

**Henry J Lyons**

Former Bailey Gibson Site, 326-328 South Circular Road, Dublin  
City Council land (formerly Boys Brigade site and part of St. Teresa's  
Gardens (all within Strategic Development Regeneration Area 12),  
South Circular Road and Donore Avenue, Dublin 8.

June 2022

**CWTC Multi Family ICAV  
acting solely in respect of its  
sub fund DBTR SCR1 Fund**

**Part V Proposal**

# BAILEY GIBSON SHD 2





Client



Architecture

Project Management

Planning Consultants

Henry J Lyons



Construction Consultants



## Report Issue Tracker

Rev\_P01

03.06.2022

HENRY J LYONS ARCHITECTS				51-54 Pearse Street Dublin 2, Ireland T +353 (0)1 888 3333 F +353 (0)1 888 3322 hjl@hjl.com www.hjl.com			
CLIENT: CWTC Multi Family ICAV acting solely in respect of its sub fun DTBR SCR1 Fund.			JOB NO	950765			
JOB: Former Bailey Gibson Site, 326-328 South Circular Road, Dublin City Council land (formerly Boys Brigade site and part of St. Teresa's Gardens (all within Strategic Development Regeneration Area 12), South Circular Road and Donore Avenue, Dublin 8.			DAY	03			
			MONTH	06			
			YEAR	22			
DRG. NO.	DRAWING TITLE	SCALE	SIZE	CAD REF			
<b>REPORTS</b>							
	URBAN & ARCHITECTURAL DESIGN STATEMENT		A3		P01		
	HOUSING QUALITY ASSESSMENT		A3		P01		
	DUAL ASPECT ANALYSIS REPORT		A3		P01		
	PART V PROPOSAL		A3		P01		
	MATERIALS REPORT		A3		P01		



# Contents

1. Part V Allocation
2. Floor Plans and Elevations
3. Unit Types
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# 1. PART V ALLOCATION





## 2.1 Part V Allocation

Part V of the Planning and Development Acts 2000 to 2020 was amended by the Affordable Housing Act 2021.

Any new planning permissions for land purchased on or after 1 August 2021 have a 20% Part V requirement.

A 10% Part V requirement applies where land already has planning permission or was purchased between 1 September 2015 and 31 July 2021.

The transaction for the Bailey Gibson site was December 2018 and the evidence for this is appended to this report, see Appendix 2. Revenue Stamp Certificate.

This submission is accompanied by a letter of validation from Dublin City Council Housing Department, see Appendix 3. Letter of Validation.

It is proposed to develop 345 units across 5 no. blocks at the former Bailey Gibson site and this proposal includes an allocation of 34 units, i.e. 10% of the total.

The units proposed are located within Block BG3 and the proposed mix is as follows;

- 4 no. studio units (12%)
- 21 no. 1 bedroom units (62%)
- 9 no. 2 bedroom units (26%)

The following sections present the locations and type of units proposed together with floor plans and elevations.

The costings are included at the end of this document, see Appendix 1. Costing Report.



