tick appropriate box: | Yes | No |
|--|------------|-----------|
| (a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application? | X | |
| (b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and | X | |

| | | |
|---|----------|----------|
| parking provision, where relevant, enclosed with the application? | | |
| (c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application? | X | |
| (d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application? | X | |
| (e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence? If "Yes", enclose a brief explanation with this application. | | X |
| (f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part? If "Yes", enclose a brief explanation with this application. | | X |
| (g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part? If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application. | | X |
| (h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage? If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure. | | X |

| | | |
|---|--|--|
| <p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p> | | <p>X (south of LAP lands located within ACA, but no structures within application site)</p> |
| <p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p> | <p>X (Tower House located on lands adjacent outside application site)</p> <p>Please refer to Cultural Heritage Chapter EIAR</p> | |
| <p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If “Yes”, enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p> | | <p>X</p> |
| <p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If “Yes”, enclose details with this application.</p> | | <p>X</p> |
| <p>(m) Do the Major Accident Regulations apply to the proposed development?</p> | | <p>X</p> |
| <p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If “Yes”, give details of the specified information accompanying this application.</p> | <p>X</p> <p>Please refer to the accompanying Statement of Response prepared by John Spain Associates, and the other application documents referred to therein.</p> | |

17. Where the Proposed Development Relates to Existing Building(s) / Structure(s):

| | |
|--|-----------------------|
| State gross floor space of any existing building(s) / structure(s) in m ² : | N/A |
| State gross floor space of any proposed demolition, in m ² : | N/A |
| State gross floor space of any building(s) / structure(s) to be retained in m ² : | N/A |
| State total gross floor space of proposed works in m ² : | 29,251.4 sq. m |

18. Where the Application relates to Material Change of Use of Land or Structure:

| | |
|---|--|
| (a) State existing use of land or structure: | Greenfield/Compound |
| (b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure: | N/A Agricultural |
| (c) State proposed use(s): | Proposed: Residential (including ancillary areas), Creche and Open Space. |
| (d) State nature and extent of any such proposed use(s): | Construction of a residential development of 280 no. units (including ancillary areas), Creche and Open Space |
| <p>(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application:</p> <p>Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> N/A: <input type="checkbox"/> See MOLADrawing Pack</p> | |

19. Social Housing (Part V)

| Please tick appropriate box: | Yes | No |
|---|--|----|
| (a) Does Part V of the Planning and Development Act 2000 apply to the proposed development? | X | |
| <p>(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example—</p> <p>(i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and</p> | X (See enclosed Part V material from Applicant) | |
| <p>(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and</p> | X (See enclosed Part V material from Applicant) | |
| <p>(iii) a layout plan showing the location of proposed Part V units in the development?</p> | X | |
| (c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development Act 2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development. | N/A | |

20. Water Services:

(A) Proposed Source of Water Supply: See DBFL Engineering Report

Please indicate as appropriate:

(a) Existing Connection: [] New Connection: [X]

(b) Public Mains: [X]

Group Water Scheme: [] Name of Scheme: _____

Private Well: []

Other (please specify): _____

(B) Proposed Wastewater Management / Treatment: See DBFL Engineering Report

Please indicate as appropriate:

(a) Existing Connection: [] New Connection: [X]

(b) Public Sewer: [X]

Conventional septic tank system: []

Other on-site treatment system (please specify): _____

Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:

(C) Proposed Surface Water Disposal: See DBFL Engineering Report

Please indicate as appropriate:

(a) Public Sewer/Drain: [x]

Soakpit: [....]

Watercourse: []

Other (please specify): **SUDs etc. See DBFL Engineering Report**

(D) Irish Water Requirements:

Please submit the following information:

(a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.

Enclosed:

Yes: No:

Please refer to Irish Water correspondence submitted herewith.

(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.

Enclosed:

Yes: No:

Please refer to accompanying COF correspondence from Irish Water.

(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).

