

APPENDIX A: PART 5 AND SCHEDULE

PART V ALLOCATION

LOCATION OF PART V UNITS (BLOCK C)



- PART V SOCIAL HOUSING ALLOCATION: █
 - BLOCK C : 45 No. units
- The scheme includes for the Part V Social housing provision of 45No. units located within Block C.
- These comprise of 5No. Studios, 15 No. 1Beds and 25 No. 2-beds as per the layouts below included in this booklet.
- 9.7% of OVERALL DEVELOPMENT (45/463)

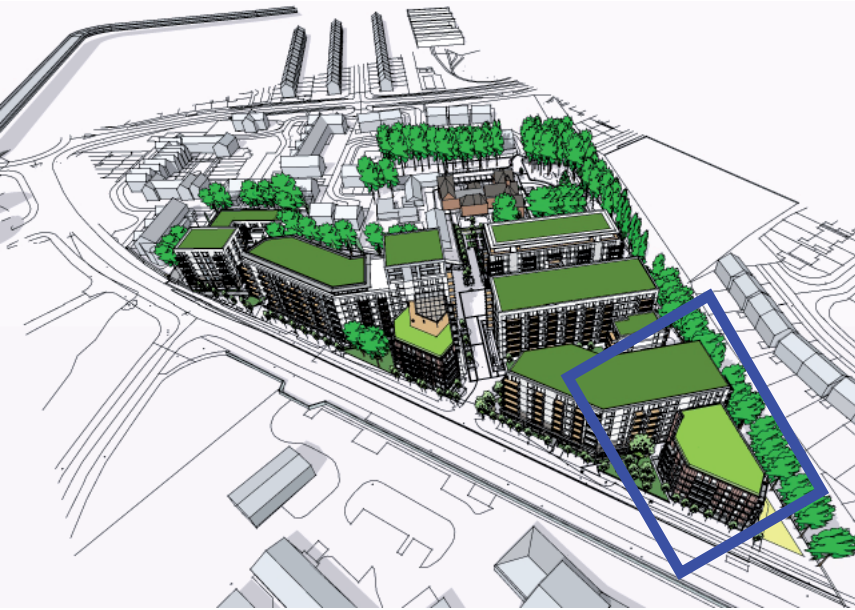


Fig 1. Concept Sketch

01. Floor Plans and Unit Layouts

01. FLOOR PLANS

Block C - Level 00



LEGEND

- Studio Apartment
- 1 Bed Apartment
- 2 Bed Apartment
- 3 Bed Apartment

| LEVEL 0 | | LEVEL 0 - PART V UNITS | |
|----------------------|---------|------------------------|---------|
| Studio | 2 units | Studio | 1 units |
| 1 beds | 6 units | 1 beds | 3 units |
| 2 beds | 9 units | 2 beds | 5 units |
| 3 beds | 0 units | 3 beds | 0 units |
| sub total: 17 units | | sub total: 9 units | |
| Dual Aspect: 8 units | | | |

GROUND FLOOR LEVEL - BLOCK C

BLUE OUTLINE DENOTES PROPOSED PART 5 UNITS



01. FLOOR PLANS

Block F - Level 01



LEGEND

- Studio Apartment
- 1 Bed Apartment
- 2 Bed Apartment
- 3 Bed Apartment

| LEVEL 1 | | LEVEL 1 - PART V UNITS | |
|---------------------|---------|------------------------|---------|
| Studio | 4 units | Studio | 1 units |
| 1 beds | 4 units | 1 beds | 3 units |
| 2 beds | 9 units | 2 beds | 5 units |
| 3 beds | 1 units | 3 beds | 0 units |
| sub total: 18 units | | sub total: 9 units | |

