

The Secretary,  
An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1

Date: 23 August 2022  
JSA Ref: 21107

Dear Sir / Madam,

**RE: PROPOSED STRATEGIC HOUSING DEVELOPMENT FOR A PROPOSED  
MIXED USE DEVELOPMENT AT ROSEMOUNT HOUSE, MAYNE RIVER  
AVENUE, NORTHERN CROSS, MALAHIDE ROAD, DUBLIN 17**

**PLANNING & DEVELOPMENT (AMENDMENT) (NO.3) REGULATIONS 2015  
PART V**

The proposal is for planning permission for a mixed-use development including 176 no. residential apartments and c. 1,050 sqm of office, c. 143 sqm of café use alongside ancillary residential amenity, open space, landscaping and all associated infrastructure at a site at Rosemount House, Mayne River Avenue, City Junction Business Park, Northern Cross, Malahide Road, Dublin 17, D17 NP20, on a site of c. 0.6462 ha.

This Part V proposal letter accompanies a planning application submitted under Section 4 of the Planning & Development (Housing) & Residential Tenancies Act 2016, as amended.

In order to meet the 20% Part V requirement under the provisions of the Planning & Development Act 2000, as amended, the applicant has identified the possible provision of 36 no. units comprising of the following:

- 28 no. 1 bedroom apartments
- 8 no. 2 bedroom apartments

These proposals are based on initial costings prepared by the applicant and submitted alongside this letter at Appendix 1. Following consultation with Dublin City Council Housing Department, a Validation Letter is now attached at Appendix 2.

In accordance with the Planning and Development (Amendment) (No.3) Regulations 2015 and the guidance provided in Circular PL10/2015, please find the following information enclosed on behalf of the applicant:

*(i) Proposed Part V Allocation Plan Drawing No. 487\_02\_10 illustrating the location within the scheme of the proposed Part V units and schedule prepared by Plus Architecture;*

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Stephen Blair BA (Mod) MRUP MIPI MRTPI Blaine Cregan B Eng BSc MSc

Senior Associate Directors: Luke Wymer BA MRUP Dip Plg & Env Law Dip PM Prof Cert Env Mgmt MIPI  
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Associate Director: Ian Livingstone MA (Hons) Town & Regional Planning, MSc. Spatial Regeneration, MRTPI

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*(ii) Applicant's Estimated Table of Costs and Estimated Cost Per Unit prepared by Walls Construction Limited.*

The exact details of the Part V agreement will be required to be agreed as a condition of planning permission. The applicant has engaged with Dublin City Council Housing Department during the formal Pre-Application Consultation stage and a Validation Letter is enclosed at Appendix 2.

It is noted that the Affordable Housing Bill came into effect on 3<sup>rd</sup> September 2021 and reflected in Section 96 of the Planning & Development Act 2000, as amended. This requires the provision of 10% of any residential development to be provided for the purposes of affordable housing, in addition to social housing requirements under Part V. An exemption to this is in place when the applicant and owner of the site purchased the site between 1<sup>st</sup> September 2015 and 31<sup>st</sup> July 2021. As the applicant acquired the site prior to 1<sup>st</sup> September 2015, 20% of the proposed units are proposed to meet Part V requirements.

In preparing this information we have had regard to Circular PL 10/2015 and Housing Circular 36/2015 issued by the Department of Environment, Community and Local Government.

Please note that the details submitted in respect to compliance with Part V are indicative and are subject to future discussions and agreement with the Planning Authority.

We trust that this is satisfactory in the context of this application to An Bord Pleanála. We would be happy to provide further clarification on any aspects of this application if required.