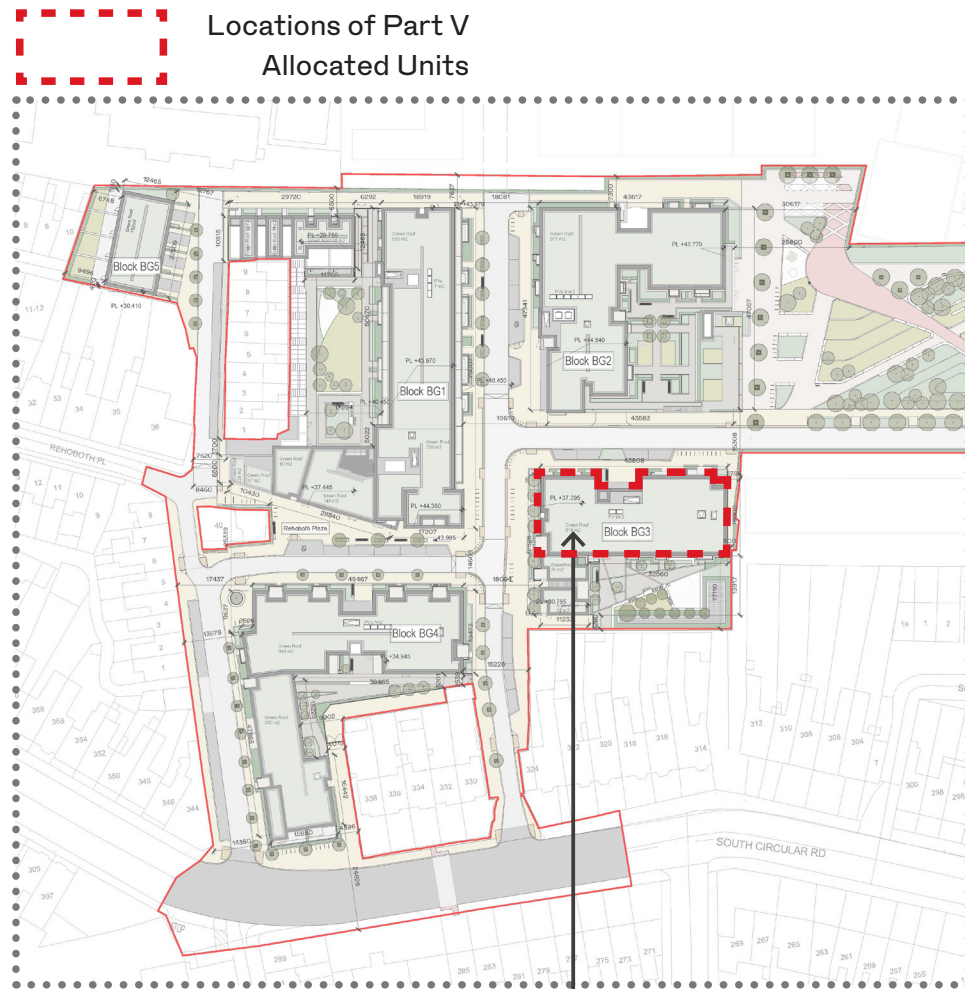


## 2. FLOOR PLANS & ELEVATIONS





# Site Layout Plan



## PART V ALLOCATION

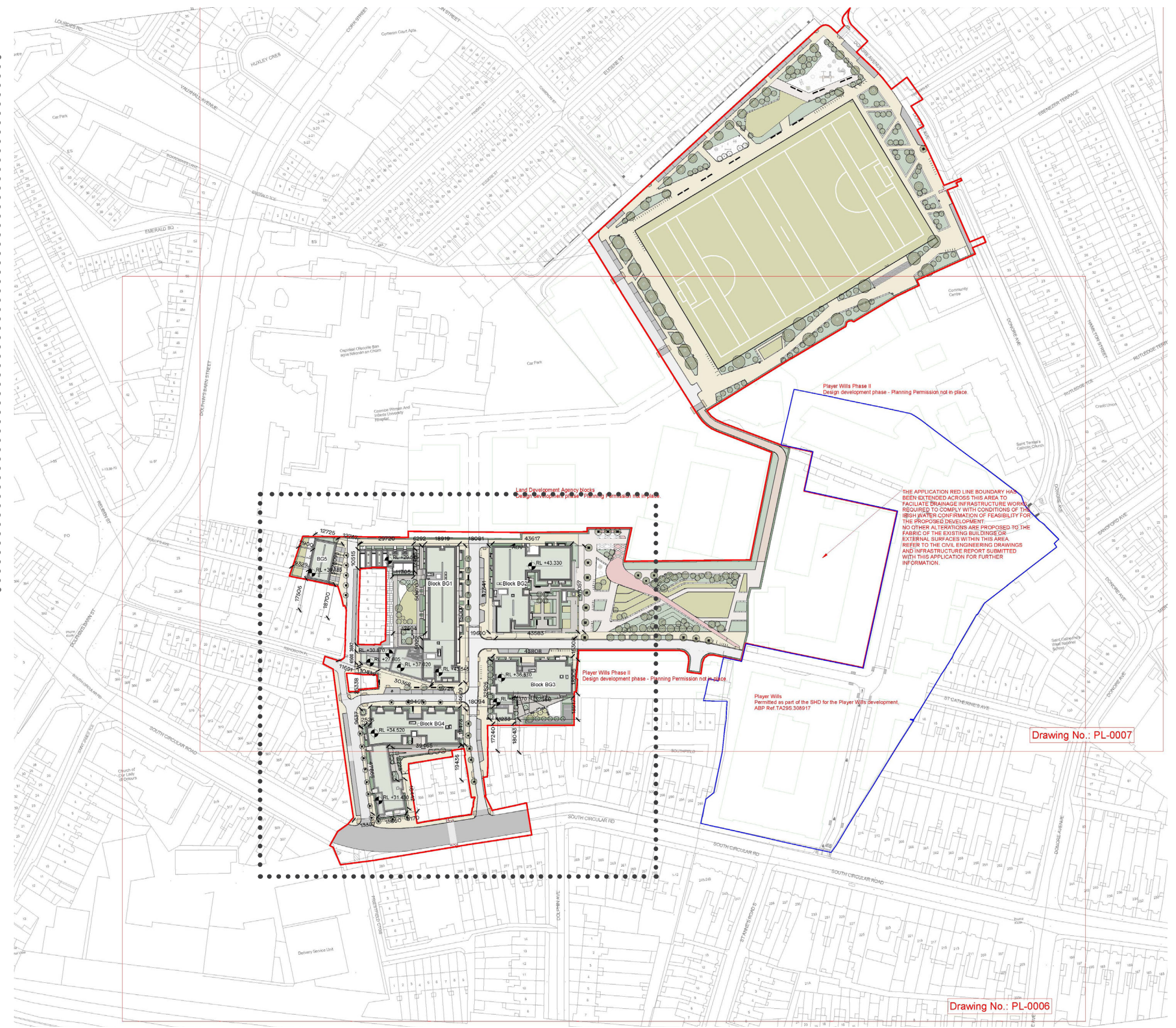
The scheme includes for the provision of 34 No. units located in block BG3.

These comprise of 4 No. Studios, 21 No. 1 Beds, 9 No. 2 Beds as per the layouts below included in this booklet.