Dual Aspect: 8 units

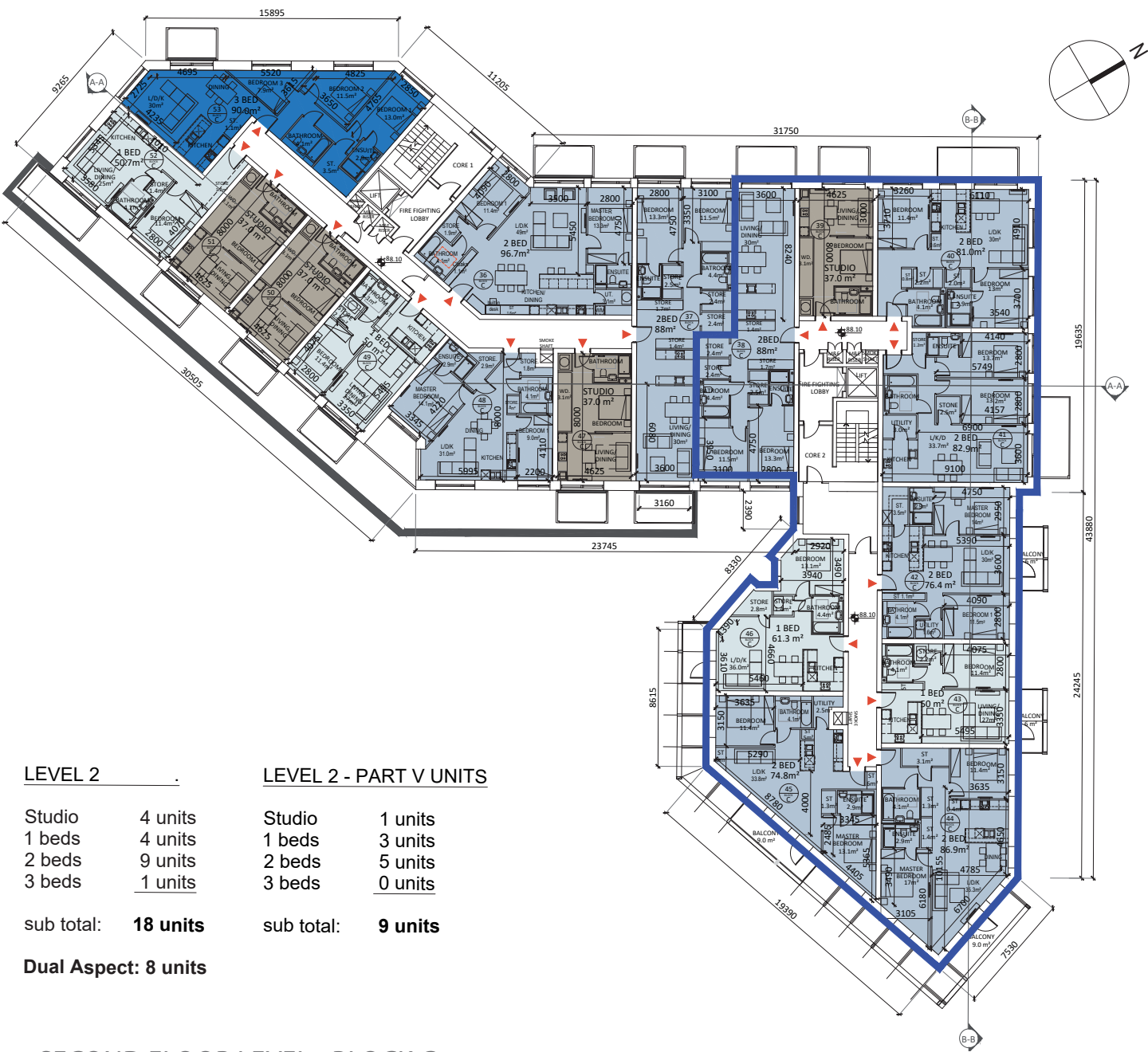
FIRST FLOOR LEVEL - BLOCK C

BLUE OUTLINE DENOTES PROPOSED PART 5 UNITS



01. FLOOR PLANS

Block C - Level 02



| LEVEL 2 | | LEVEL 2 - PART V UNITS | |
|------------|----------|------------------------|---------|
| Studio | 4 units | Studio | 1 units |
| 1 beds | 4 units | 1 beds | 3 units |
| 2 beds | 9 units | 2 beds | 5 units |
| 3 beds | 1 units | 3 beds | 0 units |
| sub total: | 18 units | sub total: | 9 units |

