



## **Part V Proposal**

**For:**

**Large - Scale Residential Development (LRD) at  
Santry Avenue & Swords Road, Santry, Dublin 9.**



Dwyer Nolan Developments Ltd. (the applicant) is submitting a Large Scale Residential Development application to Dublin City Council comprising 321 no. residential units on a site of c. 1.5 hectares located at the junction of Santry Avenue & Swords Road, Santry, Dublin 9.

Prior to the submission of the application to Dublin City Council, the applicant previously engaged with the Housing & Community Services Section of Dublin City Council to discuss the Part V requirements for the redevelopment of the subject site. Dublin City Council indicated that their preferred option is to acquire units on site upon receipt of a grant of permission. To this end, we enclose a letter from the Housing & Community Services Section of Dublin City Council dated 5<sup>th</sup> May 2021 confirming same.

In order to satisfy the requirements of Part V of the Planning and Development Act 2000 (as amended) the applicant proposes to deliver 32 no. units, representing 10% of the total number of units proposed, to Dublin City Council for the purposes of social housing.

We enclose with the application Drawing No. D1809.P29 '*Part V Drawing (Block F)*' prepared by Davey & Smith Architects which details the location of proposed Part V units to be delivered to Dublin City Council upon receipt of a grant of permission. For ease of reference, an A3 copy of this drawing is attached to this proposal, while a to scale drawing, printed at A1, is also enclosed with the LRD application. We also enclose as part of this LRD application indicative costings prepared by the applicant for 32 no. Part V units which are put forward for as satisfying their Pat V obligation.

In total, the proposed social housing units consist of the following mix of dwellings:

Apartment Type	Social Housing Mix
1 Bed Apartment	9
2 Bed Apartment	23
<b>Total</b>	<b>32</b>

It should be noted that details of costings submitted are based on the typical cost of construction at time of making this LRD planning application. All costs and values are estimated and are based on the submitted details / drawings. Pending a final grant of planning permission, all costs / values and locations of the proposed social housing units will be subject to review and final agreement with the Local Authority.



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, 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)

Mr. Edwin O'Dwyer  
Dwyer Nolan Developments Ltd  
Stonebridge House  
Stonebridge Close  
Shankill  
Co. Dublin

5<sup>th</sup> May 2021

Part V Ref: 918

RE: Heiton Buckley Site, Santry, Dublin 9.

Applicant: Dwyer Nolan Developments Ltd.

Agent: Davey & Smith Architects

Validation Letter – Part V

Dear Sir / Madam,

Davey & Smith Architects intends to lodge a planning application on behalf of Dwyer Nolan Developments Ltd., to develop a site located at Heiton Buckley, Santry, Dublin 9.

Dwyer Nolan Developments Ltd., 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.

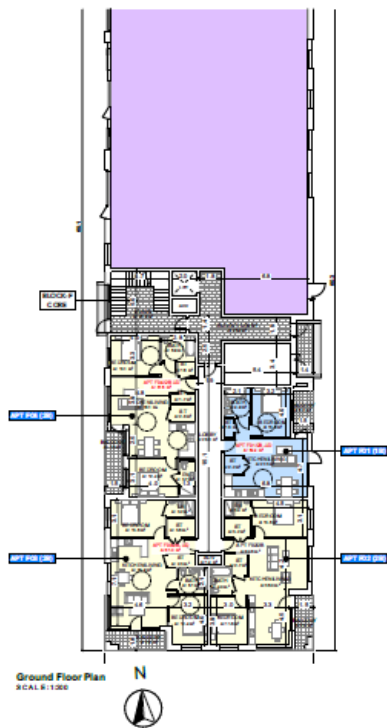
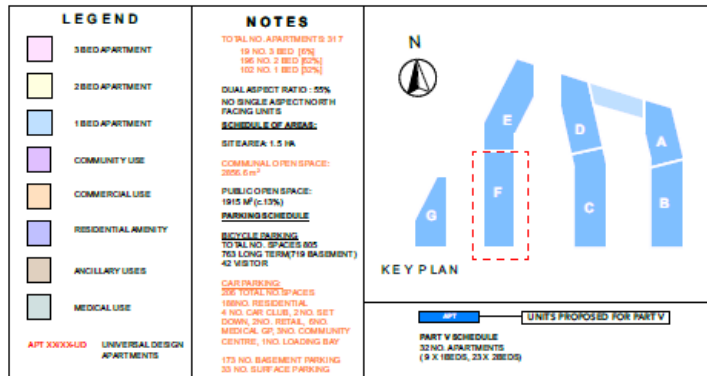
I would be obliged if you could validate this planning application.

If you have any further queries regarding this application, please contact me on 01 - 222 5379.

