

Proposed Residential Development St. Teresa's, Temple Hill , Monkstown,Blackrock, Co. Dublin

1706A-OMP-ZZ-ZZ-SA-A-0006

Part V ALLOCATION

18th November 2021



PART V ALLOCATION

LOCATION OF PART V UNITS (BLOCK E2)

- PART V SOCIAL HOUSING ALLOCATION outlined thus:
- BLOCK E2 : 50 No. units

The scheme includes for the Part V Social housing provision of 50 No. units located within Block E2.

These units comprise of 1 No. Studio, 29 No. 1-Beds, 18 No. 2-beds and 2 no. 3-beds as per the layouts below included in this booklet.

50 no. units (Block E2) / 493 no. units (Total)

=10.14% of Overall Development



01. Floor Plans, Unit Layouts, Elevations

01. FLOOR PLANS

Block E2 - Level 00

LEGEND

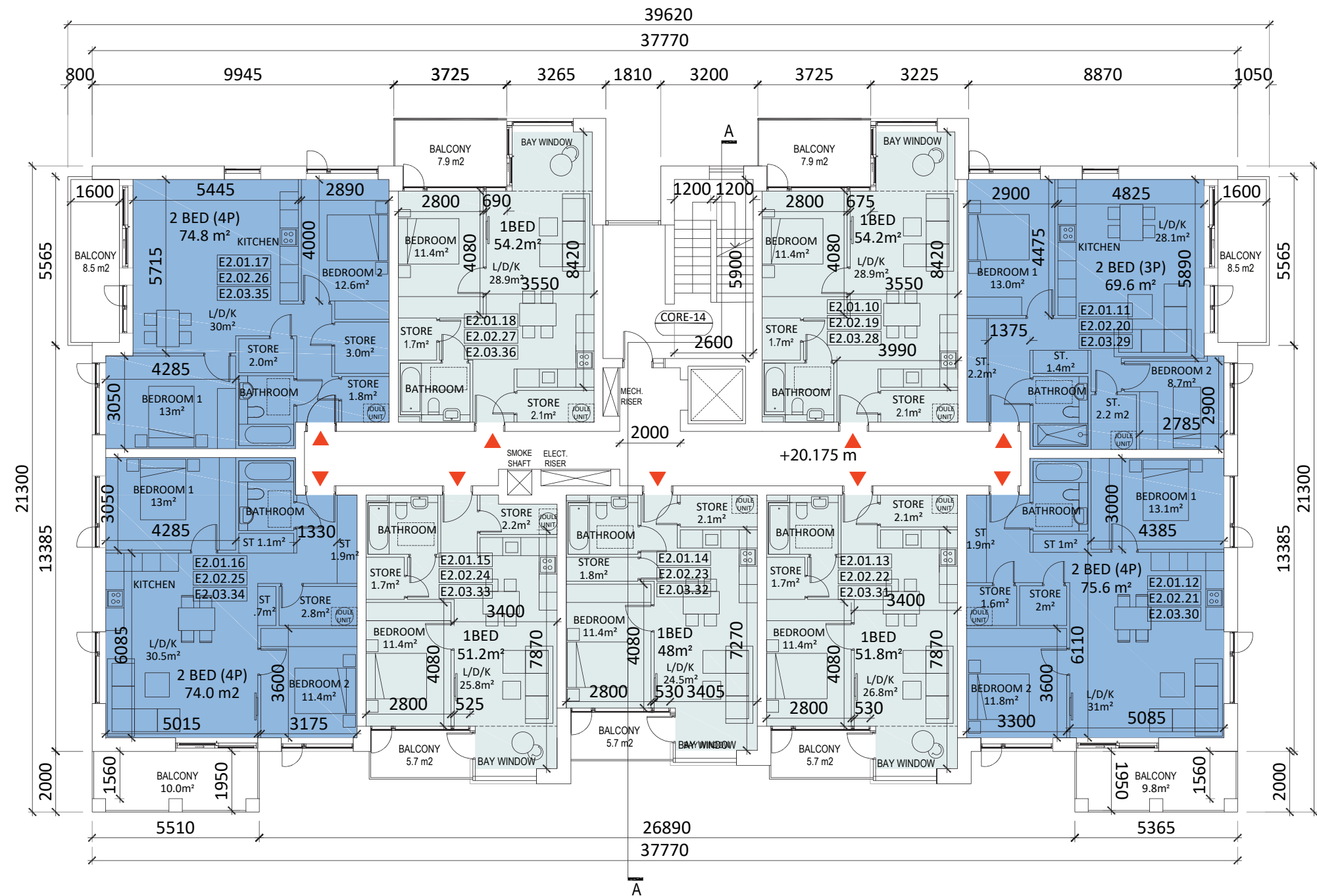
- Studio Apartment
- 1 Bed Apartment
- 2 Bed Apartment
- 3 Bed Apartment