Dual Aspect: 8 units

SECOND FLOOR LEVEL - BLOCK C

BLUE OUTLINE DENOTES
PROPOSED PART 5 UNITS



01. FLOOR PLANS

Block C - Level 03



| <u>LEVEL 3</u> | | <u>LEVEL 3 - PART V UNITS</u> | |
|-----------------------------|-----------------|-------------------------------|----------------|
| Studio | 4 units | Studio | 1 units |
| 1 beds | 4 units | 1 beds | 3 units |
| 2 beds | 9 units | 2 beds | 5 units |
| 3 beds | <u>1 units</u> | 3 beds | <u>0 units</u> |
| sub total: | 18 units | sub total: | 9 units |
| Dual Aspect: 8 units | | | |

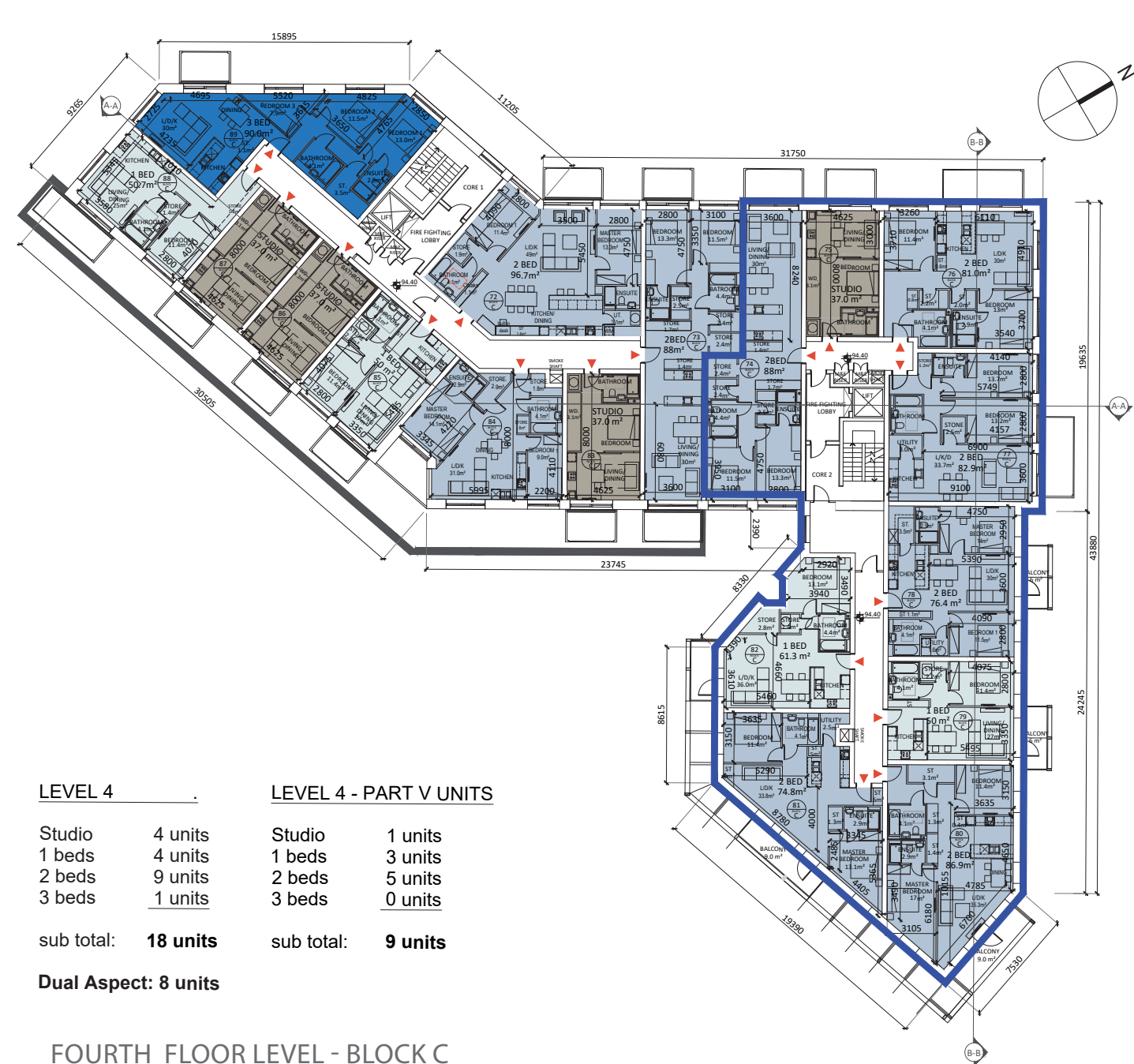
THIRD FLOOR LEVEL - BLOCK C

BLUE OUTLINE DENOTES PROPOSED PART 5 UNITS



01. FLOOR PLANS

Block C- Level 04



- LEGEND
- Studio Apartment
 - 1 Bed Apartment
 - 2 Bed Apartment
 - 3 Bed Apartment

| LEVEL 4 | | LEVEL 4 - PART V UNITS | |
|------------|----------|------------------------|---------|
| Studio | 4 units | Studio | 1 units |
| 1 beds | 4 units | 1 beds | 3 units |
| 2 beds | 9 units | 2 beds | 5 units |
| 3 beds | 1 units | 3 beds | 0 units |
| sub total: | 18 units | sub total: | 9 units |

Dual Aspect: 8 units

FOURTH FLOOR LEVEL - BLOCK C

BLUE OUTLINE DENOTES
PROPOSED PART 5 UNITS

