

Housing Department
An Rannóg Tithíochta
Aiden Conroy
Administrative Officer
Level 2 County Hall,
Marine Road,
Dún Laoghaire,
Co. Dublin
DD Tel: 01 2047936
aidenconroy@dlrcoco.ie

Cairn Homes Property Limited
7 Grand Canal
Grand Canal St Lower
Dublin 2

22nd March 2022

RE: ABP-311667-21 Build To Rent SHD Development of site at Former Blakes and Esmonde Motor sites, Lower Kilmacud Road, Stillorgan Road and The Hill, Stillorgan Co. Dublin

Dear Sirs,

I wish to acknowledge receipt of the Part V compliance proposal in respect of this Build to Rent development application which provides for the on-site lease of 41 units and confirm that this proposal is being considered and can form the basis of further compliance discussions.

Yours sincerely,

Aiden Conroy

Aiden Conroy
Administrative Officer
Housing Department

An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 V902

30th March 2022

RE: SHD PLANNING APPLICATION FOR REDVELOPMENT OF BLAKES & ESMONDE MOTORS, STILLORGAN, CO DUBLIN

Dear Sir or Madam,

I confirm that Cairn Homes Properties Limited acquired this application site, excluding Dun Laoghaire and Rathdown County Council land in two parcels as follows:

- Original Blakes site was acquired on 3rd March 2016
- Esmonde Motors site was acquired on 27th October 2020

Please also note that an Executive Order dated 12th January 2022 confirmed the County Councils agreement to sell their portion of the land to Cairn Homes and a contract relating to this transaction was signed by both parties on 14th March 2022.

Yours faithfully,



Aidan McLernon
Head of Planning

Aiden Conroy
Housing Department
Dún Laoghaire Rathdown County Council
County Hall
Marine Road
Dún Laoghaire
Co. Dublin
By email

24th February 2022

RE: Compliance with S96 (Part V) Planning and Development Act 2000 as amended (“the act”) and the Affordable Housing Act 2021 in relation to a residential development at the former Blakes and Esmonde Motors Site, Lower Kilmacud Road, Stillorgan Road (N11) and The Hill, Stillorgan, Co Dublin.

Dear Aiden,

Further to previous discussions I write to confirm our proposal to satisfy and comply with the requirements of S96 (Part V) of the Act and the Affordable Housing Act 2021, in relation to the above development. Please note that the contents of this letter are indicative at this stage and are intended to provide a reasonable estimate of the costs and values of the units based on construction costs and values prevailing at the time of the application.

Please also note that the information set out herewith is purely for the purposes of facilitating the making of a planning application and will ultimately be subject to possible amendment and formal agreement with Dun Laoghaire Rathdown County Council prior to submission of the commencement notice in relation to the development of the site.

The financial data contained herein is provided to the level of detail commensurate with this stage of the Part V process having regard to Circular Letter 10/2015. I note under the recent Amendment to the Act and its accompanying Regulations that the ultimate agreement with regard to Part V is dependent a) upon receipt of a final grant of permission and b) upon a site value at the time the Permission is granted; neither of which can be available at this time.

Proposed Development: The proposed SHD development consists of the construction of a mixed-use development comprising of “Built to Rent” BTR apartments, commercial, childcare and residents’ facilities laid out in 6 no. blocks ranging in height from 3-9 storeys comprising 377 no. apartment units (21 no. studio apartments, 189 no. 1 bedroom apartments, 159 no. 2 bedroom apartments, & 8 no. 3 bedroom apartments). The development also includes c. 1,000 sq.m. restaurant / café floorspace and office use (in 5

no. units at ground floor & lower ground floor), a Community Sports Hall (c. 906 sq. m), Residential amenity floorspace (c. 1,062 sq. m) and a creche of c. 215 sq. m. as well as improvements to the public realm along the Lower Kilmacud Road, The Hill, and frontage along the N11 to include hard and soft landscaping as well as new road layout to The Hill/Lower Kilmacud Road.