Block E2 - Level 01

LEGEND

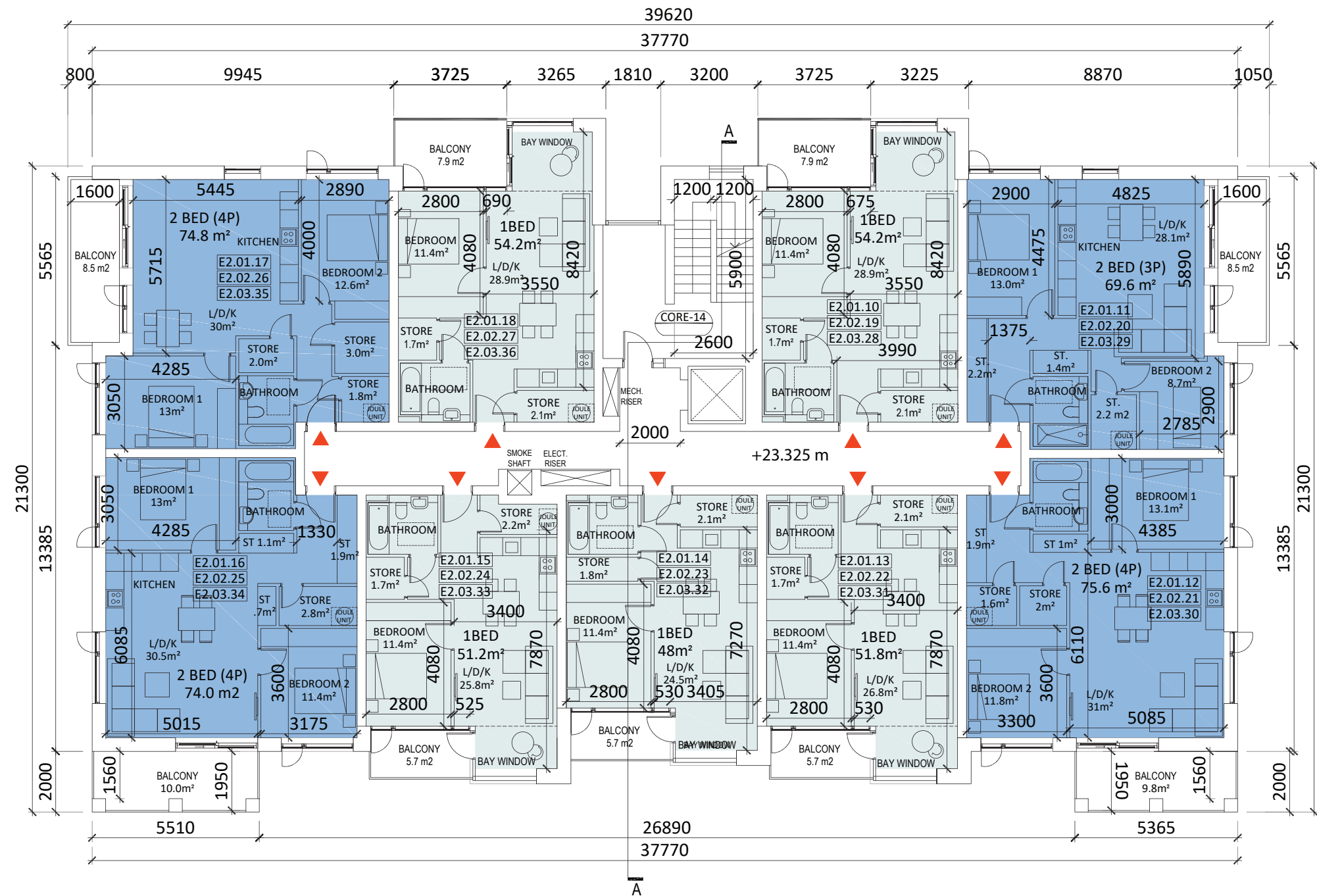
- | | |
|---|------------------|
|  | Studio Apartment |
|  | 1 Bed Apartment |
|  | 2 Bed Apartment |
|  | 3 Bed Apartment |