Enclosed:

Yes: No:

Please refer to the enclosed Statement of Design Acceptance letter from Irish Water and the Engineering Report and Drainage Drawings. All water and wastewater infrastructure proposals will comply with Irish Water's Standard Details and Codes of Practice.

(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.

Enclosed:

Yes: No:

Please refer to DBFL Engineering Report

| | |
|--|--|
| <p>(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.</p> | <p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Please refer to DBFL IDR</p> |
|--|--|

21. Traffic and Transportation

| | |
|---|---|
| <p>(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?</p> | <p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> |
| <p>(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p> | <p>Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>]</p> |
| <p>(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p> | <p>Enclosed: RSA undertaken & Included Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> |

22. Taking in Charge

| | |
|--|--|
| <p>Is it intended that any part of the proposed development will be taken in charge by the planning authority?</p> | <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> |
| <p>If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.</p> | |

23. Maps, Plans and Drawings

| |
|--|
| <p>List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.</p> <p>Schedules of Drawings enclosed</p> |
|--|

24. Application Fee:


| | |
|--|---|
| (a) State fee payable for application: | € 52,001.60 |
| (b) Set out basis for calculation of fee: 280 no. units x €130 € 36,400 778 sq. m x €7.20 € 5,601.60 EIAR €10,000 | |
| (c) Is the fee enclosed with the application? | Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> |

25. Universal Design:

| | |
|--|--|
| Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority’s “Building for Everyone: A Universal Design Approach” and “Universal Design Guidelines for Homes in Ireland” at www.universaldesign.ie | Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> The design team had regard to the principles of Universal Design in preparing the proposals for the site. Please refer to the architectural, engineering and landscape drawings, and accompanying reports illustrating the detailed design and access proposals within the scheme. |
|--|--|

Declaration

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the requirements of the Planning and Development Act 2000 and Chapter 1 of Part 2 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and the Regulations made thereunder. In this regard, I also hereby declare that, to the best of my knowledge and belief, the copies of the application documents sent to the planning authority, prescribed bodies, etc., and displayed on any website under the applicant's control are identical to the application documents being deposited with An Bord Pleanála.

| | |
|--|--|
| Signed: (Applicant or Agent as appropriate) |  |
| Date: 16 th June 2022 | (John Spain Associates, Agent for Applicant) |

26. Contact Details- Not to be Published

Applicant(s):

| | |
|--|----------------------------------|
| First Name: | Cairn Homes Properties Ltd. |
| Surname: | |
| Address Line 1: | 7 Grand Canal, |
| Address Line 2: | Grand Canal Street Lower, |
| Address Line 3: | Dublin 2 |
| Town / City: | |
| County: | |
| Country: | |
| Eircode: | |
| E-mail address (if any): | christophe.teevan@cairnhomes.com |
| Primary Telephone Number: | 01-696 4600 |
| Other / Mobile Number (if any): | N/A |

Where the Applicant(s) is a Company:

| | |
|---|--|
| Name(s) of Company Director(s): | Michael Stanley, Sarah Murray, Ian Cahill, Shane Doherty |
| Company Registration Number (CRO): | Registration No: 552325 |
| Contact Name: | Christophe Teevan |
| Primary Telephone Number: | 01-696 4600 |
| Other / Mobile Number (if any): | N/A |
| E-mail address: | christophe.teevan@cairnhomes.com |

Person/Agent (if any) acting on behalf of the Applicant(s):

| | |
|--|--|
| First Name: | Rory |
| Surname: | Kunz |
| Address Line 1: | John Spain Associates |
| Address Line 2: | 39 Fitzwilliam Place |
| Address Line 3: | Dublin 2 |
| Town / City: | Dublin |
| County: | Dublin |
| Country: | Ireland |
| Eircode: | D02 ND61 |
| E-mail address (if any): | rkunz@johnspainassociates.com |
| Primary Telephone Number: | 01-6625803 |
| Other / Mobile Number (if any): | 087-3225858 |