Yours faithfully,



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John Spain Associates

## Appendix 1 – Proposed Costings

### Rosemount House - Proposed Mixed Development - Draft Part V Proposals

#### Schedule of Proposed Units

Location	No	Type	GFA
First Floor	C 05	1-bed	49.5
	C 06	1-bed	49.5
	C 07	1-bed	49.5
	C 08	1-bed	49.5
	C 09	1-bed	49.5
	C 10	1-bed	49.5
	C 11	1-bed	49.5
	C 02	2-bed	75.8
	C 03	2-bed	75.8
	C 16	1-bed	49.5
	C 17	1-bed	49.5
Second Floor	C 18	1-bed	49.5
	C 19	1-bed	49.5
	C 20	1-bed	49.5
	C 21	1-bed	49.5
	C 22	1-bed	49.5
	C 13	2-bed	75.8
	C 14	2-bed	75.8
	C 27	1-bed	49.5
	C 28	1-bed	49.5
	C 29	1-bed	49.5
	C 30	1-bed	49.5
Third Floor	C 31	1-bed	49.5
	C 32	1-bed	49.5
	C 33	1-bed	49.5
	C 13	2-bed	75.8
	C 14	2-bed	75.8
	C 38	1-bed	49.5
	C 39	1-bed	49.5
	C 40	1-bed	49.5
	C 41	1-bed	49.5
	C 42	1-bed	49.5
	C 43	1-bed	49.5
Fourth Floor	A 32	1-bed	49.5
	C 35	2-bed	75.8
	C 36	2-bed	75.8
			<u>75.8</u>
Total Floor Area			1,992.4
Construction cost per sm			4,644.6
Total Construction Cost			9,253,861.2
Add Developer Costs			17% 1,573,156.4
			<u>10,827,017.6</u>
Add Profit			15% 1,624,052.6
			<u>12,451,070.2</u>
Add Land Cost			<u>1,782,000.0</u>
			<u>14,233,070.2</u>
VAT @			13.50% 1,249,271.3
VAT @			23% 361,826.0
Total Cost			<u>15,844,167.5</u>
Average Cost per Unit			440,115.8

**Appendix 2 – Dublin City Council Validation Letter**

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. Gareth Lloyd  
Walls Construction  
[Gareth.Lloyd@walls.ie](mailto:Gareth.Lloyd@walls.ie)  
By email only.

**1<sup>st</sup> November 2021**  
**Part V Ref: 981**

**Re: Rosemount House, Northern Cross, Malahide Road, Dublin 17**  
**Applicant and Agent: Walls Construction**

**Part V Validation Letter**

Dear Sir / Madam,

Walls Construction intends to lodge a proposed planning application to develop a site at Rosemount House, Northern Cross, Malahide Road, Dublin 17.

Walls Construction 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 Council's 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.