Block E2 - Level 02

LEGEND

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

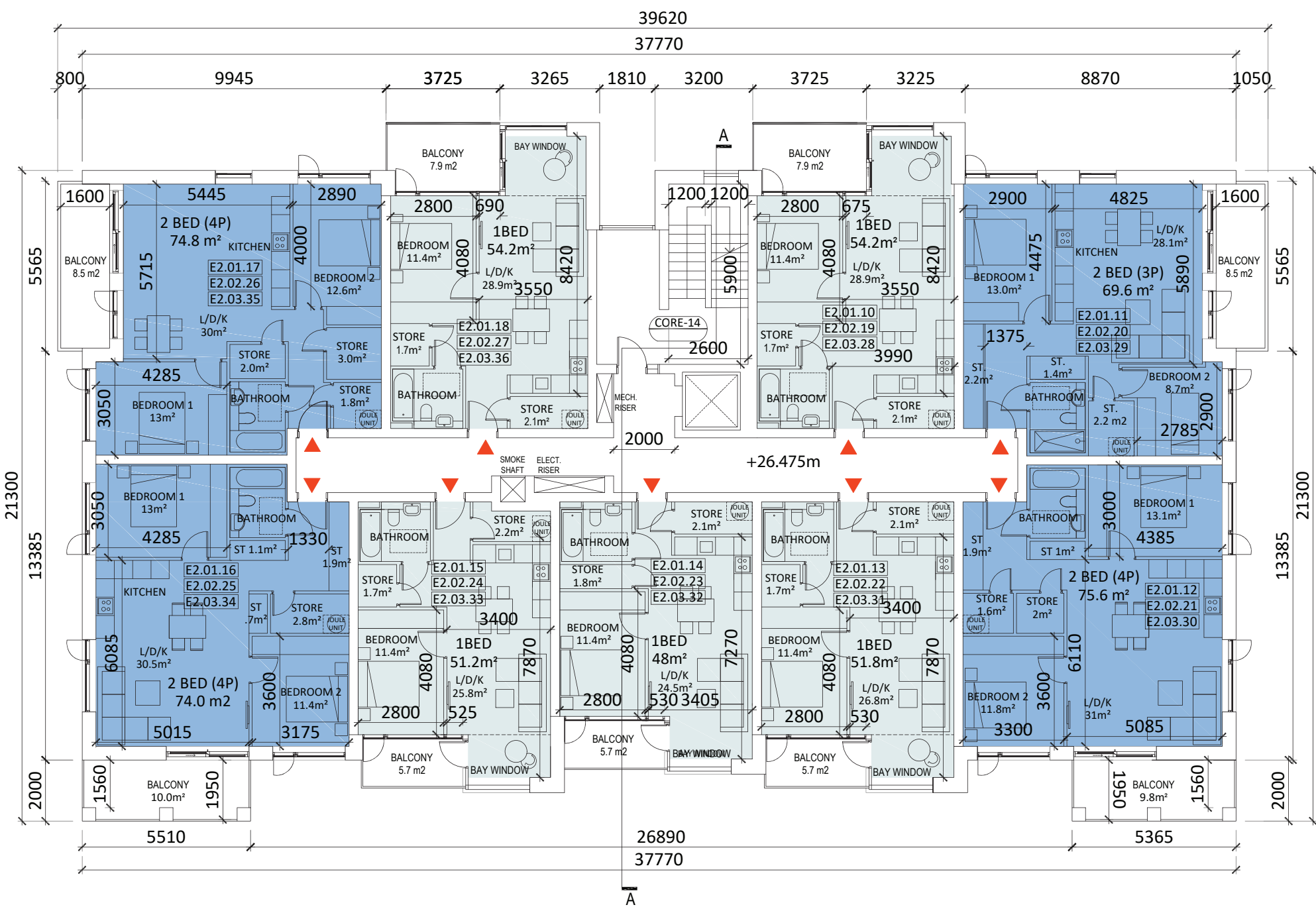


01. FLOOR PLANS