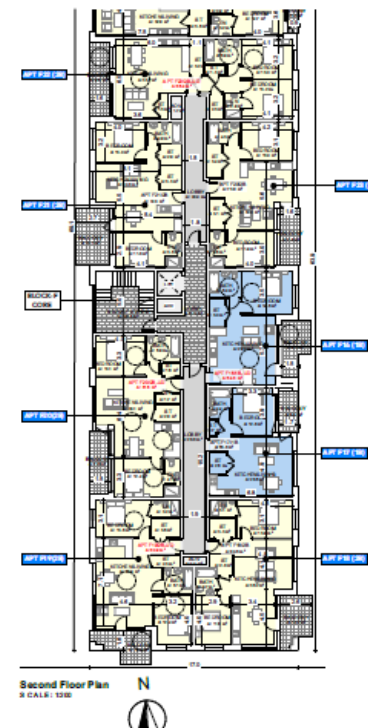
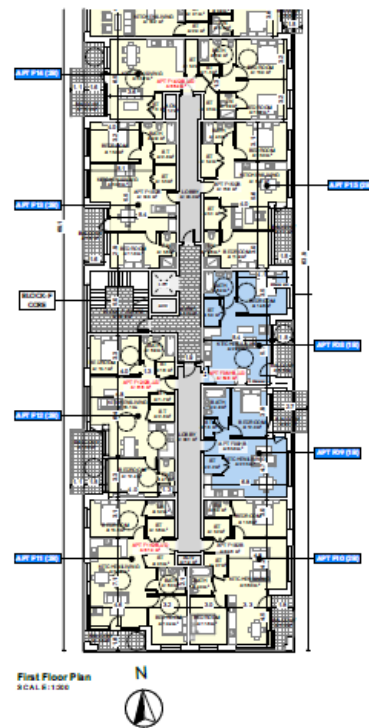
Yours sincerely,

*Lorraine Gaughran*

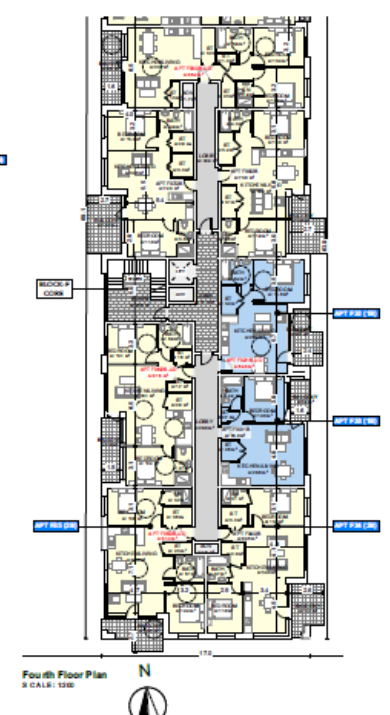
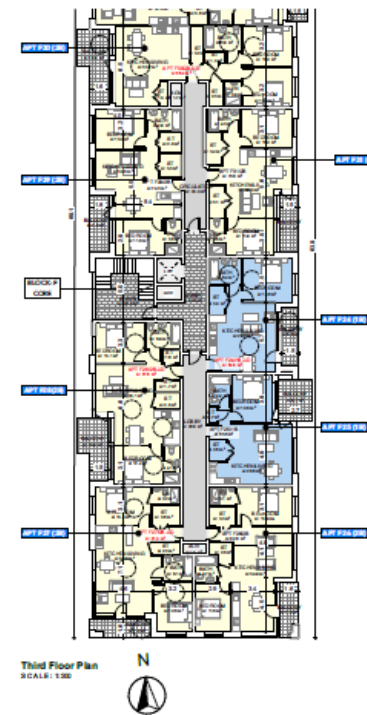
Lorraine Gaughran  
Housing Development