Person responsible for preparation of maps, plans and drawings:

| | |
|--|-------------------|
| First Name: | Nigel |
| Surname: | Neely |
| Address Line 1: | Mola Architecture |
| Address Line 2: | 2 Donnybrook Road |
| Address Line 3: | Donnybrook |
| Town / City: | Dublin 4 |
| County: | Dublin |
| Country: | Ireland |
| Eircode: | D04 NN50 |
| E-mail address (if any): | nigel@mola.ie |
| Primary Telephone Number: | 01 - 2183900 |
| Other / Mobile Number (if any): | |

Contact for arranging entry on site, if required:

| | |
|------------------------|------------------------------------|
| Name: | Christophe Teevan |
| Mobile Number: | +353 86 6032602 |
| E-mail address: | <christophe.teevan@cairnhomes.com> |

General Guidance Note:

1. In this form, “applicant” means the person seeking the planning permission, not an agent acting on his or her behalf. Where there is more than one applicant, the details of all applicants should be inserted, as required, on the form.
2. Where the plans have been drawn up by a firm/company the name of the person primarily responsible for the preparation of the drawings and plans, on behalf of the firm/company, should be stated.
3. In this form, “planning authority” means the planning authority in whose area the proposed strategic housing development would be situated. Where the proposed development would be situated in the area of more than one planning authority, the relevant details should be supplied separately in respect of each such authority.
4. The site location map shall be drawn to a scale (which shall be indicated thereon) of not less than 1:1000 in built up areas and 1:2500 in all other areas. The draft layout plan shall be drawn to a scale (which shall be indicated thereon) of not less than 1:500, shall show buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates.
5. Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building (including internal walls and partitions), i.e. floor areas must be measured from inside the external wall, disregarding any floor space provided for the parking of vehicles by persons occupying or using the building or buildings where such floor space is incidental to the primary purpose of the building.

6. An Environmental Impact Assessment Report (EIAR) is required to accompany an application for permission for strategic housing development of a class set out in Schedule 5 of the Planning and Development Regulations 2001-2018 which equals or exceeds, as the case may be, a limit, quantity or threshold set for that class of development. An EIAR will be required in respect of sub-threshold strategic housing development where An Bord Pleanála considers that the proposed development would be likely to have significant effects on the environment. Under section 7(1)(a)(i)(I) of the Act of 2016, a prospective applicant may request An Bord Pleanála to make an EIA screening determination in respect of a proposed strategic housing development. Where an EIAR is being submitted with an application, it must be accompanied with a copy of the confirmation notice received from the EIA portal in accordance with article 97B(2) of the permission regulations that certain information in respect of the EIAR has been entered onto the portal.
7. An appropriate assessment (AA) is required to accompany an application for permission for strategic housing development in cases where it cannot be excluded that the proposed development would have a significant effect on a European site. Under section 7(1)(a)(i)(II) of the Act of 2016, a prospective applicant may request An Bord Pleanála to carry out an AA screening in respect of a proposed strategic housing development.
8. A list of national monuments in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht is available for download from the National Monuments Service website (www.archaeology.ie) under “National Monuments in State Care”. A list of preservation orders is similarly available from this website (under “Monument Protection”). The relevant local authority should be contacted in relation to national monuments in its ownership or guardianship. If a proposed development affects or is close to a national monument that is in the ownership or guardianship of the Minister for Culture, Heritage and the

Gaeltacht or a local authority, or is the subject of a preservation order or a temporary preservation order, a separate statutory consent for the development is required from that Minister under the National Monuments Acts.

9. The Record of Monuments and Places (RMP), established under section 12 of the National Monuments (Amendment) Act 1994, is available for each county in the public libraries and principal local authority offices in that county. It is also available for download from the National Monuments Service website (www.archaeology.ie) under “Publications, Forms & Legislation”. If a proposed development affects or is close to a monument listed in the RMP, there is a separate requirement to give two months advance notice of any proposed work to the Minister for Culture, Heritage and the Gaeltacht. No work may commence within the two month period except in the case of urgent necessity and with the consent of that Minister.
10. Part V of the Planning and Development Act 2000 applies where—
 - the land is zoned for residential use or for a mixture of residential and other uses,
 - there is an objective in the Development Plan for the area for a percentage of the land to be made available for social and/or affordable housing, and
 - the proposed development is not exempt from Part V.
11. Under section 96(13) of the Planning and Development Act 2000, Part V does not apply to certain housing developments by approved voluntary housing bodies, certain conversions, the carrying out of works to an existing house or the development of houses under an agreement made under section 96 of the Act.

