

Housing Department
An Rannóg Tithíochta

Aiden Conroy
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Mr Will Glass,
Park Developments Group,
The Herbert Building,
The Park,
Carrickmines,
Dublin 18

3rd May 2018

**Re: Proposed Development at *Glencairn, Murphystown Way, Dublin 18:*
Castdale Limited.**

Dear Mr Glass,

I refer to your proposed 341 unit residential development at ***Glencairn, Murphystown Way, Dublin 18*** 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, 34 units on-site for social housing comprising 9x1-bedroom units, 22x2-bedroom units and 3x3-bedroom units.
- Total *indicative* cost of the 34 units is €9,826,685 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 €205,246.24 (average) for the 1-bedroom units; €306,070.25 (average) for the 2-bedroom units and €341,160.56 (average) for the 3-bedroom units.

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.

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.



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
Administrative Officer
Housing Department