Comhairle Cathrach Bhaile Átha Cliath
Dublin City Council

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

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

Mr. Raymond Martin
18 The Seapoint Building
44/45 Clontarf Road,
Clontarf,
Dublin 3
Sent by email

21st July 2022
Part V Ref: 971

Re: Proposed development at Northwest of Omni Park Shopping Centre, Swords Road, Santry, Dublin 9
Applicant: Serendale Limited

Validation Letter – Part V

Dear Sir / Madam,

Serendale Limited intends to lodge a planning application to develop a site located at Northwest of Omni Park Shopping Centre, Swords Road, Santry, Dublin 9.

Serendale Limited 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 5379.

Yours sincerely,

Lorraine Gaughran

Lorraine Gaughran
Housing Development

RMC Solicitors

BY EMAIL ONLY

10 August 2022

Dublin City Council
An Bord Pleanala

Our Ref: RMC- 00257 - 2
Your Ref:

Dear Sirs

OUR CLIENT: SERENDALE LIMITED

PROPERTY: LANDS IN OWNERSHIP OF SERENDALE LIMITED AT OMNI PARK SHOPPING CENTRE, SANTRY AND AT SANTRY HALL INDUSTRIAL ESTATE, SWORDS ROAD, DUBLIN 9

We refer to the above and confirm that we act on behalf of the above named.

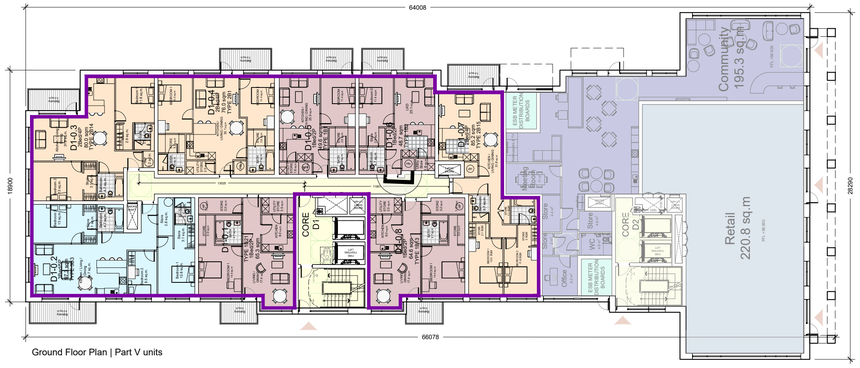
We confirm that our client acquired the Property by way of Transfer dated 7 August 2019.