### Part V Units:

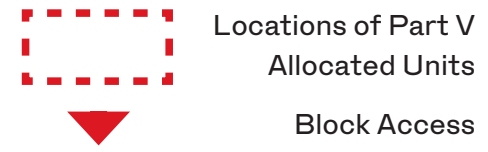
- Studio 4
- 1bed 21
- 2bed 9

**Total Units = 34**





# Ground Floor Plan




**Part V Units:**

Studio	1
1bed	6
2bed	3
<b>Total Units =</b>	<b>10</b>





# First Floor Plan

 Locations of Part V Allocated Units



**Part V Units:**

Studio 1


1bed 6

2bed 3

**Total Units = 10**



# Second Floor Plan


 Locations of Part V Allocated Units

**Part V Units:**  
 Studio 1  
 1bed 6  
 2bed 3  
**Total Units = 10**





# Third Floor Plan

 Locations of Part V Allocated Units



**Part V Units:**

Studio 1

1bed 3

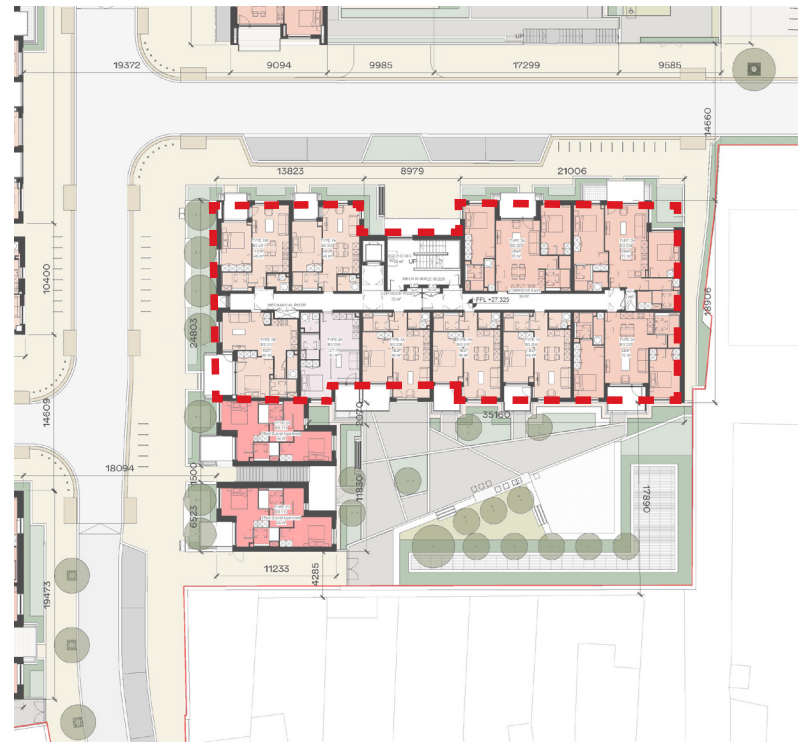
**Total Units = 4**



# Summary - Block BC3

**Part V Units:**

Studio	4