12. All maps, plans and drawings, should, insofar as possible, comply with articles 297 and 298 of the Planning and Development Regulations 2001 to 2017.

Appendix 1 Part V Costings and Letter from SDCC



Newcastle Phase 2
280 Units
03.06.2022



Part V

| Description | Beds | No. | Area/Unit | | Total Area | Build Cost | Per Unit Cost Alloc | | | | | Margin | EUV | Vat | Total/Unit | |
|--------------------------|-------|-----------|-----------|------------|---------------|------------|---------------------|-----------|----------------|-------------------|-----------------|--------|--------|-------|------------|-------------------|
| | | | m2 | ft2 | | | Site Works | Abnormals | Indirect Costs | Professional Fees | Development Con | | | | | Finance Costs |
| | | | | | | | 37,347 | 4,821 | 67,534 | 27,514 | 16,791 | 43,436 | 31,766 | 1,500 | 61,834 | |
| House Types | | | m2 | ft2 | | | | | | | | | | | | |
| 3 Bed - Mid Terrace | 3 Bed | 1 | 118.0 | 1,270 | 1,270 | 215,586 | 37,347 | 4,821 | 67,534 | 27,514 | 16,791 | 43,436 | 31,766 | 1,500 | 61,834 | 508,131 |
| 3 Bed - Mid Terrace | 3 Bed | 1 | 118.0 | 1,270 | 1,270 | 215,586 | 37,347 | 4,821 | 67,534 | 27,514 | 16,791 | 43,436 | 31,766 | 1,500 | 61,834 | 508,131 |
| 3 Bed - Mid Terrace | 3 Bed | 1 | 116.4 | 1,253 | 1,253 | 212,627 | 37,347 | 4,821 | 67,534 | 27,514 | 16,791 | 43,436 | 31,766 | 1,500 | 61,834 | 505,171 |
| 3 Bed - Mid Terrace | 3 Bed | 1 | 118.0 | 1,270 | 1,270 | 215,586 | 37,347 | 4,821 | 67,534 | 27,514 | 16,791 | 43,436 | 31,766 | 1,500 | 61,834 | 508,131 |
| 3 Bed - Mid Terrace | 3 Bed | 1 | 116.4 | 1,253 | 1,253 | 212,627 | 37,347 | 4,821 | 67,534 | 27,514 | 16,791 | 43,436 | 31,766 | 1,500 | 61,834 | 505,171 |
| 3 Bed - Mid Terrace | 3 Bed | 1 | 118.0 | 1,270 | 1,270 | 215,586 | 37,347 | 4,821 | 67,534 | 27,514 | 16,791 | 43,436 | 31,766 | 1,500 | 61,834 | 508,131 |
| 3 Bed - Mid Terrace | 3 Bed | 1 | 114.3 | 1,231 | 1,231 | 208,846 | 37,347 | 4,821 | 67,534 | 27,514 | 16,791 | 43,436 | 31,766 | 1,500 | 61,834 | 501,390 |
| 3 Bed - Mid Terrace | 3 Bed | 1 | 114.3 | 1,231 | 1,231 | 208,846 | 37,347 | 4,821 | 67,534 | 27,514 | 16,791 | 43,436 | 31,766 | 1,500 | 61,834 | 501,390 |
| 3 Bed - Mid Terrace | 3 Bed | 1 | 114.3 | 1,231 | 1,231 | 208,846 | 37,347 | 4,821 | 67,534 | 27,514 | 16,791 | 43,436 | 31,766 | 1,500 | 61,834 | 501,390 |
| 3 Bed - Mid Terrace | 4 Bed | 1 | 140.0 | 1,507 | 1,507 | 255,773 | 37,347 | 4,821 | 67,534 | 27,514 | 16,791 | 43,436 | 31,766 | 1,500 | 61,834 | 548,318 |
| 3 Bed - Mid Terrace | 4 Bed | 1 | 128.2 | 1,380 | 1,380 | 234,255 | 37,347 | 4,821 | 67,534 | 27,514 | 16,791 | 43,436 | 31,766 | 1,500 | 61,834 | 526,799 |
| 3 Bed - Mid Terrace | 4 Bed | 1 | 128.2 | 1,380 | 1,380 | 234,255 | 37,347 | 4,821 | 67,534 | 27,514 | 16,791 | 43,436 | 31,766 | 1,500 | 61,834 | 526,799 |