Block E2 - Level 03

LEGEND

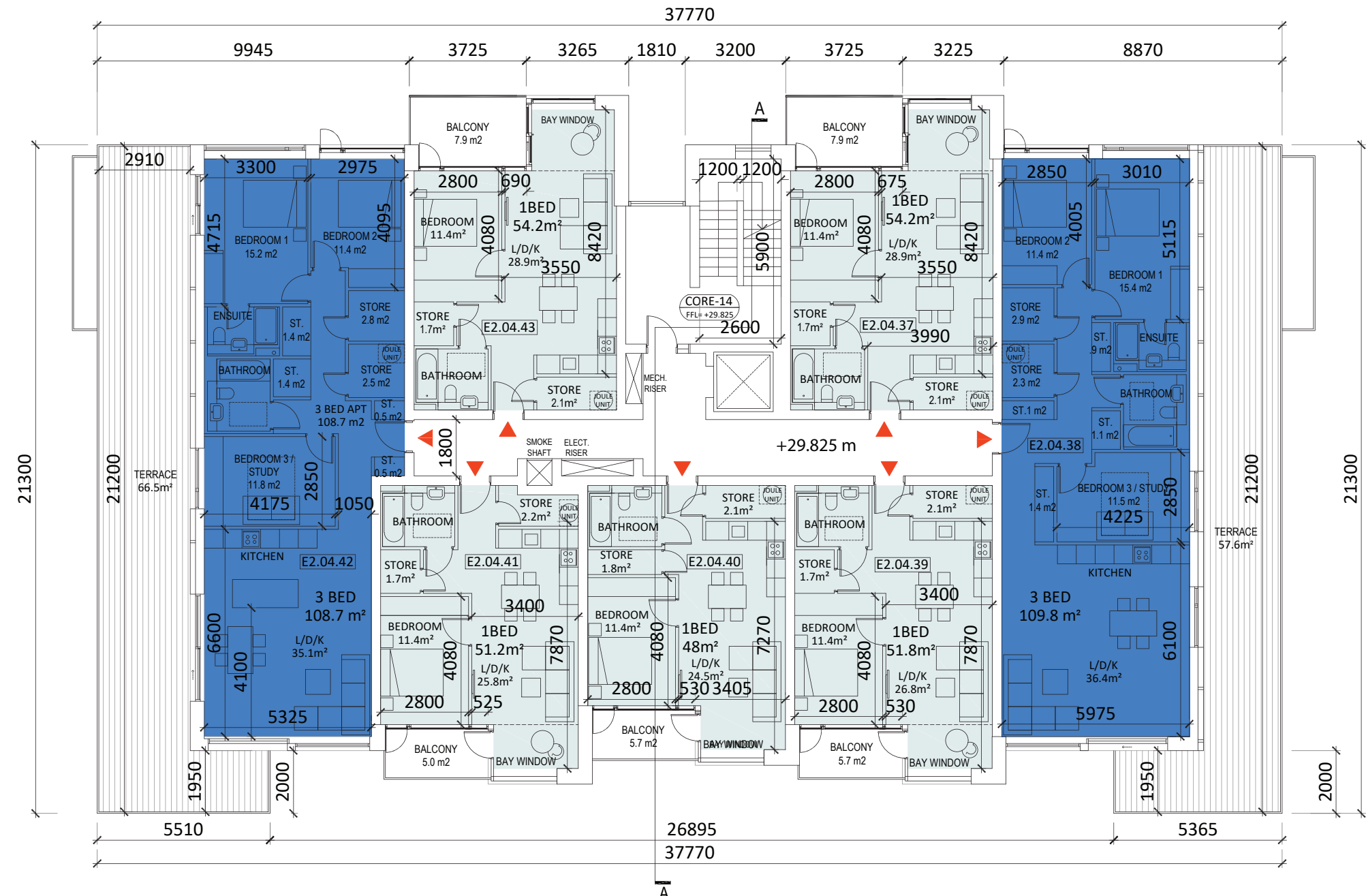
- Studio Apartment
- 1 Bed Apartment
- 2 Bed Apartment
- 3 Bed Apartment