Yours faithfully

RMC Solicitors

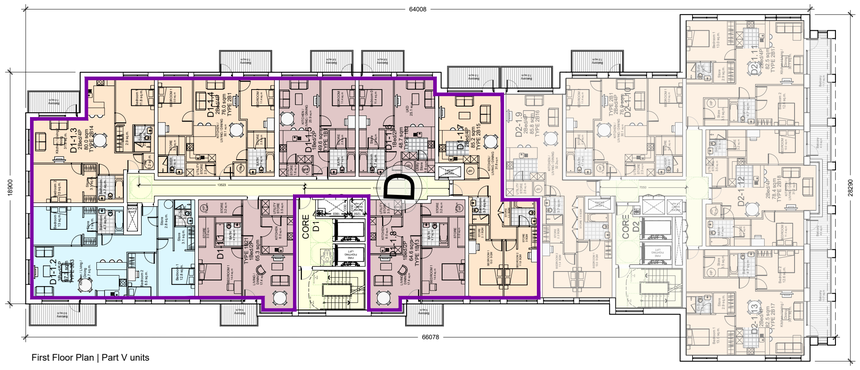
Regina Cleary
RMC Solicitors

D: +353 1 9053576
M: +353 86 8531375
E: regina@rmcsolicitors.ie



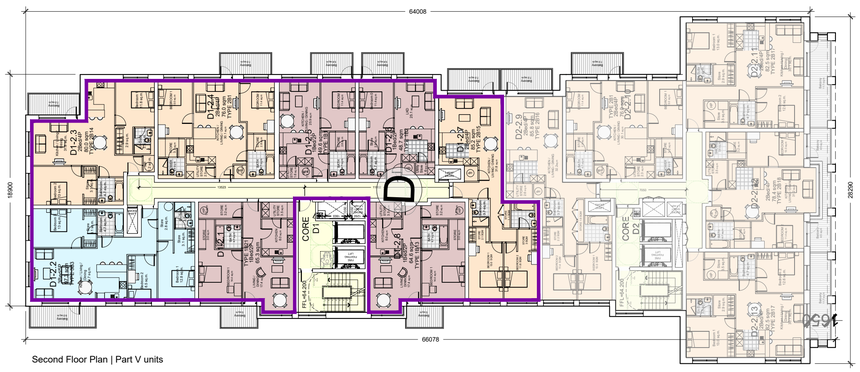
Ground Floor Plan | Part V units

PART V UNITS



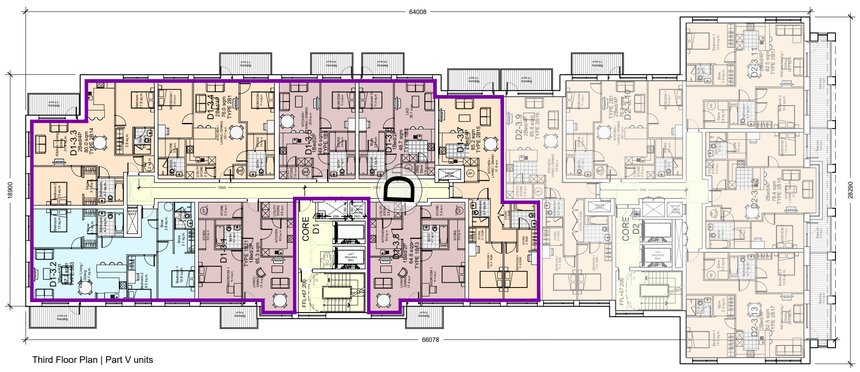
First Floor Plan | Part V units

PART V UNITS



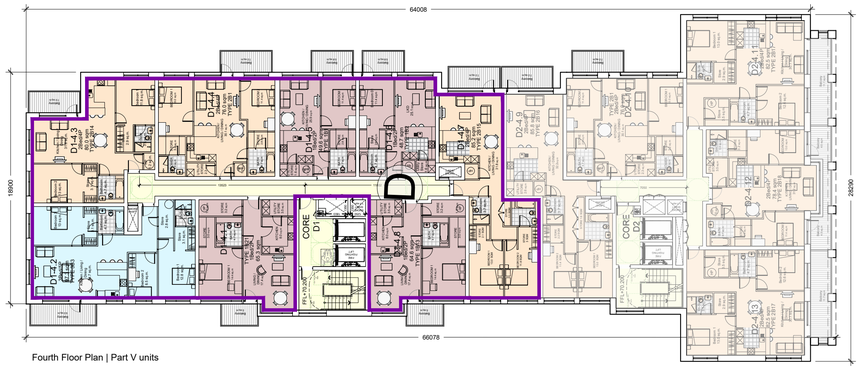
Second Floor Plan | Part V units

PART V UNITS



Third Floor Plan | Part V units

PART V UNITS

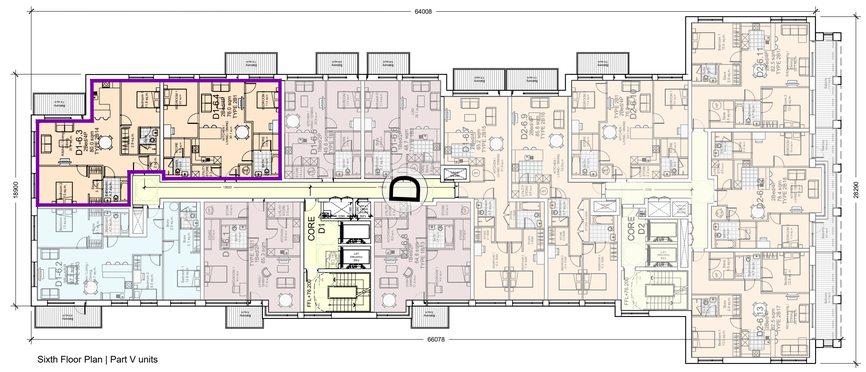


Fourth Floor Plan | Part V units

PART V UNITS

Fifth Floor Plan | Part V units

PART V UNITS



Sixth Floor Plan | Part V units

PART V UNITS

[m]

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GENERAL NOTES

1. COPYRIGHT RESERVED
2. DO NOT SCALE DRAWING. USE FIGURED DIMENSIONS ONLY.
3. ALL DISCREPENCIES TO BE REPORTED TO ARCHITECT.
4. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL LEVELS AND DIMENSIONS.
5. ALL STRUCTURE TO BE TO STRUCTURAL ENGINEERS DETAILS.
6. ALL MECH & ELEC SERVICES TO SERVICES ENGINEERS DETAILS.
7. ALL PROPRIETARY ITEMS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
8. CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF STRUCTURE FINISHES AND SERVICES.