TOTAL - PART V UNITS

| | |
|--------|----------|
| Studio | 5 units |
| 1 beds | 15 units |
| 2 beds | 25 units |
| 3 beds | 0 units |

sub total: 45 units



01. FLOOR PLANS

Block C- Level 05/06



| <u>LEVEL 5</u> | | <u>LEVEL 5 - PART V UNITS</u> | |
|-----------------------------|-----------------|-------------------------------|----------------|
| Studio | 4 units | Studio | 0 units |
| 1 beds | 2 units | 1 beds | 0 units |
| 2 beds | 6 units | 2 beds | 0 units |
| 3 beds | <u>1 units</u> | 3 beds | <u>0 units</u> |
| sub total: | 13 units | sub total: | 0 units |
| Dual Aspect: 7 units | | | |



FIFTH FLOOR LEVEL - BLOCK C



| <u>LEVEL 6</u> | | <u>LEVEL 6 - PART V UNITS</u> | |
|-----------------------------|-----------------|-------------------------------|----------------|
| Studio | 4 units | Studio | 0 units |
| 1 beds | 2 units | 1 beds | 0 units |
| 2 beds | 6 units | 2 beds | 0 units |
| 3 beds | <u>1 units</u> | 3 beds | <u>0 units</u> |
| sub total: | 13 units | sub total: | 0 units |
| Dual Aspect: 7 units | | | |

SIXTH FLOOR LEVEL - BLOCK C

| LEGEND | |
|--------|------------------|
| | Studio Apartment |
| | 1 Bed Apartment |
| | 2 Bed Apartment |
| | 3 Bed Apartment |