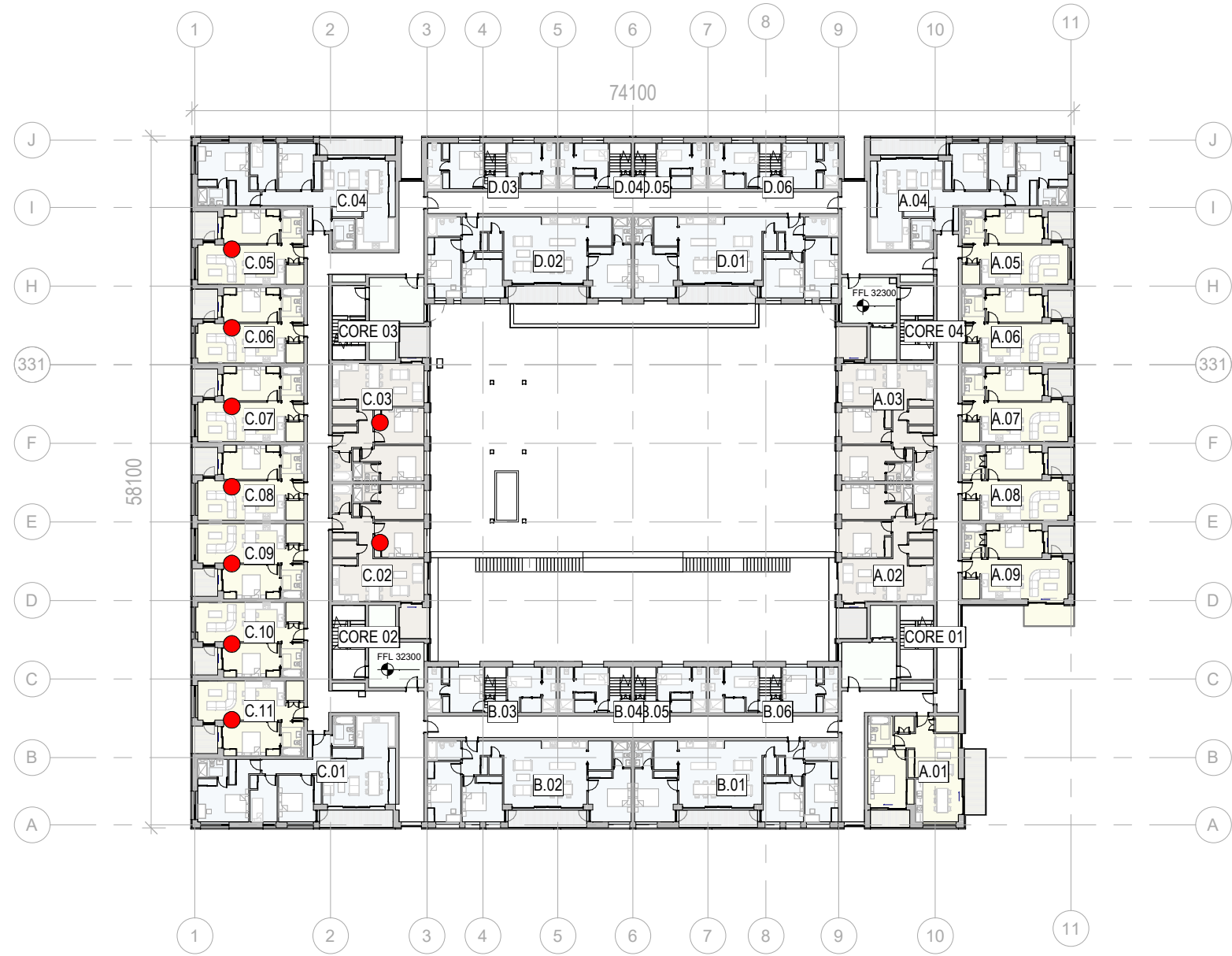
I would be obliged if you could validate this planning application. If you have any further queries regarding this application, please contact me on 01 - 222 2458.