1bed	21
2bed	9
<b>Total Units</b>	<b>= 34</b>



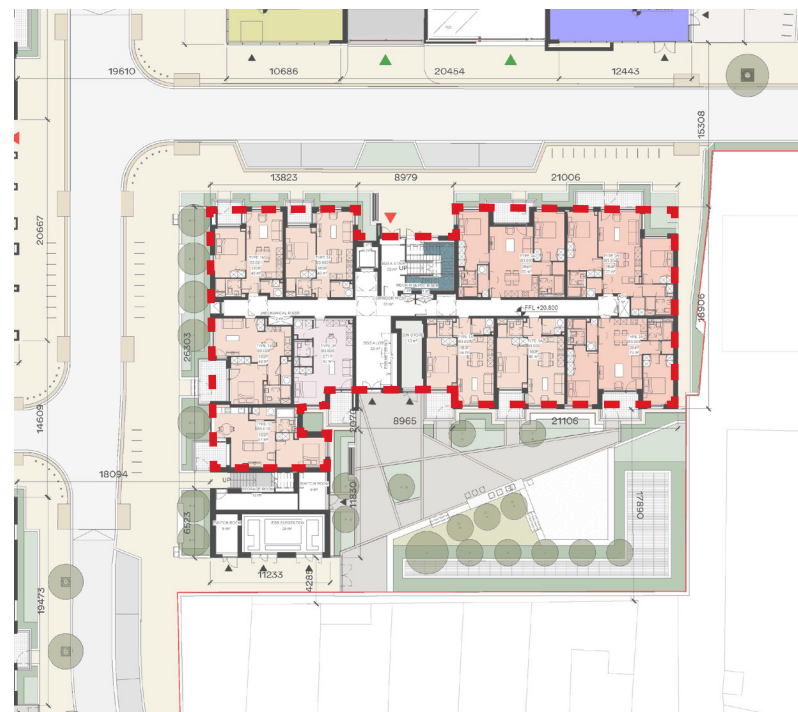
**Second Floor Plan**

**Part V Units Level O2:**  
 Studio 1  
 1bed 6  
 2bed 3  
 Total Units = 10



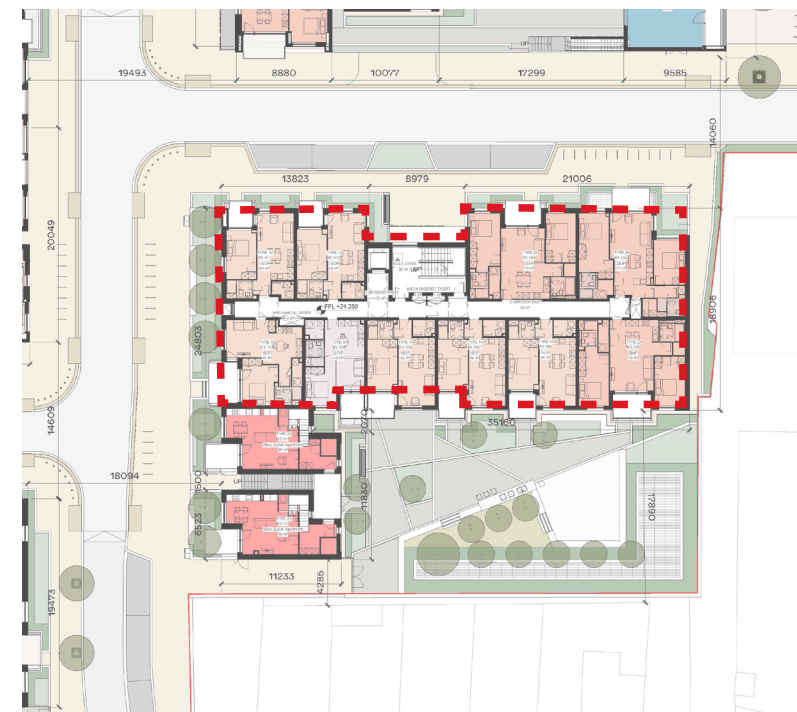
**Third Floor Plan**

**Part V Units Level O3:**  
 Studio 1  
 1bed 3  
 Total Units = 4



**Ground Floor Plan**

**Part V Units Level O0:**  
 Studio 1  
 1bed 6  
 2bed 3  
 Total Units = 10




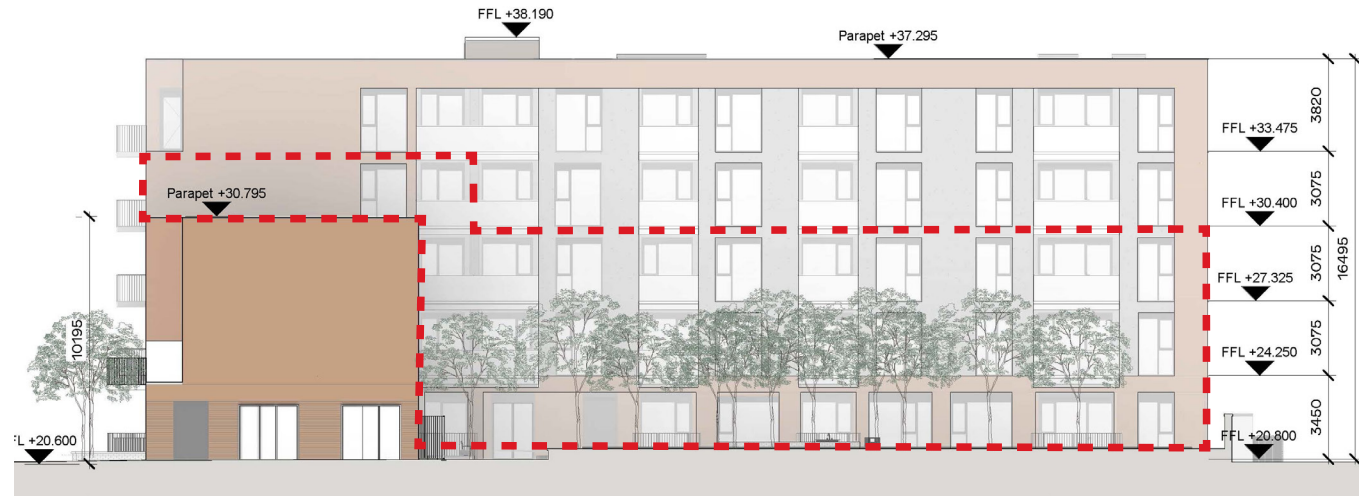
**First Floor Plan**

**Part V Units Level O1:**  
 Studio 1  
 1bed 6  
 2bed 3  
 Total Units = 10

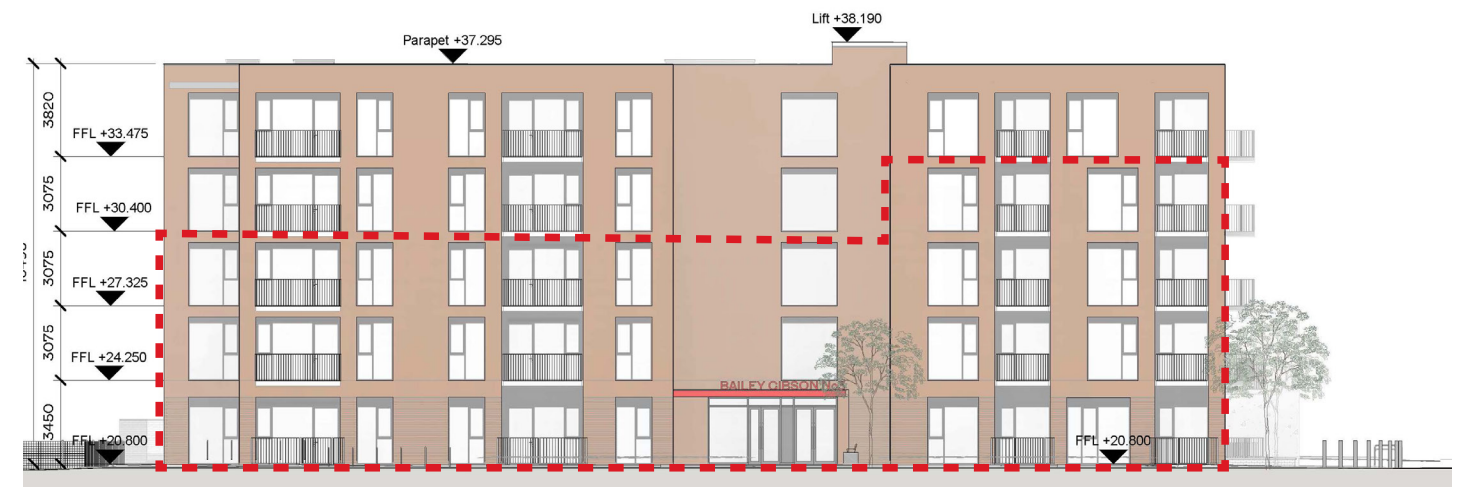


# Elevations

 Area of Part V  
Allocated Units