REV	DATE	DESCRIPTION	BY
1	28.10.21	Issued for pre-planning	LR/IC
2	12.07.22	Issued for Planning - DRAFT	IC/MM
3	26.07.22	Issued for Planning - DRAFT	IC/MM
4	18.08.22	Apartment numbers added	IC
5	22.08.22	Issued for Planning	IC/LR

KEY PLAN | NOT TO SCALE

	BLOCK D | CORE D1		
	1 BED	2 BED	3 BED
GROUND FLOOR	4	3	1
1st FLOOR	4	3	1
2nd FLOOR	4	3	1
3rd FLOOR	4	3	1
4th FLOOR	4	3	1
5th FLOOR	0	2	1
6th FLOOR	0	2	0
TOTAL	20	19	6
	45		

PART V UNITS SCHEDULE

JOHN FLEMING
ARCHITECTS
THE TREE HOUSE, 17 RICHVIEW OFFICE PARK
CLONSKEAGH, D14 XR82, IRELAND
T: (01) 6689888 E: info@jfa.ie W: www.jfa.ie

CLIENT
SERENDALE LIMITED

PROJECT
Omni Plaza SHD
Omni park shopping centre, Santry, Dublin 9

DRAWING
Proposed Part V Units

SCALE 1:250 @ A1
JOB NO. 1817
DRAWN BY IC
DATE 27.09.2021
DRAWING NUMBER OMN-JFA-ZZ-00-DR-A-P2500
REVISION 5
DRAWING LOCATION w:\18 jobs\181700-current drawings

DRAWING STATUS
PLANNING

Omni Plaza SHD, Omni Park, Swords Road, Santry, Dubin 9

18th August 2022

Part V Schedule and Costings

Unit Number	Type	Net Area Sq m	Cost per Sqm €	Cost per unit €	Site development costs per unit €	Site Value per unit €	Total cost per unit €	Vat at 13.5%	Sales Price per Unit €
D1-0.1	1 bedroom apartment	65.30	€3,800	€248,140	€50,000	€30,000	€328,140	€44,299	€372,439
D1-0.2	3 bedroom apartment	97.30	€3,800	€369,740	€50,000	€30,000	€449,740	€60,715	€510,455
D1-0.3	2 bedroom apartment	80.00	€3,800	€304,000	€50,000	€30,000	€384,000	€51,840	€435,840
D1-0.4	2 bedroom apartment	76.00	€3,800	€288,800	€50,000	€30,000	€368,800	€49,788	€418,588
D1-0.5	1 bedroom apartment	49.60	€3,800	€188,480	€50,000	€30,000	€268,480	€36,245	€304,725
D1-0.6	1 bedroom apartment	48.70	€3,800	€185,060	€50,000	€30,000	€265,060	€35,783	€300,843
D1-0.7	2 bedroom apartment	85.20	€3,800	€323,760	€50,000	€30,000	€403,760	€54,508	€458,268
D1-0.8	1 bedroom apartment	64.60	€3,800	€245,480	€50,000	€30,000	€325,480	€43,940	€369,420
D1-1.1	1 bedroom apartment	65.30	€3,800	€248,140	€50,000	€30,000	€328,140	€44,299	€372,439
D1-1.2	3 bedroom apartment	97.30	€3,800	€369,740	€50,000	€30,000	€449,740	€60,715	€510,455
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D1-2.1	1 bedroom apartment	65.30	€3,800	€248,140	€50,000	€30,000	€328,140	€44,299	€372,439
D1-2.2	3 bedroom apartment	97.30	€3,800	€369,740	€50,000	€30,000	€449,740	€60,715	€510,455
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D1-4.1	1 bedroom apartment	65.30	€3,800	€248,140	€50,000	€30,000	€328,140	€44,299	€372,439
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D1-4.3	2 bedroom apartment	80.00	€3,800	€304,000	€50,000	€30,000	€384,000	€51,840	€435,840
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D1-6.3	2 bedroom apartment	80.00	€3,800	€304,000	€50,000	€30,000	€384,000	€51,840	€435,840
D1-6.4	2 bedroom apartment	76.00	€3,800	€288,800	€50,000	€30,000	€368,800	€49,788	€418,588

Total Part V Acquisition Cost =	€18,072,201
No. of units =	45
Average Cost Per unit =	€401,604