Santry Avenue LRD



Part V Proposal



Dwyer Nolan Developments



Part V Schedule of Accommodation & Approximate Cost												
Location address	Heighton Buckley Site, Santry Road Dublin 11											
Developer	Dwyer Nolan Developments											
	Net sq m	Sq ft	Cost per Sq Ft €	Cost per unit €	Site development costs €	Plot Value €	Total cost per unit €	Unit Cost (incl Circulation)	Unit No's	Total cost €	Sales Price per Unit €	Sales Price Overall €
APT F01/1B	54.4	586	€292.64	€171,357	€35,000	€15,000	€221,357	€243,213	1	€243,213	€276,046	€276,046
APT F02/2B	79.9	860	€292.64	€251,681	€35,000	€15,000	€301,681	€331,467	1	€331,467	€376,215	€376,215
APT F03/2B	79.1	851	€292.64	€249,161	€35,000	€15,000	€299,161	€328,698	1	€328,698	€373,073	€373,073
APT F04/2B	80.3	864	€292.64	€252,941	€35,000	€15,000	€302,941	€332,851	1	€332,851	€377,786	€377,786
APT F05/2B	82.0	892	€292.64	€261,131	€35,000	€15,000	€311,131	€341,850	1	€341,850	€388,000	€388,000
APT F06/2B	97.5	1,049	€292.64	€307,120	€35,000	€15,000	€357,120	€392,380	1	€392,380	€445,351	€445,351
APT F07/2B	72.4	779	€292.64	€228,056	€35,000	€15,000	€278,056	€305,510	1	€305,510	€346,754	€346,754
APT F08/1B	54.8	590	€292.64	€172,617	€35,000	€15,000	€222,617	€244,597	1	€244,597	€277,618	€277,618
APT F09/1B	53.8	579	€292.64	€169,467	€35,000	€15,000	€219,467	€241,136	1	€241,136	€273,689	€273,689
APT F10/2B	79.9	860	€292.64	€251,681	€35,000	€15,000	€301,681	€331,467	1	€331,467	€376,215	€376,215
APT F11/2B	79.0	850	€292.64	€248,846	€35,000	€15,000	€298,846	€328,352	1	€328,352	€372,680	€372,680
APT F12/2B	80.3	864	€292.64	€252,941	€35,000	€15,000	€302,941	€332,851	1	€332,851	€377,786	€377,786
APT F13/2B	74.3	800	€292.64	€234,041	€35,000	€15,000	€284,041	€312,086	1	€312,086	€354,217	€354,217
APT F14/2B	87.1	938	€292.64	€274,360	€35,000	€15,000	€324,360	€356,386	1	€356,386	€404,498	€404,498
APT F15/2B	72.4	779	€292.64	€228,056	€35,000	€15,000	€278,056	€305,510	1	€305,510	€346,754	€346,754
APT F16/1B	54.8	590	€292.64	€172,617	€35,000	€15,000	€222,617	€244,597	1	€244,597	€277,618	€277,618
APT F17/1B	53.8	579	€292.64	€169,467	€35,000	€15,000	€219,467	€241,136	1	€241,136	€273,689	€273,689
APT F18/2B	79.9	860	€292.64	€251,681	€35,000	€15,000	€301,681	€331,467	1	€331,467	€376,215	€376,215
APT F19/2B	79.0	850	€292.64	€248,846	€35,000	€15,000	€298,846	€328,352	1	€328,352	€372,680	€372,680
APT F20/2B	80.3	864	€292.64	€252,941	€35,000	€15,000	€302,941	€332,851	1	€332,851	€377,786	€377,786
APT F21/2B	74.3	800	€292.64	€234,041	€35,000	€15,000	€284,041	€312,086	1	€312,086	€354,217	€354,217
APT F22/2B	87.1	938	€292.64	€274,360	€35,000	€15,000	€324,360	€356,386	1	€356,386	€404,498	€404,498
APT F23/2B	72.4	779	€292.64	€228,056	€35,000	€15,000	€278,056	€305,510	1	€305,510	€346,754	€346,754
APT F24/1B	54.8	590	€292.64	€172,617	€35,000	€15,000	€222,617	€244,597	1	€244,597	€277,618	€277,618
APT F25/1B	53.8	579	€292.64	€169,467	€35,000	€15,000	€219,467	€241,136	1	€241,136	€273,689	€273,689
APT F26/2B	79.9	860	€292.64	€251,681	€35,000	€15,000	€301,681	€331,467	1	€331,467	€376,215	€376,215
APT F27/2B	79.0	850	€292.64	€248,846	€35,000	€15,000	€298,846	€328,352	1	€328,352	€372,680	€372,680
APT F28/2B	80.3	864	€292.64	€252,941	€35,000	€15,000	€302,941	€332,851	1	€332,851	€377,786	€377,786
APT F29/2B	74.3	800	€292.64	€234,041	€35,000	€15,000	€284,041	€312,086	1	€312,086	€354,217	€354,217
APT F30/2B	87.1	938	€292.64	€274,360	€35,000	€15,000	€324,360	€356,386	1	€356,386	€404,498	€404,498
APT F31/2B	72.4	779	€292.64	€228,056	€35,000	€15,000	€278,056	€305,510	1	€305,510	€346,754	€346,754
APT F32/1B	54.8	590	€292.64	€172,617	€35,000	€15,000	€222,617	€244,597	1	€244,597	€277,618	€277,618
APT F33/1B	53.8	579	€292.64	€169,467	€35,000	€15,000	€219,467	€241,136	1	€241,136	€273,689	€273,689
APT F34/2B	79.9	860	€292.64	€251,681	€35,000	€15,000	€301,681	€331,467	1	€331,467	€376,215	€376,215
APT F35/2B	79.0	850	€292.64	€248,846	€35,000	€15,000	€298,846	€328,352	1	€328,352	€372,680	€372,680
APT F36/2B	80.3	864	€292.64	€252,941	€35,000	€15,000	€302,941	€332,851	1	€332,851	€377,786	€377,786
APT F37/2B	74.3	800	€292.64	€234,041	€35,000	€15,000	€284,041	€312,086	1	€312,086	€354,217	€354,217
APT F38/2B	87.1	938	€292.64	€274,360	€35,000	€15,000	€324,360	€356,386	1	€356,386	€404,498	€404,498
Common area	336	3,617	€292.64	€1,058,571						-		
Total	2,883.5	31,041.6		9,083,693			9,775,122	10,740,260		10,740,260		12,190,195