02. Schedules

02. Schedules Area Assessment + Accommodation schedule

| Apartment Areas - Block C | | | | |
|---------------------------|-------------|-------------|------------------|--------------------------------------|
| BUILDING (BLOCK) | UNIT NUMBER | FLOOR LEVEL | UNIT DESCRIPTION | UNIT AREA ACHIEVED (m ²) |
| C | 3 | 0 | 2 Bed Apartment | 88 |
| C | 4 | 0 | Studio Apartment | 37 |
| C | 5 | 0 | 2 Bed Apartment | 81 |
| C | 6 | 0 | 2 Bed Apartment | 82.9 |
| C | 7 | 0 | 1 Bed Apartment | 63 |
| C | 8 | 0 | 1 Bed Apartment | 50 |
| C | 9 | 0 | 2 Bed Apartment | 86.9 |
| C | 10 | 0 | 2 Bed Apartment | 74.8 |
| C | 11 | 0 | 1 Bed Apartment | 61.3 |
| C | 20 | 1 | 2 Bed Apartment | 88 |
| C | 21 | 1 | Studio Apartment | 37 |
| C | 22 | 1 | 2 Bed Apartment | 81 |
| C | 23 | 1 | 2 Bed Apartment | 82.9 |
| C | 24 | 1 | 1 Bed Apartment | 63 |
| C | 25 | 1 | 1 Bed Apartment | 50 |
| C | 26 | 1 | 2 Bed Apartment | 86.9 |
| C | 27 | 1 | 2 Bed Apartment | 74.8 |
| C | 28 | 1 | 1 Bed Apartment | 61.3 |
| C | 38 | 2 | 2 Bed Apartment | 88 |
| C | 39 | 2 | Studio Apartment | 37 |
| C | 40 | 2 | 2 Bed Apartment | 81 |
| C | 41 | 2 | 2 Bed Apartment | 82.9 |
| C | 42 | 2 | 1 Bed Apartment | 63 |
| C | 43 | 2 | 1 Bed Apartment | 50 |
| C | 44 | 2 | 2 Bed Apartment | 86.9 |
| C | 45 | 2 | 2 Bed Apartment | 74.8 |

| Apartment Areas - Block C | | | | |
|-----------------------------|-------------|-------------|------------------|--------------------------------------|
| BUILDING (BLOCK) | UNIT NUMBER | FLOOR LEVEL | UNIT DESCRIPTION | UNIT AREA ACHIEVED (m ²) |
| C | 46 | 2 | 1 Bed Apartment | 61.3 |
| C | 56 | 3 | 2 Bed Apartment | 88 |
| C | 57 | 3 | Studio Apartment | 37 |
| C | 58 | 3 | 2 Bed Apartment | 81 |
| C | 59 | 3 | 2 Bed Apartment | 82.9 |
| C | 60 | 3 | 1 Bed Apartment | 63 |
| C | 61 | 3 | 1 Bed Apartment | 50 |
| C | 62 | 3 | 2 Bed Apartment | 86.9 |
| C | 63 | 3 | 2 Bed Apartment | 74.8 |
| C | 64 | 3 | 1 Bed Apartment | 61.3 |
| C | 56 | 4 | 2 Bed Apartment | 88 |
| C | 57 | 4 | Studio Apartment | 37 |
| C | 58 | 4 | 2 Bed Apartment | 81 |
| C | 59 | 4 | 2 Bed Apartment | 82.9 |
| C | 60 | 4 | Studio Apartment | 63 |
| C | 61 | 4 | 1 Bed Apartment | 50 |
| C | 62 | 4 | 2 Bed Apartment | 86.9 |
| C | 63 | 4 | 2 Bed Apartment | 74.8 |
| C | 64 | 4 | 1 Bed Apartment | 61.3 |
| UNIT TYPE | | TOTAL | PERCENTAGE | |
| Studio Apartment | | 6 | 13.3% | |
| 1 Bed Apartment | | 14 | 31.1% | |
| 2 Bed Apartment | | 25 | 55.6% | |
| TOTAL | | 45 | 100% | |
| TOTAL FLOOR AREA: | | | | 3124.5 |
| TOTAL NUMBER OF APARTMENTS: | | | | 45 |
| | | | | |