Block E2 - Level 04

LEGEND

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



01. FLOOR PLANS

Block E2 - Level 05

LEGEND

Studio Apartment

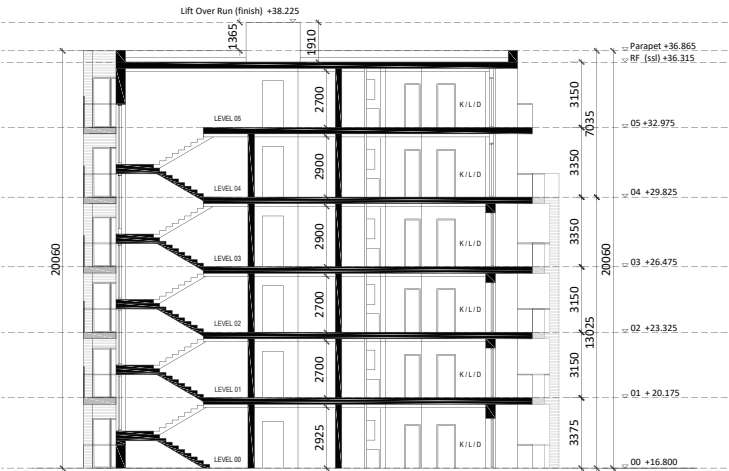
1 Bed Apartment

2 Bed Apartment

3 Bed Apartment



01. ELEVATIONS



SECTION AA



EAST ELEVATION



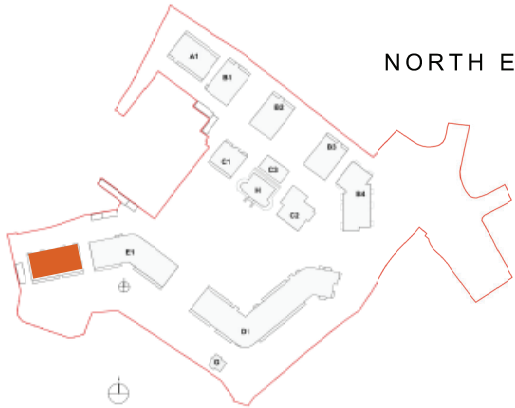
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



02. Schedules

02. Schedules

Accommodation schedule

level		sqm	sqm	% efficiency	beds	sqm	beds	sqm	beds	sqm	beds	sqm	beds	sqm
BLOCK E2 (6 Storey)					STUDIO	41	1 BED	45-50	2 BED (3P)	63	2 BED (4P)	73-78	3 BED	90
	Level 00		668.4	533.6	1		4		2		2		0	
	Level 01		670.1	553.4	0		5		1		3		0	
	Level 02		670.1	553.4	0		5		1		3		0	
	Level 03		670.1	553.4	0		5		1		3		0	
	Level 04		578.7	477.9	0		5		0		0		2	
	Level 05		547.8	446.9	0		5		0		2		0	
TOTAL			3805.28	3,118.6	1		29		5		13		2	

GIA = gross internal floor area
NIA = net internal floor area of apartments (lettable areas)