Please find attached a Part V booklet including a schedule of accommodation for the entire development which in summary consists of:

- 21 no. studios
- 189 no. one bedroom apartments;
- 159 no. 2 bedroom apartments;
- 8 no. 3 bedroom apartments;

As you will be aware, Cairn Homes Properties Limited are at an advanced stage of purchasing land from Dun Laoghaire Rathdown within the application site. Although contracts have been signed relating to the transaction, for the purpose of this letter and application they are being treated as two distinct ownerships pending the full transfer. In accordance with Part V legislation, as the Cairn land has been in the full ownership of Cairn Homes Properties Limited since before 31st July 2021 and it was purchased after 1st September 2015, that element of the site qualifies for a 10% reduction in Part V requirements. The remainder of the development site must provide the full 20% of the development on that area for Part V.

The breakdown of the proposed development across the two ownerships areas have been calculated based on the number of units proposed on each of the plots as set out below:

Land ownership	Total Number of units proposed	10%	20%
Cairn Homes Properties	337	33	
DLRCC	40		8
Total	377		41

A Schedule of Accommodation for the Part V units is enclosed.

Unit Mix – Part V

1 Bed's	2 Beds	Total
29	12	41
71%	29%	100%

Estimated Cost to the Local Authority

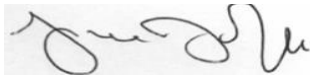
The overall estimated cost to the Local Authority is detailed in Attachment 2. The above information is being provided on a wholly without prejudice basis in order to comply with the Planning & Development Regulations in force at this time. The final details of any agreement with the Council regarding compliance

with Part V, including agreements on costs will not be arrived at until after planning permission has been secured, as is provided for under the Planning & Development Act 2000, as amended.

I trust the above meets with your approval but if you require any additional information please do not hesitate to contact the undersigned.

Yours sincerely

Jane Doyle

A handwritten signature in black ink, appearing to read 'Jane Doyle', is written over a light grey rectangular background.

Planning & Development

ATTACHMENTS

1. Part V Booklet with Proposed Part V Schedule of Accommodation, Proposed Schedule of Accommodation (Full Development) and Floorplans.
2. Detailed breakdown of Part V Costings

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR CAIRN HOMES CONSTRUCTION LTD

SCHEME BLAKES, STILLORGAN, DUBLIN.
318 Units

MAIN COST SUMMARY

Total Cost €

BUILDING COSTS

Page

Substructures - Basement Car-Parking	2	€14,949,875
Substructures Generally	3	€0
Superstructures	4 & 5	€66,171,040
External Works	6	€329,821
Site Development Works	7	€2,991,667
Abnormal Works	8	€1,500,000
Indirect Project Costs	9	€26,212,433
Total:	1	€112,154,835

DEVELOPMENT ON COSTS

Professional Fees		€9,453,664
Development Contributions		€5,670,240
Finance Costs		€20,364,598
Total:	2	€35,488,503

DEVELOPERS' PROFIT

On Building Costs	10%	112,154,835	3	€11,215,484
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LAND COSTS

Existing Land Use Value			4	€500,000
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SUB-TOTAL:

1 - 4 above

€159,358,822

add:

Value Added Tax

€22,411,539

TOTAL COSTS:

€181,770,361

No Of Units		318		€571,605
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Net internal floor area (Sales Area)

277,006

€656

SqM and SqFt

Blakes Esmonde Stillorgan

Part V Housing Proposal

17 February 2022



o'mahony pike





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 - 2.5 Level 03
 - 2.6 Level 04

3. Schedule
 - 3.1 Proposed Schedule of Units



Introduction

1. Introduction

1.1 Summary of Proposal

This Part V Proposal addresses the obligation to deliver social & affordable housing as part of the development.

It is proposed to provide all such units on site, spread throughout the scheme so as to integrate them into the development.