| 3 Bed - Mid Terrace | 4 Bed | 1 | 128.2 | 1,380 | 1,380 | 234,255 | 37,347 | 4,821 | 67,534 | 27,514 | 16,791 | 43,436 | 31,766 | 1,500 | 61,834 | 526,799 |
| 3 Bed - Mid Terrace | 4 Bed | 1 | 128.2 | 1,380 | 1,380 | 234,255 | 37,347 | 4,821 | 67,534 | 27,514 | 16,791 | 43,436 | 31,766 | 1,500 | 61,834 | 526,799 |
| 3 Bed - Mid Terrace | 4 Bed | 1 | 128.2 | 1,380 | 1,380 | 234,255 | 37,347 | 4,821 | 67,534 | 27,514 | 16,791 | 43,436 | 31,766 | 1,500 | 61,834 | 526,799 |
| 3 Bed - Mid Terrace | 5 Bed | 1 | 146.7 | 1,579 | 1,579 | 267,884 | 37,347 | 4,821 | 67,534 | 27,514 | 16,791 | 43,436 | 31,766 | 1,500 | 61,834 | 560,429 |
| Duplex/Apartments | | | | | | | | | | | | | | | | |
| Ground Floor - 2 Bed | 2 Bed | 1 | 85.0 | 915 | 915 | 155,269 | 37,347 | 4,821 | 67,534 | 27,514 | 16,791 | 43,436 | 31,766 | 1,500 | 61,834 | 447,813 |
| Ground Floor - 2 Bed | 2 Bed | 1 | 85.0 | 915 | 915 | 155,269 | 37,347 | 4,821 | 67,534 | 27,514 | 16,791 | 43,436 | 31,766 | 1,500 | 61,834 | 447,813 |
| Ground Floor - 2 Bed | 2 Bed | 1 | 85.0 | 915 | 915 | 155,269 | 37,347 | 4,821 | 67,534 | 27,514 | 16,791 | 43,436 | 31,766 | 1,500 | 61,834 | 447,813 |
| Ground Floor - 2 Bed | 2 Bed | 1 | 85.0 | 915 | 915 | 155,269 | 37,347 | 4,821 | 67,534 | 27,514 | 16,791 | 43,436 | 31,766 | 1,500 | 61,834 | 447,813 |
| Ground Floor - 2 Bed | 2 Bed | 1 | 85.0 | 915 | 915 | 155,269 | 37,347 | 4,821 | 67,534 | 27,514 | 16,791 | 43,436 | 31,766 | 1,500 | 61,834 | 447,813 |
| Ground Floor - 2 Bed | 2 Bed | 1 | 85.0 | 915 | 915 | 155,269 | 37,347 | 4,821 | 67,534 | 27,514 | 16,791 | 43,436 | 31,766 | 1,500 | 61,834 | 447,813 |
| Upper Floor - 3 Bed | 3 Bed | 1 | 110.0 | 1,184 | 1,184 | 200,936 | 37,347 | 4,821 | 67,534 | 27,514 | 16,791 | 43,436 | 31,766 | 1,500 | 61,834 | 493,480 |
| Upper Floor - 3 Bed | 3 Bed | 1 | 110.0 | 1,184 | 1,184 | 200,936 | 37,347 | 4,821 | 67,534 | 27,514 | 16,791 | 43,436 | 31,766 | 1,500 | 61,834 | 493,480 |
| Upper Floor - 3 Bed | 3 Bed | 1 | 110.0 | 1,184 | 1,184 | 200,936 | 37,347 | 4,821 | 67,534 | 27,514 | 16,791 | 43,436 | 31,766 | 1,500 | 61,834 | 493,480 |
| Upper Floor - 3 Bed | 3 Bed | 1 | 110.0 | 1,184 | 1,184 | 200,936 | 37,347 | 4,821 | 67,534 | 27,514 | 16,791 | 43,436 | 31,766 | 1,500 | 61,834 | 493,480 |
| Upper Floor - 3 Bed | 3 Bed | 1 | 110.0 | 1,184 | 1,184 | 200,936 | 37,347 | 4,821 | 67,534 | 27,514 | 16,791 | 43,436 | 31,766 | 1,500 | 61,834 | 493,480 |
| Upper Floor - 3 Bed | 3 Bed | 1 | 110.0 | 1,184 | 1,184 | 200,936 | 37,347 | 4,821 | 67,534 | 27,514 | 16,791 | 43,436 | 31,766 | 1,500 | 61,834 | 493,480 |
| Upper Floor - 3 Bed | 3 Bed | 1 | 110.0 | 1,184 | 1,184 | 200,936 | 37,347 | 4,821 | 67,534 | 27,514 | 16,791 | 43,436 | 31,766 | 1,500 | 61,834 | 493,480 |
| | | 28 | | | 33,860 | | | | | | | | | | | 22,227,319 |