Yours sincerely,

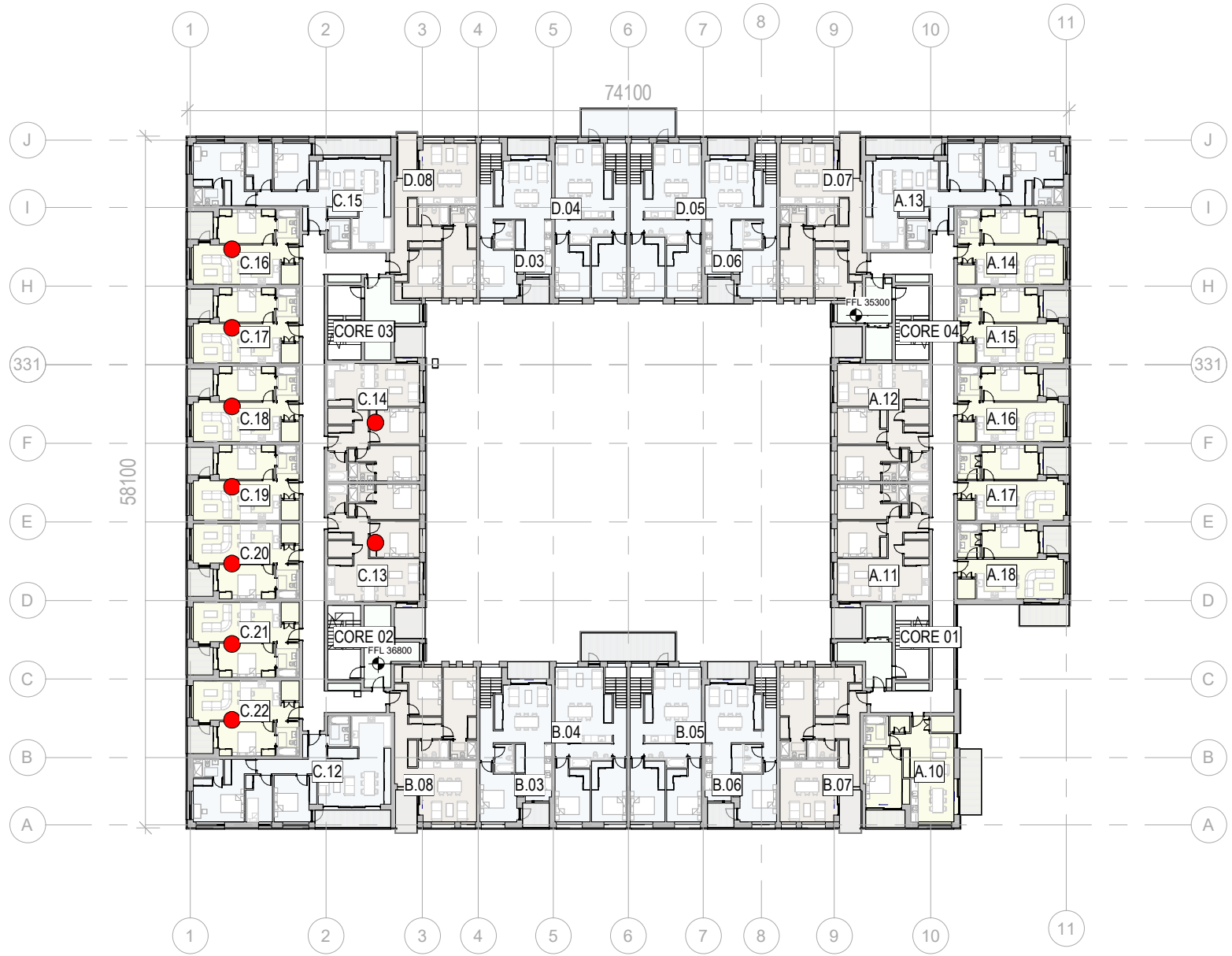
*pp. N Satell*

Lorraine Gaughran  
Housing Development

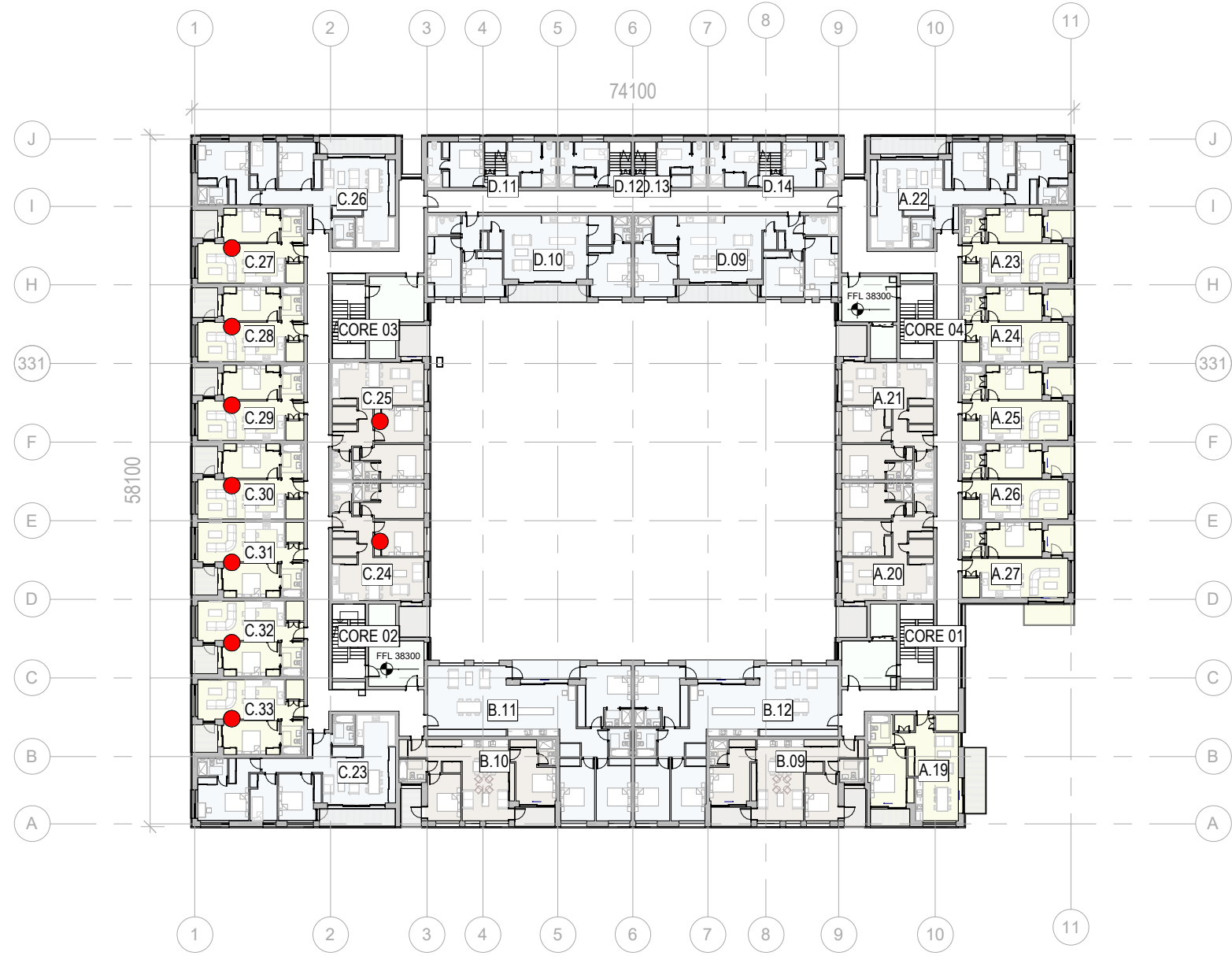




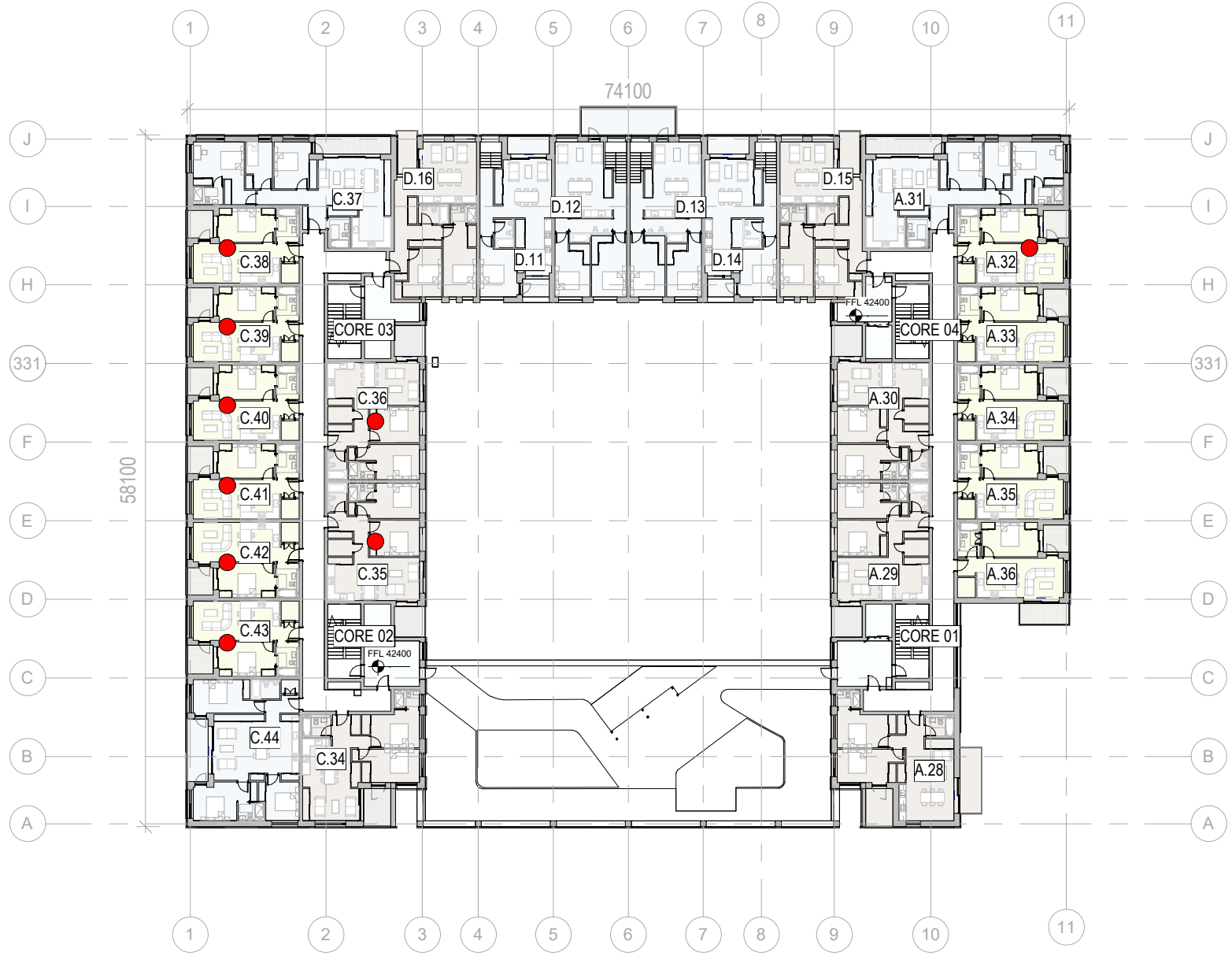
1 Part V First Floor Plan  
1: 500



2 Part V Second Floor Plan  
1: 500



3 Part V Third Floor Level  
1: 500



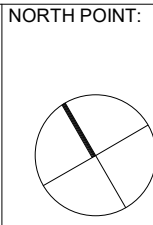
4 Part V Fourth Floor Level  
1: 500

### Room Legend

- Bed 1
- Bed 2
- Bed 3
- Core
- Part V Allocated Units

PART V APARTMENT MIX			
Location	Bed/Persons	Apartment No.	GFA/m <sup>2</sup>
First Floor	1-Bed	C.05	49.5