Housing Quality Assessment

HOUSING QUALITY ASSESSMENT - PROPOSED SHD - ST. TERESA'S -TEMPLE HILL- MONKSTOWN - BLACKROCK- CO. DUBLIN																						
1706A-OMP-ZZ-ZZ-SA-A-0001				APARTMENTS HQA																		
BUILDING (BLOCK)	UNIT NUMBER	FLOOR LEVEL	Apartment Type	UNIT DESCRIPTION	MIN UNIT AREA REQUIRED (m ²)	UNITS AREAS > MIN AREA +10%(m ²)	UNIT AREA ACHIEVED (m ²)	ASPECT	ORIENTATION	CEILING HEIGHT (Kitchen/Living/Dining)	No. of Bedrooms	No. of Bedspaces	Aggregate Bedroom Areas Required (m ²)	Aggregate Bedroom Area Achieved (m ²)	Main Living Room Width Required (m)	Main Living Room Width Achieved (m)	Kitchen/Living / Dining Area Required (m ²)	Kitchen/Living /Dining Area Achieved (m ²)	Aggregate Storage Area Required (m ²)	Aggregate Storage Area Achieved (m ²)	Garden/ Terrace/Balcony Area Required (m ²)	Garden/ Terrace/Balcony Area Achieved (m ²)
Block E2	1	0	Apartment	1 Bed Apartment	45	54.2	54.2		N	2950	1	2	11.4	11.4	3.3	3.5	23	28.9	3	3.8	5	7.9
Block E2	2	0	Apartment	2 Bed Apartment (3P)	63	69.6	69.6	Dual	N + E	2950	2	3	20.1	21.7	3.6	4.8	28	28.1	5	5.8	6	8.5
Block E2	3	0	Apartment	2 Bed Apartment (4P)	73		75.6	Dual	E + S	2950	2	4	24.4	24.9	3.6	3.6	30	31	6	6.5	7	9.8
Block E2	4	0	Apartment	1 Bed Apartment	45	51.8	51.8		S	2950	1	2	11.4	11.4	3.3	3.4	23	26.8	3	3.8	5	5.7
Block E2	5	0	Apartment	1 Bed Apartment	45		48		S	2950	1	2	11.4	11.4	3.3	3.4	23	24.5	3	3.8	5	5.7
Block E2	6	0	Apartment	1 Bed Apartment	45	51.2	51.2		S	2950	1	2	11.4	11.4	3.3	3.4	23	25.8	3	3.8	5	5.7
Block E2	7	0	Apartment	2 Bed Apartment (4P)	73		74	Dual	S + W	2950	2	4	24.4	24.4	3.6	5	30	30.5	6	6.5	7	10
Block E2	8	0	Apartment	2 Bed Apartment (3P)	63	70.6	70.6	Dual	W + N	2950	2	3	20.1	21.6	3.6	5	28	28	5	5.6	6	8.5
Block E2	9	0	Apartment	Studio Apartment	37		38.6		N	2950	1	2	N/A	N/A	4	4.3	30	30	3	3.2	4	7.7
Block E2	10	1	Apartment	1 Bed Apartment	45	54.2	54.2		N	2650	1	2	11.4	11.4	3.3	3.5	23	28.9	3	3.8	5	7.9
Block E2	11	1	Apartment	2 Bed Apartment (3P)	63	69.6	69.6	Dual	N + E	2650	2	3	20.1	21.7	3.6	4.8	28	28.1	5	5.8	6	8.5
Block E2	12	1	Apartment	2 Bed Apartment (4P)	73		75.6	Dual	E + S	2650	2	4	24.4	24.9	3.6	3.6	30	31	6	6.5	7	9.8
Block E2	13	1	Apartment	1 Bed Apartment	45	51.8	51.8		S	2650	1	2	11.4	11.4	3.3	3.4	23	26.8	3	3.8	5	5.7
Block E2	14	1	Apartment	1 Bed Apartment	45		48		S	2650	1	2	11.4	11.4	3.3	3.4	23	24.5	3	3.8	5	5.7
Block E2	15	1	Apartment	1 Bed Apartment	45	51.2	51.2		S	2650	1	2	11.4	11.4	3.3	3.4	23	25.8	3	3.8	5	5.7
Block E2	16	1	Apartment	2 Bed Apartment (4P)	73		74	Dual	S + W	2650	2	4	24.4	24.4	3.6	5	30	30.5	6	6.5	7	10
Block E2	17	1	Apartment	2 Bed Apartment (4P)	73		74.8	Dual	W + N	2650	2	4	24.4	25.6	3.6	5.4	30	30	6	6.8	7	8.5
Block E2	18	1	Apartment	1 Bed Apartment	45	54.2	54.2		N	2650	1	2	11.4	11.4	3.3	3.5	23	28.9	3	3.8	5	7.9
Block E2	19	2	Apartment	1 Bed Apartment	45	54.2	54.2		N	2650	1	2	11.4	11.4	3.3	3.5	23	28.9	3	3.8	5	7.9
Block E2	20	2	Apartment	2 Bed Apartment (3P)	63	69.6	69.6	Dual	N + E	2650	2	3	20.1	21.7	3.6	4.8	28	28.1	5	5.8	6	8.5
Block E2	21	2	Apartment	2 Bed Apartment (4P)	73		75.6	Dual	E + S	2650	2	4	24.4	24.9	3.6	3.6	30	31	6	6.5	7	9.8
Block E2	22	2	Apartment	1 Bed Apartment	45	51.8	51.8		S	2650	1	2	11.4	11.4	3.3	3.4	23	26.8	3	3.8	5	5.7
Block E2	23	2	Apartment	1 Bed Apartment	45		48		S	2650	1	2	11.4	11.4	3.3	3.4	23	24.5	3	3.8	5	5.7
Block E2	24	2	Apartment	1 Bed Apartment	45	51.2	51.2		S	2650	1	2	11.4	11.4	3.3	3.4	23	25.8	3	3.8	5	5.7
Block E2	25	2	Apartment	2 Bed Apartment (4P)	73		74	Dual	S + W	2650	2	4	24.4	24.4	3.6	5	30	30.5	6	6.5	7	10
Block E2	26	2	Apartment	2 Bed Apartment (4P)	73		74.8	Dual	W + N	2650	2	4	24.4	25.6	3.6	5.4	30	30	6	6.8	7	8.5
Block E2	27	2	Apartment	1 Bed Apartment	45	54.2	54.2		N	2650	1	2	11.4	11.4	3.3	3.5	23	28.9	3	3.8	5	7.9