## Block BG3 - South Elevation



## Block BG3 - West Elevation

## Block BG3 - North Elevation

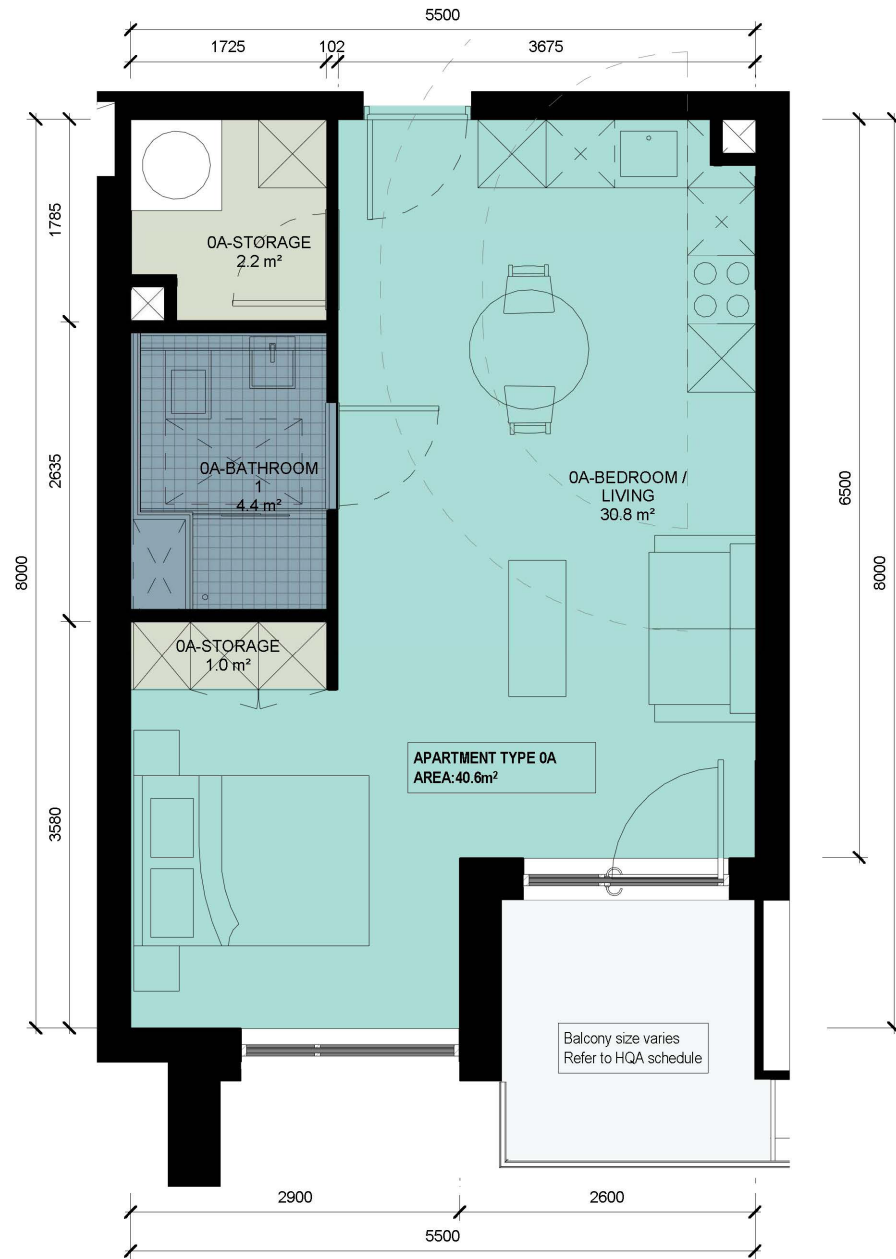


### 3. UNIT TYPES





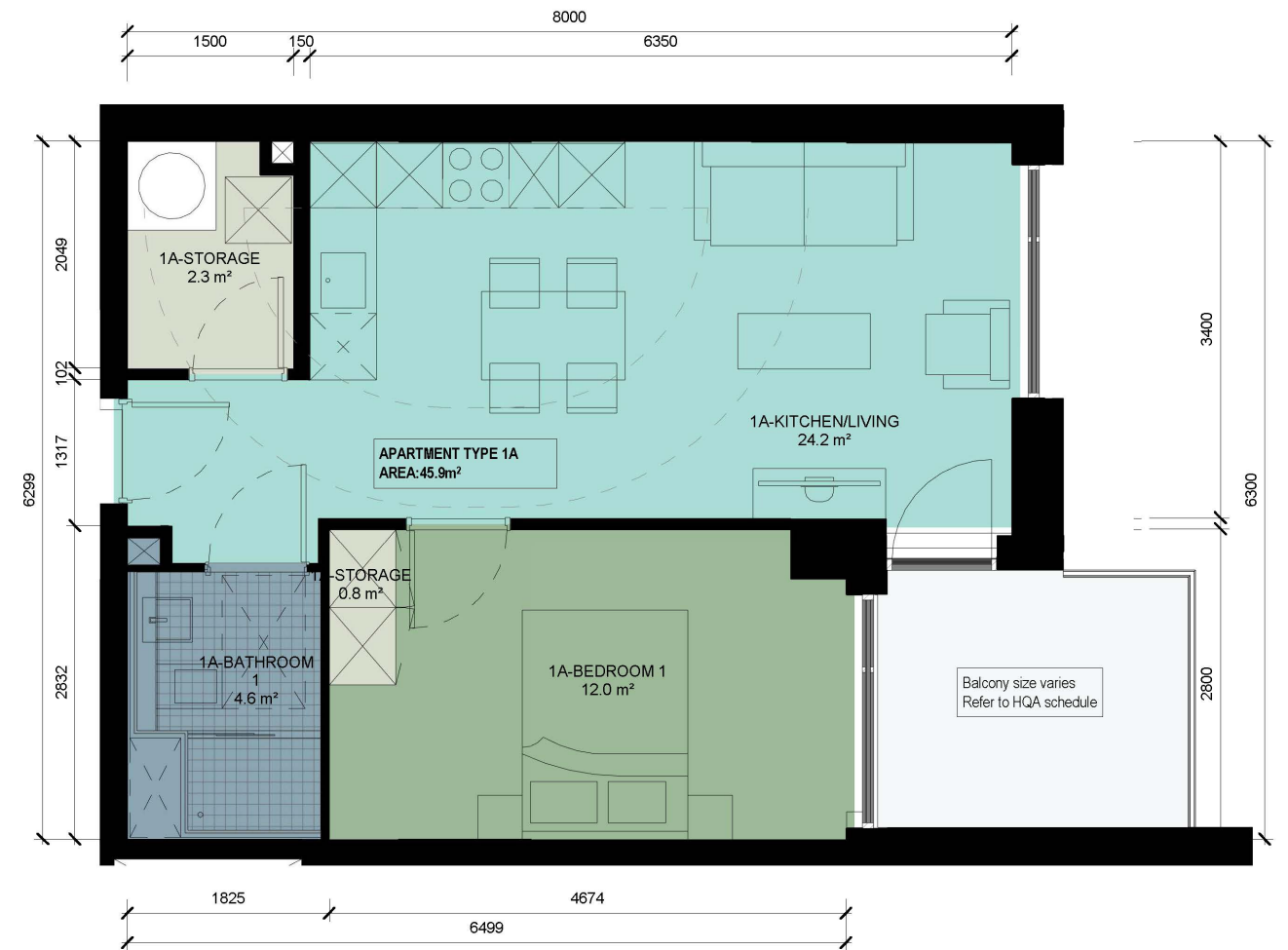
# Allocated Apartments



HQA Type 0A		
Name	Area	Area Required
0A-BEDROOM / LIVING	30.8 m <sup>2</sup>	30.0 m <sup>2</sup>
0A-STORAGE	3.3 m <sup>2</sup>	3.0 m <sup>2</sup>

Studio - Type 0A

(4 no. Part V Allocated)



HQA Type 1A		
Name	Area	Area Required
1A BALCONY	6.2 m <sup>2</sup>	5.0 m <sup>2</sup>
1A-BEDROOM 1	12.0 m <sup>2</sup>	11.4 m <sup>2</sup>
1A-KITCHEN/LIVING	24.2 m <sup>2</sup>	24.0 m <sup>2</sup>
1A-STORAGE	3.2 m <sup>2</sup>	3.0 m <sup>2</sup>

1 Bed Apartment - Type 1A

(12 no. Part V Allocated)



