

Dun Laoghaire Rathdown County Council,
County Hall,
Marine Road,
Dun Laoghaire,
A96K6C9

28th October 2025

Re: Part V Provisions for proposed LRD Amendment of permitted development Reg Ref ABP312170-21 at 'Marmalade Lane', Wyckham Avenue, Dundrum, Dublin 16.

Dear Sir/Madam

Please find enclosed supporting Part V documentation in response to LRD Application form which requires the submission of;

- details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and
- details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and
- a layout plan showing the location of proposed Part V units in the development.

This submission is supported by a Part V proposal setting out the number and location of proposed Part V social housing units within the scheme. A cost breakdown for the proposed Part V units is included overleaf.

The DHPCLG Housing Circular 36 2015, Section 96 (3) sets out six types of Part V agreement that may be made, including:

- Transfer of lands (Section 96(3), paragraph (a));
- Build and transfer of up to 10% of the proposed housing units (Section 96(3), paragraph (b)(i));
- Transfer of housing units on any other land in the functional area of the planning authority (Section 96(3), paragraph (b)(iv));
- Lease of housing units either on the subject site of the application or in any other location within the functional area of the planning authority (Section 96(3), paragraph (b)(iva));
- Combination of a transfer of land and one or more of the other options; and
- Combination of options not involving a transfer of the ownership of land (Section 96(3), paragraph (b)(viii)).

This submission provides details for onsite provision of Part V units if this is deemed to be the preferred option by the Applicant. Should Part V obligations be provided on-site, it is the Applicant's intention to lease the units on a 25-year long-term lease arrangement to DLRCC. The rent will be based on the market rent at the time of the agreement less the Part V net monetary value discount.

Yours

A handwritten signature in black ink, appearing to read "Trevor Sadler". The signature is fluid and cursive, with the first name "Trevor" and last name "Sadler" clearly distinguishable.

Trevor Sadler

McGill Planning Ltd.

8 NO HOUSES						
No	SITE	Assessment	Marmalade Lane	Cost / sq.m	House	Unit Types
			Overall Development Costs			
1		Size (sq.m)	1,336		167.0	
2		Construction cost	€ 5,092,334	€ 3,812		
3		Builders profit	€ 763,850	€ 572		
4		TOTAL CONSTRUCTION	€ 5,856,184	€ 4,383		
5		ATTRIBUTABLE COSTS	€ 1,018,467	€ 762		
6		SUB Total	€ 6,874,651	€ 5,146		
7		Land Cost EUV (TBA)	TBC			
8		Estimated Unit Cost (ExVat)	€ 6,874,651	€ 5,146		
9		Vat @13.5%	€ 928,078	€ 695		
10		Total Estimated Unit Cost	€ 7,802,728	€ 5,840	€ 975,341	
11		No of Units	1		1	
12		Total Floor Area	167.00		167.00	
13		Total estimated cost Part V units	€ 975,341		€ 975,341	
14		Net Monetary value	TBA			