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Block E2	28	3	Apartment	1 Bed Apartment	45	54.2	54.2		N	2650	1	2	11.4	11.4	3.3	3.5	23	28.9	3	3.8	5	7.9
Block E2	29	3	Apartment	2 Bed Apartment (3P)	63	69.6	69.6	Dual	N + E	2650	2	3	20.1	21.7	3.6	4.8	28	28.1	5	5.8	6	8.5
Block E2	30	3	Apartment	2 Bed Apartment (4P)	73		75.6	Dual	E + S	2650	2	4	24.4	24.9	3.6	3.6	30	31	6	6.5	7	9.8
Block E2	31	3	Apartment	1 Bed Apartment	45	51.8	51.8		S	2650	1	2	11.4	11.4	3.3	3.4	23	26.8	3	3.8	5	5.7
Block E2	32	3	Apartment	1 Bed Apartment	45		48		S	2650	1	2	11.4	11.4	3.3	3.4	23	24.5	3	3.8	5	5.7
Block E2	33	3	Apartment	1 Bed Apartment	45	51.2	51.2		S	2650	1	2	11.4	11.4	3.3	3.4	23	25.8	3	3.8	5	5.7
Block E2	34	3	Apartment	2 Bed Apartment (4P)	73		74	Dual	S + W	2650	2	4	24.4	24.4	3.6	5	30	30.5	6	6.5	7	10
Block E2	35	3	Apartment	2 Bed Apartment (4P)	73		74.8	Dual	W + N	2650	2	4	24.4	25.6	3.6	5.4	30	30	6	6.8	7	8.5
Block E2	36	3	Apartment	1 Bed Apartment	45	54.2	54.2		N	2650	1	2	11.4	11.4	3.3	3.5	23	28.9	3	3.8	5	7.9
Block E2	37	4	Apartment	1 Bed Apartment	45	54.2	54.2		N	2650	1	2	11.4	11.4	3.3	3.5	23	28.9	3	3.8	5	7.9
Block E2	38	4	Apartment	3 Bed Apartment	90	109.8	109.8	Dual	N + E + S	2650	3	5	31.5	38.3	3.8	5.9	34	36.4	9	9.6	9	57.6
Block E2	39	4	Apartment	1 Bed Apartment	45	51.8	51.8		S	2650	1	2	11.4	11.4	3.3	3.4	23	26.8	3	3.8	5	5.7
Block E2	40	4	Apartment	1 Bed Apartment	45		48		S	2650	1	2	11.4	11.4	3.3	3.4	23	24.5	3	3.8	5	5.7
Block E2	41	4	Apartment	1 Bed Apartment	45	51.2	51.2		S	2650	1	2	11.4	11.4	3.3	3.4	23	25.8	3	3.8	5	5.7
Block E2	42	4	Apartment	3 Bed Apartment	90	108.7	108.7	Dual	S + W + N	2650	3	5	31.5	38.4	3.8	5.3	34	35.1	9	9.1	9	66.5
Block E2	43	4	Apartment	1 Bed Apartment	45	54.2	54.2		N	2650	1	2	11.4	11.4	3.3	3.5	23	28.9	3	3.8	5	7.9
Block E2	44	5	Apartment	1 Bed Apartment	45	54.2	54.2		N	2700	1	2	11.4	11.4	3.3	3.5	23	28.9	3	3.8	5	7.9
Block E2	45	5	Apartment	2 Bed Apartment (4P)	73	91.7	91.7	Dual	N + E + S	2700	2	4	24.4	28.3	3.6	3.8	30	31.1	6	7.3	7	23
Block E2	46	5	Apartment	1 Bed Apartment	45	51.8	51.8		S	2700	1	2	11.4	11.4	3.3	3.4	23	26.8	3	3.8	5	5.7
Block E2	47	5	Apartment	1 Bed Apartment	45		48		S	2700	1	2	11.4	11.4	3.3	3.4	23	24.5	3	3.8	5	5.7
Block E2	48	5	Apartment	1 Bed Apartment	45	51.2	51.2		S	2700	1	2	11.4	11.4	3.3	3.4	23	25.8	3	3.8	5	5.7
Block E2	49	5	Apartment	2 Bed Apartment (4P)	73	95.8	95.8	Dual	S + W + N	2700	2	4	24.4	29.2	3.6	3.7	30	30.9	6	7.2	7	17.2
Block E2	50	5	Apartment	1 Bed Apartment	45	54.2	54.2		N	2700	1	2	11.4	11.4	3.3	3.5	23	28.9	3	3.8	5	7.9

03. Costings

03. Costings

Cost assessment

Ms Lisa Rocca
Oval Target Ltd.,
First Floor,
55 Percy Place



17th November 2021

RE: St. Teresa's, Temple Road, Blackrock Co. Dublin - Part V Calculations

Ms Rocca,

Please find enclosed KSN Construction Consultant's Part V cost assessment for the above mentioned development.