Note:
The figures outlined above are indicitive only, are subject to change and may not be representitive of actual construction costs applicable on commencement of development

Part V Unit Schedule

Omni Plaza SHD | Omni Park Shopping Centre, Santry, Dublin 9

Job No: 1817

Doc No: OMN-JFA-ZZ-XX-SA-A-P7005

Rev: 3

Date: 22.08.2022

John Fleming Architects

DEVELOPMENT STANDARDS	Description	Beds/ Persons	GFA sqm	Storage Area sqm	Balcony/ Patio Size sqm	Living Room Width m	Agg. Living Area sqm	Bedroom Widths m	Agg. Bedroom Area sqm	Communal Amenity space sqm
Sustainable Urban Housing Design Standards for New Apartments 2020	1 bedroom apartment	1B/ 2P	45 sqm	3 sqm	5 sqm	3.3 m	23 sqm	Single 2.1m Double 2.8m	11.4 sqm	5 sqm
	2 bedroom apartment	2B/ 3P	63 sqm	5 sqm	6 sqm	3.6m	28 sqm		20.1 sqm	6 sqm
		2B/ 4P	73 sqm	6 sqm	7 sqm	3.6m	30 sqm		24.4 sqm	7 sqm
	3 bedroom apartment	3B/ 6P	90 sqm	9 sqm	9 sqm	3.8m	34 sqm		31.5 sqm	9 sqm

Note: Figures that meet or exceed the minimum Housing Design Standards are highlighted in green.

Note: Part V Units highlighted in purple below

* Unit with separate kitchen and living/dining areas (kitchen measures 8sqm)

** Variation of up to 5% can be applied to room areas and widths subject to overall compliance with required minimum overall apartment floor areas. - Sustainable Urban Housing: Design Standards for New Apartments (2020)