	1-Bed	C.06	49.5
	1-Bed	C.07	49.5
	1-Bed	C.08	49.5
	1-Bed	C.09	49.5
	1-Bed	C.10	49.5
	1-Bed	C.11	49.5
	2-Bed	C.02	75.8
Second Floor	2-Bed	C.03	75.8
	1-Bed	C.16	49.5
	1-Bed	C.17	49.5
	1-Bed	C.18	49.5
	1-Bed	C.19	49.5
	1-Bed	C.20	49.5
	1-Bed	C.21	49.5
	1-Bed	C.22	49.5
Third Floor	2-Bed	C.13	75.8
	2-Bed	C.14	75.8
	1-Bed	C.27	49.5
	1-Bed	C.28	49.5
	1-Bed	C.29	49.5
	1-Bed	C.30	49.5
	1-Bed	C.31	49.5
	1-Bed	C.32	49.5
Fourth Floor	1-Bed	C.33	49.5
	2-Bed	C.24	75.8
	2-Bed	C.25	75.8
	1-Bed	C.38	49.5
	1-Bed	C.39	49.5
	1-Bed	C.40	49.5
	1-Bed	C.41	49.5
	1-Bed	C.42	49.5
Total Area	1-Bed	C.43	49.5
	1-Bed	A.32	49.5
	2-Bed	C.35	75.8
	2-Bed	C.36	75.8
Total Area			1992.4
		Units	GFA/m <sup>2</sup>
Total Part V		36	1992.4
Development Total		176	12938.1
% Part V		20.5	15.4

NOTES:	REV.	DATE:	DETAILS:	INITIALS:
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KEY PLAN:

++ PLUS ARCHITECTURE PROJECT: 487 CLIENT: Walls Construction Ltd TITLE: Proposed Part V Allocation Plan ISSUE TYPE: Planning			DATE: 10/18/21 DRAWING NO.: 487_02_10 DRAWN BY: 2P CHECKED BY: DT	DATE: 10/18/21 REVISION NO.: SCALE AT A1.: 1: 500 SCALE AT A3.:
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