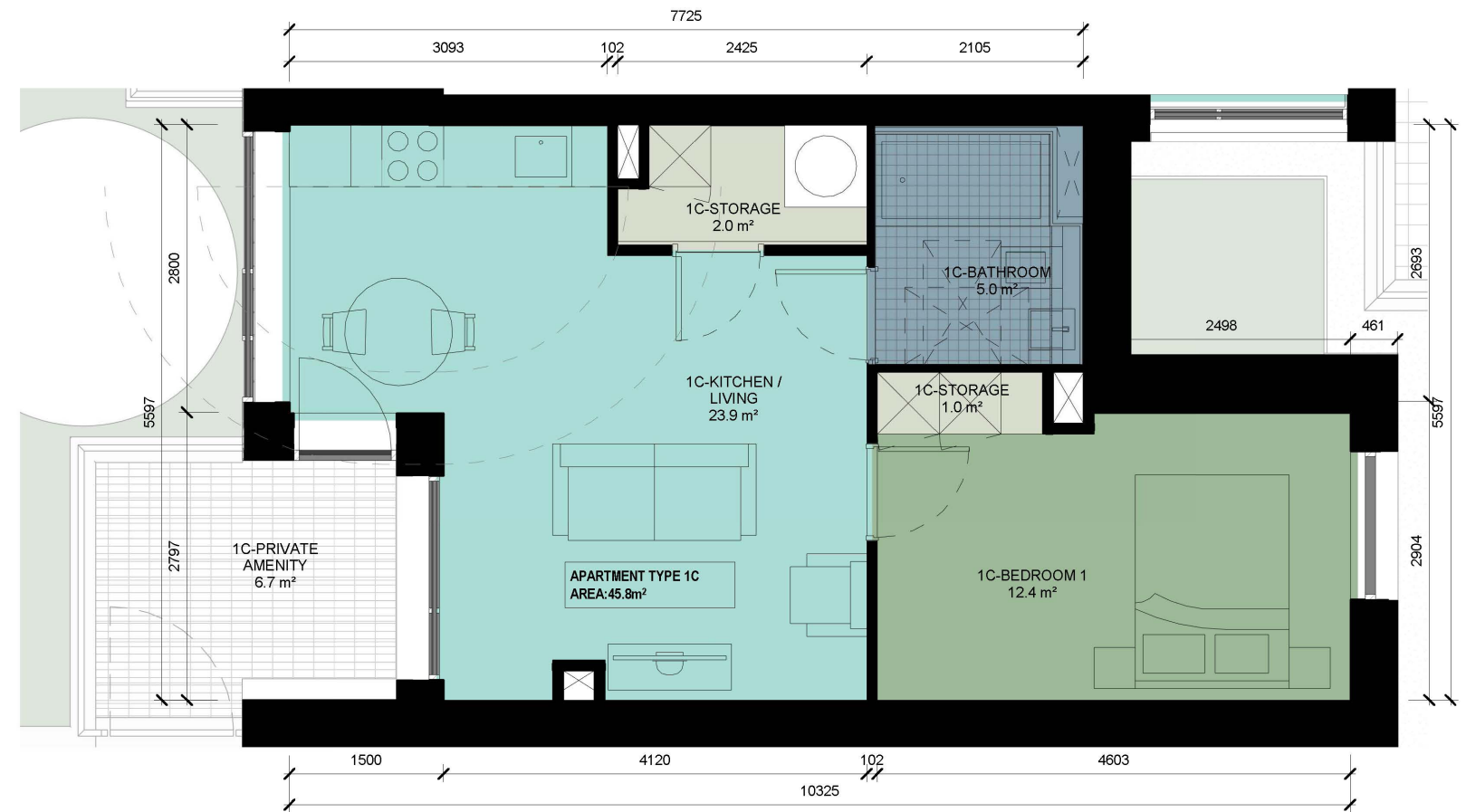
# Allocated Apartments



HQA Type 1B		
Name	Area	Area Required
1B-BEDROOM 1	11.8 m <sup>2</sup>	11.4 m <sup>2</sup>
1B-KITCHEN / LIVING	24.0 m <sup>2</sup>	23.0 m <sup>2</sup>
1B-STORAGE	3.3 m <sup>2</sup>	3.0 m <sup>2</sup>
1B_BALCONY	10.0 m <sup>2</sup>	5.0 m <sup>2</sup>

1 Bed Apartment - Type 1B

(4 no. Part V Allocated)



HQA Type 1C		
Name	Area	Area Required
1C-BEDROOM 1	12.4 m <sup>2</sup>	11.4 m <sup>2</sup>
1C-KITCHEN / LIVING	23.9 m <sup>2</sup>	23.0 m <sup>2</sup>
1C-PRIVATE AMENITY	6.7 m <sup>2</sup>	5.0 m <sup>2</sup>
1C-STORAGE	3.0 m <sup>2</sup>	3.0 m <sup>2</sup>

1 Bed Apartment - Type 1C

(1 no. Part V Allocated)