BLOCK D

Total Part V units: 45

Level	Apartment Number	Apart. Type	Description	Beds/ Persons	Required GFA sqm	GFA sqm	Required GFA achieved (%)	RequiredStorage Area sqm	Storage Area sqm	Required Balcony/ Patio Size sqm	Balcony/ Patio Size sqm	Required Living Room Width m	Living Room Width m	Required Agg. Living/Dining/Kitchen Area sqm	Agg. Living Area sqm	Required Minimum Bedroom Widths m	Minimum Bedroom Widths m	Required Agg. Bedroom Area sqm	Agg. Bedroom Area sqm	Aspect	Depth of Balcony [m] (proposed) min. 1m	Access to balcony
Ground	D1-0.1	1B21	1 bedroom apartment	1B/2P	45	65.3	**145%**	3	9.7	5	5.0	3.3	4.20	16.5	17.4*	2.8	3.50	11.4	14.4	0.0	1.7	LKD
	D1-0.2	3B3	3 bedroom apartment	3B/5P	90	97.3	108%	9	9.0	9	9.0	3.8	4.20	34.0	34.7	2.1/ 2.8	2.3/ 3.0	31.5	34.3	0.0	1.7	LKD
	D1-0.3	2B14	2 bedroom apartment	2B/4P	73	80.0	**110%**	6	7.1	7	7.0	3.6	3.60	30.0	32.5	2.8	3.05	24.4	24.5	0.0	1.7	LKD
	D1-0.4	2B1	2 bedroom apartment	2B/4P	73	76.0	104%	6	8.3	7	7.0	3.6	3.70	30.0	30.1	2.8	2.80	24.4	24.4	0.0	1.7	LKD
	D1-0.5	1B1	1 bedroom apartment	1B/2P	45	49.6	**110%**	3	4.4	5	5.6	3.3	3.30	23.0	25.9	2.8	2.80	11.4	11.4	0.0	1.7	Bedroom or LKD
	D1-0.6	1B2	1 bedroom apartment	1B/2P	45	48.7	108%	3	4.4	5	5.6	3.3	3.30	23.0	25.1	2.8	2.80	11.4	11.4	0.0	1.7	Bedroom
	D1-0.7	2B15	2 bedroom apartment	2B/4P	73	85.2	**117%**	6	6.2	7	7.0	3.6	5.20	30.0	31.8	2.8	2.80	24.4	24.8	0.0	1.7	LKD
	D1-0.8	1B13	1 bedroom apartment	1B/2P	45	64.6	**144%**	3	9.7	5	5.0	3.3	4.20	16.5	17.4*	2.8	3.50	11.4	14.4	0.0	1.7	LKD
First	D1-1.1	1B21	1 bedroom apartment	1B/2P	45	65.3	**145%**	3	9.7	5	5.0	3.3	4.20	16.5	17.4*	2.8	3.50	11.4	14.4	0.0	1.7	LKD
	D1-1.2	3B3	3 bedroom apartment	3B/5P	90	97.3	108%	9	9.0	9	9.0	3.8	4.20	34.0	34.7	2.1/ 2.8	2.3/ 3.0	31.5	34.3	0.0	1.7	LKD
	D1-1.3	2B14	2 bedroom apartment	2B/4P	73	80.0	**110%**	6	7.1	7	7.0	3.6	3.60	30.0	32.5	2.8	3.05	24.4	24.5	0.0	1.7	LKD
	D1-1.4	2B1	2 bedroom apartment	2B/4P	73	76.0	104%	6	8.3	7	7.0	3.6	3.70	30.0	30.1	2.8	2.80	24.4	24.4	0.0	1.7	LKD
	D1-1.5	1B1	1 bedroom apartment	1B/2P	45	49.6	**110%**	3	4.4	5	5.6	3.3	3.30	23.0	25.9	2.8	2.80	11.4	11.4	0.0	1.7	Bedroom or LKD
	D1-1.6	1B2	1 bedroom apartment	1B/2P	45	48.7	108%	3	4.4	5	5.6	3.3	3.30	23.0	25.1	2.8	2.80	11.4	11.4	0.0	1.7	Bedroom
	D1-1.7	2B15	2 bedroom apartment	2B/4P	73	85.2	**117%**	6	6.2	7	7.0	3.6	5.20	30.0	31.8	2.8	2.80	24.4	24.8	0.0	1.7	LKD
	D1-1.8	1B13	1 bedroom apartment	1B/2P	45	64.6	**144%**	3	9.7	5	5.0	3.3	4.20	16.5	17.4*	2.8	3.50	11.4	14.4	0.0	1.7	LKD
Second	D1-2.1	1B21	1 bedroom apartment	1B/2P	45	65.3	**145%**	3	9.7	5	5.0	3.3	4.20	16.5	17.4*	2.8	3.50	11.4	14.4	0.0	1.7	LKD
	D1-2.2	3B3	3 bedroom apartment	3B/5P	90	97.3	108%	9	9.0	9	9.0	3.8	4.20	34.0	34.7	2.1/ 2.8	2.3/ 3.0	31.5	34.3	0.0	1.7	LKD
	D1-2.3	2B14	2 bedroom apartment	2B/4P	73	80.0	**110%**	6	7.1	7	7.0	3.6	3.60	30.0	32.5	2.8	3.05	24.4	24.5	0.0	1.7	LKD
	D1-2.4	2B1	2 bedroom apartment	2B/4P	73	76.0	104%	6	8.3	7	7.0	3.6	3.70	30.0	30.1	2.8	2.80	24.4	24.4	0.0	1.7	LKD