Please note the following in relation to this letter:

- This letter should be read in conjunction with the O'Mahony Pike Part V Allocation Booklet.
- The proposed Part V gross internal floor area is **3,805 M2** as per the accommodation schedule included in the O'Mahony Pike Part V Allocation Booklet.
- The proposed **50 units** are located in Block E2. They comprise of 1nr studio, 29nr 1 beds, 5nr 2 beds (3P), 13nr 2 beds (4P) and 2nr 3 bed units.
- In calculating our costs we have included for a contribution towards the cost of construction all site services and infrastructure works required for the development.
- Development costs have been calculated at 15% in line with DRLCOCO specified level. This would include for all design team fees, reasonable utility contributions, fire cert fees, etc. Please note we would not have calculated the inclusion of Planning Contributions and the like within the 15% figure.
- We have allowed a profit on cost figure of 7.5% in line with DLRCOCO guidelines.
- We have not included any costs for land related tax or for overheads related to land purchase.



Temple Road Part V Cost Calculation		
Construction Costs		€
Block E2 (50 Units / 3,805m2)		10,273,449.06
Infrastructure & Siteworks		2,984,629.38
Sub-Total Construction Costs (excl. VAT)		€13,258,078.44
Development Costs		
15% of Construction Costs		1,988,711.77
Profit on Costs		
7.5% of all costs excluding land		1,143,509.27
Land Costs		1,360,000.00
Sub-Total Development, Profit & land Costs (excl. VAT)		€4,492,221.03
VAT		
13.5% on Construction		€1,789,840.59
23% on Development Costs		€457,403.71
VAT on Land & Profit		N/A
Total Estimated Part V Costs (incl. VAT)		€19,997,543.77
Per Unit Break Down		€
Studio	41 m2	321,404.06
1 Bed	45-50 m2	352,291.79
2 Bed (3P)	60-63 m2	428,493.22
2 Bed (4P)	73-78 m2	483,978.26
3 Bed	90 m2	512,747.18

Yours faithfully,

Justin Travers

Justin Travers

Kerrigan Sheanon Newman

P:\2019\19083 (Temple Road, Blackrock)\Part V\02. Tri partite Submission Oct 2021

Directors
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Marion St. John BSc (Surv) MSCSI MRICS • Justin Travers MA BSc (Surv) MSCSI MRICS MCI Arb Dip Proj Mgt Dip Con Law
Christopher Grady BSc (Surv) MSCSI MRICS Dip Proj Mgt • Damien McHugh BSc (Surv) MSCSI MRICS
Bosco Skelly BSc (Surv) MSCSI MRICS • Darren Flanagan BSc (Surv) MSCSI MRICS • Paul Brain BSc (Surv) MSCSI MRICS
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Associate Directors
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Kevin King BSc (Surv) MSCSI MRICS • Louise Delaney BSc (Surv) MSCSI MRICS • Trevor Smith BSc (Surv) MSCSI MRICS
Bryan Lett BSc (Surv) MSCSI MRICS PgDip Law

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IS EN ISO 9001 2008
IS EN ISO 14001 2004
OHSAS 18001 2007

KSN Construction Consultants is a registered business
name for Kerrigan Sheanon Newman Unlimited

Directors
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04. Correspondence

04. Correspondence

Letter of Engagement



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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An Roinn Tithíochta
Housing Department

Lucy McGrath,
Part V Section,
County Hall,
Marine Road
Dun Laoghaire,
Co. Dublin
Tel: 01 205 4717
Email: lmcgrath@dlrcoco.ie

17th February 2021

**Re: Part V Agreement: Development at St. Teresa's, Temple Road, Blackrock,
Co. Dublin – Oval Target Limited**

To Whom It May Concern:

I refer to your proposal at St. Teresa's, Temple Road, Blackrock, Co. Dublin and in particular your proposal for compliance with the provisions of Part V of the Planning and Development Act, 2000, as amended involving the initial provision of twenty nine (29 no.) units on site and for which under a revised development proposal will now increase to fifty (50 no.) units, one (1 no.) studio apartment, twenty nine (29 no.) one-bedroom apartments, eighteen (18 no.) two-bedroom apartments and two (2 no.) three- bedroom apartments and confirm that this will form the basis of further discussions on compliance with the provisions of Part V of the Planning and Development Act, 2000 as amended subject to agreement on costs details of which should be submitted for validation prior to lodging the planning application

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.

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.

Lucy McGrath

Lucy McGrath
Senior Staff Officer
Housing Department

DUBLIN

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