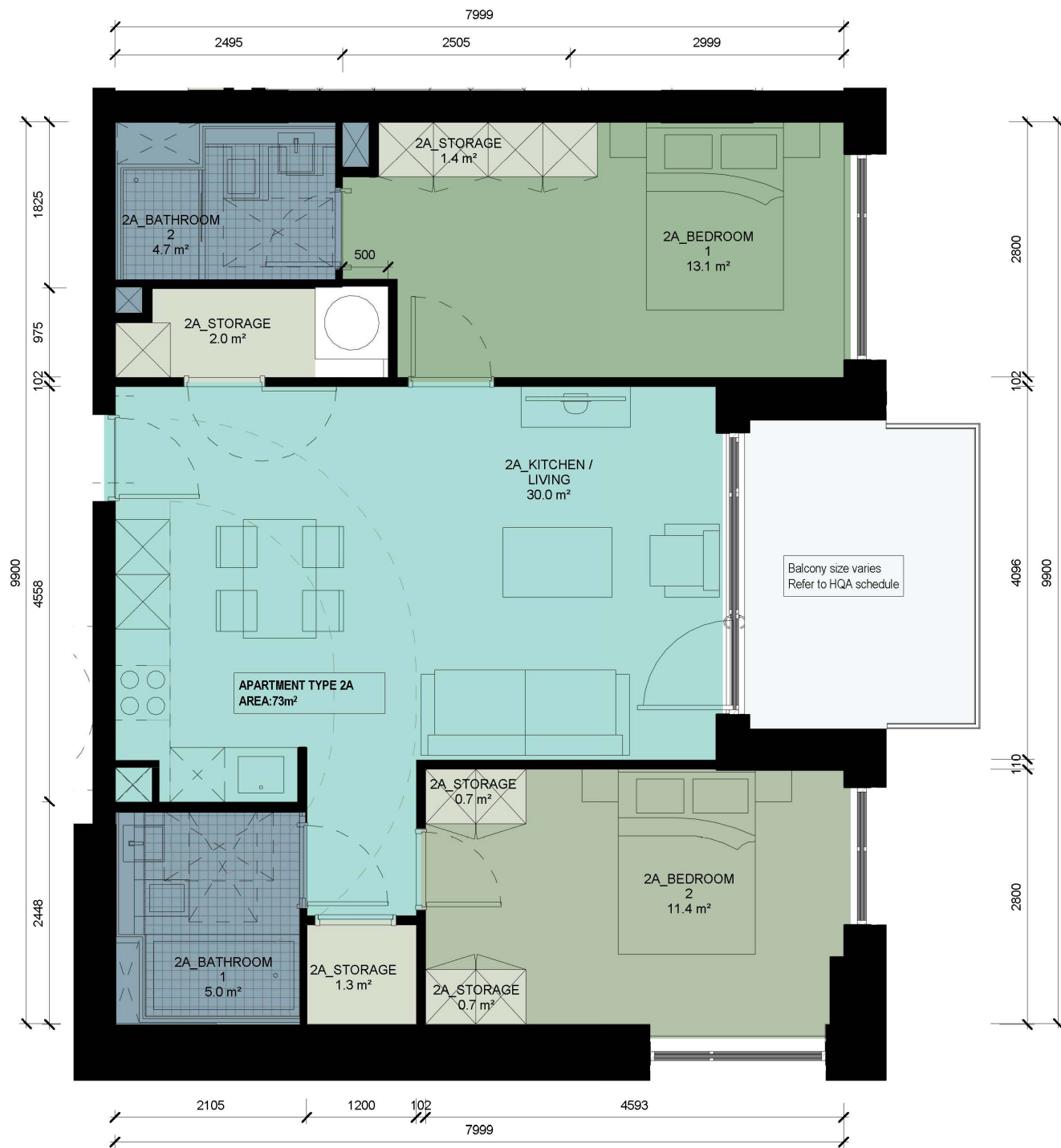


HQA Type 1M		
Name	Area	Area Required
1M-BEDROOM 1	11.9 m <sup>2</sup>	11.4 m <sup>2</sup>
1M-KITCHEN/LIVING	23.4 m <sup>2</sup>	23.0 m <sup>2</sup>
1M-STORAGE	3.7 m <sup>2</sup>	3.0 m <sup>2</sup>

## 1 Bed Apartment - Type 1M

(4 no. Part V Allocated)





HQA Type 2A		
Name	Area	Area Required
2A_BALCONY	7.4 m <sup>2</sup>	7.0 m <sup>2</sup>
2A_BEDROOM 1	13.1 m <sup>2</sup>	13.0 m <sup>2</sup>
2A_BEDROOM 2	11.4 m <sup>2</sup>	11.4 m <sup>2</sup>
2A_KITCHEN / LIVING	30.0 m <sup>2</sup>	30.0 m <sup>2</sup>
2A_STORAGE	6.1 m <sup>2</sup>	6.0 m <sup>2</sup>

2 Bed Apartment - Type 2A

(6 no. Part V Allocated)



HQA Type 2H		
Name	Area	Area Required
2H - STORAGE	6.7 m <sup>2</sup>	6.0 m <sup>2</sup>
2H-BEDROOM 1	15.0 m <sup>2</sup>	13.0 m <sup>2</sup>
2H-BEDROOM 2	11.5 m <sup>2</sup>	11.4 m <sup>2</sup>
2H-KITCHEN / LIVING	31.8 m <sup>2</sup>	30.0 m <sup>2</sup>

2 Bed Apartment - Type 2H

(3 no. Part V Allocated)



## 4. SCHEDULES





# 5.1 Schedule of Accommodation

Henry J Lyons



Area of Part V  
Allocated Units

Job No. 950765  
 Job Name: BAILEY GIBSON SHD 2  
 Schedule: RESIDENTIAL MIX, DENSITIES and METRICS  
 Revision: P01  
 Date: 2022.06.03  
 Issue: FOR PLANNING

	LVL.	Ancillary(SQM)	Creche (SQM)	BTL Amenity (SQM)	Commercial (SQM)	Residential GFA (SQM)	Total GFA (SQM)	Per Level	Studio	1 Bed	2 Bed	3 Bed	2 Level (2 Bed)	3 Level (3 Bed)	TownHouse (4 Bed)	Dual Aspect
BLOCK BG 1 (BTR)	0	72	141	151	322	1,143	1,757	19	1	13	0				5	6
	1	40					1,724	1,847	23	3	18	2				5
	2			83			1,590	1,673	23	3	18	2				5
	3						1,449	1,449	23	3	18	2				5
	4						1,449	1,449	23	3	18	2				5
	5						1,258	1,258	20	1	18	1				4
	6						1,159	1,159	20	14	5	1				4
Subtotal		112	347	151	322	9,772	10,592	151	28	108	10	0	0	5	0	34
<b>BG1</b>	<b>TOTAL</b>	<b>Inc. Ancillary</b>					<b>10,704</b>									
BLOCK BG 2 (BTR)	B1	3897		175	288			6	0	3	3					4
	0	414				564	1,314	13	0	6	7					8
	1			226			1,049	1,275	14	0	7	7				8
	2			12			1,106	1,118	14	0	7	7				8
	3						1,106	1,106	14	0	7	7				8
	4						1,106	1,106	14	0	7	7				8
	5						1,106	1,106	14	0	7	7				8
6						1,106	1,106	14	0	7	7				8	
Subtotal		4311		1000	451	7143	8131	89	0	44	45	0	0	0	0	52
<b>BG2</b>	<b>TOTAL</b>	<b>Inc. Ancillary</b>					<b>12,442</b>									
BLOCK BG 3 (BTR)	0	62		38		693	731	10	1	6	3	0	0	0	0	5
	1					778	778	12	1	6	3	0	2	0	0	6
	2					778	778	10	1	6	3	0	0	0	0	4
	3					685	685	10	1	(3,6)	3	0	0	0	0	4
	4					685	685	10	1	6	3	0	0	0	0	4
Subtotal		62		38	0	3619	3657	52	5	30	15	0	2	0	0	23
<b>BG3</b>	<b>TOTAL</b>	<b>Inc. Ancillary</b>					<b>3,719</b>									
BLOCK BG 4 (BTS)	0	84				1,107	1,107	13	0	5	8	0	0	0	0	11
	1					1,196	1,196	14	0	5	9	0	0	0	0	8
	2					1,196	1,196	14	0	5	9	0	0	0	0	8
	3					771	771	8	0	0	8	0	0	0	0	6
Subtotal		84		0	0	4270	4270	49	0	15	34	0	0	0	0	33
<b>BG4</b>	<b>TOTAL</b>	<b>Inc. Ancillary</b>					<b>4,354</b>									
BLOCK BG 5 (BTS)	0					233	233	4						0	4	
	1					242	242									
	2					242	242									
Subtotal				0	0	717	717	4	0	0	0	0	0	0	4	0
<b>BG5</b>	<b>TOTAL</b>	<b>Inc. Ancillary</b>					<b>717</b>									
TOTAL BLOCKS	Levels	Ancillary (SQM)	Creche (SQM)	BTL Amenity (SQM)	Commercial (SQM)	Residential GFA (SQM)	GFA Exc. Ancillary	Total	Studio	1 Bed	2 Bed	3 Bed	2-Level (2 Bed)	3-Level (3 Bed)	Town House (4 Bed)	Dual Aspect
	<b>TOTAL</b>	<b>4,457</b>	<b>347</b>	<b>1189</b>	<b>773</b>	<b>25,521</b>	<b>27,367</b>	<b>345</b>	<b>33</b>	<b>197</b>	<b>104</b>	<b>0</b>	<b>2</b>	<b>5</b>	<b>4</b>	<b>142</b>
		<b>Inc. Ancillary</b>							10%	57%	30%	0%	1%	1%	1%	42%
							<b>28,039</b>									