The total proposed provision of units is:

1-Beds	2-Beds	Total
29	12	41

1.2 Calculation of Requirement

The site is currently in 2 separate ownerships with each of these attracting a different obligation. The Cairn-owned lands must provide 10% affordable housing while the DLRCOCO-owned lands must provide 20%.

The two figures have been calculated based on the number of units proposed on each of the ownerships as per the following table.

Part V Calculation

Ownership of Lands	Total No. of Units Proposed	@ 10%	@ 20%
Cairn	337	33	
DLRCOCO	40		8
			41





2.

Proposed Provision

2. Provision

2.1 Proposed Provision of Units

Level 00 - Ground / Street



Level 01 - First Floor



Level 02 - Second Floor



2. Provision

2.1 Proposed Provision of Units

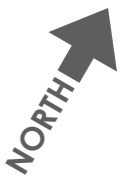
Level 03 - Third Floor



Level 04 - Fourth Floor



Level 05 - Fifth Floor

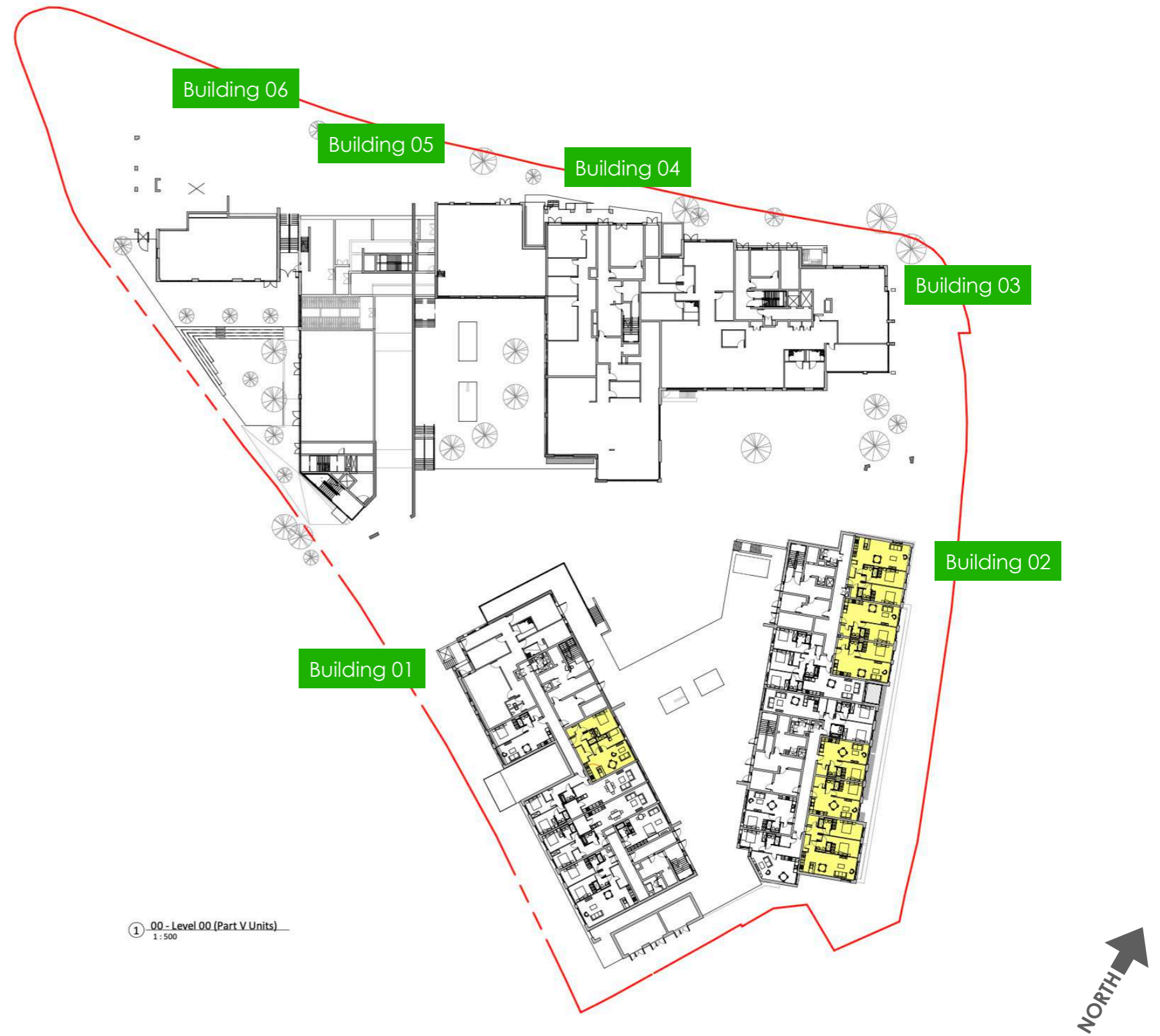


2. Provision

2.2 Proposed Provision of Units

Level 00 - Ground / Street

Building	1-Beds	2-Beds	Total
01		1	1
02	4	2	6
03			0
04			0
05			0
06			0
	4	3	7



2. Provision

2.3 Proposed Provision of Units

Level 01 - First Floor

Building	1-Beds	2-Beds	Total
01	1	1	2
02	4	2	6
03			0
04	1		1
05	2		2
06			0
	8	3	11



② 01 - Level 00/01 (Part V Units)
1:500

2. Provision

2.4 Proposed Provision of Units

Level 02 - Second Floor

Building	1-Beds	2-Beds	Total
01	1	1	2
02	4	2	6
03			0
04	1		1
05	2		2
06			0
	8	3	11



③ 02 - Level 01/02 (Part V Units)
1:500

2. Provision

2.5 Proposed Provision of Units

Level 03 - Third Floor

Building	1-Beds	2-Beds	Total
01			0
02	4	1	5
03			0
04	1		1