	D1-2.5	1B1	1 bedroom apartment	1B/2P	45	49.6	**110%**	3	4.4	5	5.6	3.3	3.30	23.0	25.9	2.8	2.80	11.4	11.4	0.0	1.7	Bedroom or LKD
	D1-2.6	1B2	1 bedroom apartment	1B/2P	45	48.7	108%	3	4.4	5	5.6	3.3	3.30	23.0	25.1	2.8	2.80	11.4	11.4	0.0	1.7	Bedroom
	D1-2.7	2B15	2 bedroom apartment	2B/4P	73	85.2	**117%**	6	6.2	7	7.0	3.6	5.20	30.0	31.8	2.8	2.80	24.4	24.8	0.0	1.7	LKD
	D1-2.8	1B13	1 bedroom apartment	1B/2P	45	64.6	**144%**	3	9.7	5	5.0	3.3	4.20	16.5	17.4*	2.8	3.50	11.4	14.4	0.0	1.7	LKD
Third	D1-3.1	1B21	1 bedroom apartment	1B/2P	45	65.3	**145%**	3	9.7	5	5.0	3.3	4.20	16.5	17.4*	2.8	3.50	11.4	14.4	0.0	1.7	LKD
	D1-3.2	3B3	3 bedroom apartment	3B/5P	90	97.3	108%	9	9.0	9	9.0	3.8	4.20	34.0	34.7	2.1/ 2.8	2.3/ 3.0	31.5	34.3	0.0	1.7	LKD
	D1-3.3	2B14	2 bedroom apartment	2B/4P	73	80.0	**110%**	6	7.1	7	7.0	3.6	3.60	30.0	32.5	2.8	3.05	24.4	24.5	0.0	1.7	LKD
	D1-3.4	2B1	2 bedroom apartment	2B/4P	73	76.0	104%	6	8.3	7	7.0	3.6	3.70	30.0	30.1	2.8	2.80	24.4	24.4	0.0	1.7	LKD
	D1-3.5	1B1	1 bedroom apartment	1B/2P	45	49.6	**110%**	3	4.4	5	5.6	3.3	3.30	23.0	25.9	2.8	2.80	11.4	11.4	0.0	1.7	Bedroom or LKD
	D1-3.6	1B2	1 bedroom apartment	1B/2P	45	48.7	108%	3	4.4	5	5.6	3.3	3.30	23.0	25.1	2.8	2.80	11.4	11.4	0.0	1.7	Bedroom
	D1-3.7	2B15	2 bedroom apartment	2B/4P	73	85.2	**117%**	6	6.2	7	7.0	3.6	5.20	30.0	31.8	2.8	2.80	24.4	24.8	0.0	1.7	LKD
	D1-3.8	1B13	1 bedroom apartment	1B/2P	45	64.6	**144%**	3	9.7	5	5.0	3.3	4.20	16.5	17.4*	2.8	3.50	11.4	14.4	0.0	1.7	LKD
Fourth	D1-4.1	1B21	1 bedroom apartment	1B/2P	45	65.3	**145%**	3	9.7	5	5.0	3.3	4.20	16.5	17.4*	2.8	3.50	11.4	14.4	0.0	1.7	LKD
	D1-4.2	3B3	3 bedroom apartment	3B/5P	90	97.3	108%	9	9.0	9	9.0	3.8	4.20	34.0	34.7	2.1/ 2.8	2.3/ 3.0	31.5	34.3	0.0	1.7	LKD
	D1-4.3	2B14	2 bedroom apartment	2B/4P	73	80.0	**110%**	6	7.1	7	7.0	3.6	3.60	30.0	32.5	2.8	3.05	24.4	24.5	0.0	1.7	LKD
	D1-4.4	2B1	2 bedroom apartment	2B/4P	73	76.0	104%	6	8.3	7	7.0	3.6	3.70	30.0	30.1	2.8	2.80	24.4	24.4	0.0	1.7	LKD
	D1-4.5	1B1	1 bedroom apartment	1B/2P	45	49.6	**110%**	3	4.4	5	5.6	3.3	3.30	23.0	25.9	2.8	2.80	11.4	11.4	0.0	1.7	Bedroom or LKD
	D1-4.6	1B2	1 bedroom apartment	1B/2P	45	48.7	108%	3	4.4	5	5.6	3.3	3.30	23.0	25.1	2.8	2.80	11.4	11.4	0.0	1.7	Bedroom
	D1-4.7	2B15	2 bedroom apartment	2B/4P	73	85.2	**117%**	6	6.2	7	7.0	3.6	5.20	30.0	31.8	2.8	2.80	24.4	24.8	0.0	1.7	LKD
	D1-4.8	1B13	1 bedroom apartment	1B/2P	45	64.6	**144%**	3	9.7	5	5.0	3.3	4.20	16.5	17.4*	2.8	3.50	11.4	14.4	0.0	1.7	LKD
Fifth	D1-5.2	3B3	3 bedroom apartment	3B/5P	90	97.3	108%	9	9.0	9	9.0	3.8	4.20	34.0	34.7	2.1/ 2.8	2.3/ 3.0	31.5	34.3	0.0	1.7	LKD
	D1-5.3	2B14	2 bedroom apartment	2B/4P	73	80.0	**110%**	6	7.1	7	7.0	3.6	3.60	30.0	32.5	2.8	3.05	24.4	24.5	0.0	1.7	LKD
	D1-5.4	2B1	2 bedroom apartment	2B/4P	73	76.0	104%	6	8.3	7	7.0	3.6	3.70	30.0	30.1	2.8	2.80	24.4	24.4	0.0	1.7	LKD
Sixth	D1-6.3	2B14	2 bedroom apartment	2B/4P	73	80.0	**110%**	6	7.1	7	7.0	3.6	3.60	30.0	32.5	2.8	3.05	24.4	24.5	0.0	1.7	LKD
	D1-6.4	2B1	2 bedroom apartment	2B/4P	73	76.0	104%	6	8.3	7	7.0	3.6	3.70	30.0	30.1	2.8	2.80	24.4	24.4	0.0	1.7	LKD