03. COSTINGS

Schedule of Accommodation & Costs

| Part V Schedule of Accomodation | | | |
|---------------------------------|--------|-------|-------|
| | | | |
| Block C - Core 2 | Studio | 1 Bed | 2 Bed |
| Level 0 | 1 | 3 | 5 |
| Level 1 | 1 | 2 | 6 |
| Level 2 | 1 | 2 | 6 |
| Level 3 | 1 | 2 | 6 |
| Level 4 | 1 | 2 | 6 |
| Total | 5 | 11 | 29 |
| | | | |
| Part V Units | | 45 | |
| Overall Development | | 463 | |
| % Provision of total | | 9.70% | |

| | | | |
|------------------------|--------------|--------------|--------------|
| Unit Type | Studio | 1 Bed | 2 Bed |
| No. units | 5 | 11 | 29 |
| Size (m2) average | 37 m2 | 57 m2 | 80 m2 |
| | | | |
| Construction Cost | € 183,000.00 | € 265,000.00 | € 365,000.00 |
| Development Cost | € 55,140.00 | € 75,465.00 | € 107,558.00 |
| Profit on Costs @ 7.5% | € 17,860.00 | € 25,535.00 | € 35,442.00 |
| Land Cost | € 6,000.00 | € 8,500.00 | € 13,000.00 |
| Vat @ 13.5% | € 31,000.00 | € 47,000.00 | € 52,000.00 |
| Vat @ 23% | € 5,000.00 | € 6,000.00 | € 9,000.00 |
| Total Cost | € 298,000.00 | € 427,500.00 | € 582,000.00 |



04. VALIDATION LETTER



Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. A96 K6C9
Dún Laoghaire- Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin. A96 K6C9
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Housing Department
An Rannóg Tithíochta
Aiden Conroy
Part V Unit
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Dún Laoghaire
Co. Dublin
Direct Tel: 01 2047936
aidenconroy@dlrcoco.ie

Homeland Silverpines Limited
7 Sandford Road
Ranelagh
Dublin 6

20th May 2021

Re: Proposed SHD at Berwick Pines, Leopardstown Road, Dublin 18; Homeland Silverpines Limited

Dear Sir/Madam,

I refer to your proposed strategic housing development on lands at Berwick Pines, Leopardstown, Dublin 18 involving the construction of 463 residential units and refer particularly to your proposal, as follows, for compliance with the requirements of Part V of the Planning and Development Act, 2000 as amended:

- Build and transfer to the Council, or such Approved Housing Body nominated by the Council, 45 units on-site for social housing comprising five (5) studio units, eleven (11 no.) 1-bedroom units, 29 (29 no.) 2-bedroom units.
- Total indicative cost of the 45 units is €23,070,500 inclusive of VAT. This is calculated in accordance with agreed methodology and subject to the provisions of Section 96 of the Planning and Development Act, 2000 as amended.
- Indicative unit costs are €298,000 (studio), €427,500 (1-bedroom) and €582,000 (2-bedroom).

While the unit costs exceed the Council’s approved acquisition cost threshold, it is acknowledged that the stated costs are estimated, as actual costs cannot be quantified at this preliminary stage. As such, I wish to confirm that this proposal is capable of complying with the requirements of Part V of the Planning and Development Act, 2000, as amended, and of the County Development Plan and Housing Strategy.



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It should be noted that acceptance of this proposal in no way contractually binds the Council or its agents to acquire the stated units, or such other units, or to acquire them at the stated prices, which are acknowledged as being indicative only and subject to full review and evaluation should planning permission be granted. Should planning permission be granted and validated costs prove to be of similar values, the Council will review the proposal and seek an alternative compliance option.

Any proposal for compliance with Part V will be subject to Planning Permission and funding being made available and agreement being reached on land values and construction/development costs. Furthermore, should planning permission be granted, the Council may seek a revision of the Part V proposal following evaluation of costs and land values, a review of current housing demand and determination of funding availability.

Yours faithfully,

Aiden Conroy

Aiden Conroy
Administrative Officer
Housing Department