05	2		2
06			0
	7	1	8



④ .03 - Level 02/03 (Part V Units)
1:500

2. Provision

2.6 Proposed Provision of Units

Level 04 - Fourth Floor

Building	1-Beds	2-Beds	Total
01			0
02		1	1
03			0
04			0
05	2	1	3
06			0
	2	2	4



⑤ 04 - Level 03/04 (Part V Units)
1:500



3.

Schedule

3. Schedule & HQA



BLAKES ESMONDE RESIDENTIAL AREAS ASSESSMENT & SCHEDULE OF ACCOMMODATION DEVELOPMENT AREA - TBC Hectares SITE AREA (Red line boundary) - 1.416 Hectares																				Date: 03.02.2022		Revision: D		PRE-PLANNING																						
BUILDING	LEVEL	CRECHE	REP/CYCLES/ESB/PLANT	CAFE/RESTURANT	SPORTS HALL	OFFICE HUB	RES/AMENITY	RES/1	RES/2	RES/3	RES/4	RES/5	UNIT TYPES												TOTAL	Dual Aspect																				
													Studio 2P	1 Bed 2P	1 Bed 2P	1 Bed PART V	2 Bed 2P	2 Bed 4P	2 Bed 4P	2 Bed 4P	2 Bed 4P	2 Bed 4P	2 Bed 4P	2 Bed 4P			2 Bed PART V	3 Bed 6P	3 Bed 6P	3 Bed 6P	Non/Res(3 Bed)															
											sqm	sqm	%	Note: Approximate Apartment Area Ranges Provided, Refer to HQA for Detail Unit Type & Areas																																
BUILDING P01																																														
BUILDING P02																																														
BUILDING P03																																														
BUILDING P04																																														
BUILDING P05																																														
BUILDING P06																																														
BUILDING P07																																														
TOTAL DEVELOPMENT																																														

 mahony pike

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