BAILEY GIBSON



5.2 Schedule of Typologies

SCHEDULE OF TYPOLOGIES - Part V Proposal				
NAME:		Bailey Gibson SHD 2		
PROJECT REF:		950765 - Bailey Gibson		
DRAWING REF:		Rev B	Plannig Submission	
Date:		2022 06 03		
Description	Gross Area/Unit	No. Units	Type	Total Area of Units
<b>Unit Schedule</b>				
<b>Studio Unit ypes</b>				
Studio	40.6 sqm.	4	Type 0A	162.4 sqm.
<b>1 Bed Unit Types</b>				
1 Bed	45.9 sqm.	12	Type 1A	550.8 sqm.
1 Bed	48.6 sqm.	4	Type 1B	194.4 sqm.
1 Bed	45.8 sqm.	1	Type 1C	45.8 sqm.
1 Bed	45.1 sqm.	4	Type 1M	180.4 sqm.
<b>2 Bed Unit Types</b>				
2 Bed	73.0 sqm.	6	Type 2A	438.0 sqm.
2 Bed	77.3 sqm.	3	Type 2H	231.9 sqm.
<b>Total Units</b>		<b>34</b>		<b>1803.7 sqm.</b>



# 5. APPENDIX 1





**Bailey Gibson - Part V Assessment**

No	Assessment
1	Average Size (Nett Sqm. Internal Area of Apartment. Measured to internal face of External Wall and Party Wall. As per HJL Schedule)
2	Construction Cost
3	Developers Profit
4	Developers On Cost
5	Land Cost (Based on Existing Value)
6	Vat at 13.5%
7	Vat at 23%
<b>8</b>	<b>Total Estimated Unit Cost</b>
9	No. of Units
10	Total Nett Floor Area m2
<b>11</b>	<b>Total Estimated Cost of Part V Units</b>

**Block BG3**

Studio	1-Bed	2-Bed
40.60	46.26	74.43
€232,130	€264,474	€425,571
€34,819	€39,671	€63,836
€79,083	€90,102	€144,985
€12,567	€14,318	€23,039
€42,770	€48,730	€78,412
€9,610	€10,949	€17,619
<b>€410,978</b>	<b>€468,244</b>	<b>€753,461</b>
4	21	9
162.40	971.40	669.90
<b>€1,643,914</b>	<b>€9,833,116</b>	<b>€6,781,145</b>



# 6. APPENDIX 2





## 6.1 Revenue Stamp Certificate



### Stamp Certificate

<b>Document ID:</b>	180146269C	<b>Date Issued:</b>	21/12/2018
<b>Stamp Certificate ID:</b>	18-0874879-04DE-201218-E	<b>Notice Number:</b>	46005496-44138P
<b>Duty:</b>	€ 6,717,900.00		
<b>Interest:</b>	€ 0.00		
<b>Total:</b>	€ <b>6,717,900.00</b>		
<b>Date of Execution of Instrument:</b>	20/12/2018		
<b>Parties From:</b>	PLAYERS SQUARE LTD		
<b>Parties To:</b>	CWTC MULTI FAMILY ICAV		
<b>Property</b>	The Players Site, The BG Site , Dublin, Dublin Folio Number(s): DN173296F, DN185031F Non Residential: Chargeable Consideration: € 111,965,000.00    Duty: € 6,717,900.00		





# 7. APPENDIX 3





## 7.1 Letter of Validation



Housing & Community Services,  
Block 1, Floor 3,  
Civic Offices, Wood Quay, Dublin 8

Ms. Kayleigh Sexton  
McCutcheon Halley  
Chartered Planning Consultants  
Kreston House  
Arran Court, Arran Quay  
Dublin 7  
D07 K271

Seirbhísí Tithíochta agus Pobal  
Bloc 1, Urlár 3  
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8  
T. 01 222 2458 E: [Natasha.satell@dublincity.ie](mailto:Natasha.satell@dublincity.ie)

2<sup>nd</sup> June 2022

Part V Ref: 864

**RE: Former Bailey Gibson Site, 326-328 South Circular Road and Donore Avenue, Dublin 8.**

**Applicant: CWTC Multi Family ICAV acting solely in respect of its sub fund DBTR SCR1**

**Fund.**

**Agent: McCutcheon Halley Chartered Planning Consultants**

### **Validation Letter – Part V**

Dear Sir / Madam,

McCutcheon Halley Chartered Planning Consultants, intends to lodge an amended planning application on behalf of their client CWTC Multi Family ICAV acting solely in respect of its sub fund DBTR SCR1 Fund, to develop a site located at Former Bailey Gibson Site, 326-328 South Circular Road and Donore Avenue, Dublin 8.

McCutcheon Halley Chartered Planning Consultants, on behalf of CWTC Multi Family ICAV acting solely in respect of its sub fund DBTR SCR1 Fund, has engaged in Part V discussions with Dublin City Council and an agreement in principal to comply with their Part V requirement has been reached.

Dublin City Councils preferred option is to acquire units **on site** and is bound by the planning permissions granted. Therefore, Dublin City Council can only agree in respect of the actual permitted development.

I would be obliged if you could validate this planning application.

If you have any further queries regarding this application, please contact me on 01 - 222 2458.

Yours sincerely,

*pp. N Satell*

**Lorraine Gaughran  
Housing Development**