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR CAIRN HOMES CONSTRUCTION LTD

SCHEME Newcastle Phase 2
280 Units

MAIN COST SUMMARY

Total Cost €

BUILDING COSTS

Page

| | | |
|--------------------------------------|----------|--------------------|
| Substructures - Basement Car-Parking | 2 | €0 |
| Substructures Generally | 3 | €4,423,584 |
| Superstructures | 4 & 5 | €53,411,749 |
| External Works | 6 | €393,085 |
| Site Development Works | 7 | €10,457,297 |
| Abnormal Works | 8 | €1,350,000 |
| Indirect Project Costs | 9 | €18,909,643 |
| Total: | 1 | €88,945,357 |

DEVELOPMENT ON COSTS

| | | |
|---------------------------|----------|--------------------|
| Professional Fees | | €7,703,929 |
| Development Contributions | | €4,701,381 |
| Finance Costs | | €12,162,080 |
| Total: | 2 | €24,567,390 |

DEVELOPERS' PROFIT

| | | | | |
|-------------------|-----|------------|----------|------------|
| On Building Costs | 10% | 88,945,357 | 3 | €8,894,536 |
|-------------------|-----|------------|----------|------------|

LAND COSTS

| | | |
|-------------------------|----------|----------|
| Existing Land Use Value | 4 | €420,000 |
|-------------------------|----------|----------|

SUB-TOTAL:

1 - 4 above

€122,827,283

add:

Value Added Tax

€17,313,556

TOTAL COSTS:

€140,140,839

| | | |
|-------------|-----|----------|
| No Of Units | 280 | €500,503 |
|-------------|-----|----------|

| | | |
|---|---------|---------|
| Net internal floor area (Sales Area) | 288,623 | €485.55 |
| SqM and SqFt | | |

Cairn Homes
7 Grand Canal
Grand Canal Street Lower
Dublin D02 KW81

31st May 2022

Re: Proposed development of 280 Units at Newcastle South

To whom it may concern,

I wish to confirm that representatives from the Housing, Social and Community Development Directorate have held discussions with Cairn Homes regarding compliance with the objective of providing a Traveller Group Housing Scheme under a Part V agreement in the Newcastle area in accordance with South County Council's Development Plan 2016-2022. The Council confirm that Cairn Homes proposals to fulfil the Traveller Accommodation objective are satisfactory.

Yours sincerely,



Elaine Leech
Senior Executive Officer
Housing, Social and Community Development