



Kinwest Ltd,
C/O Donal Duffy,
Downey Planning
29 Merrion Square,
D02 RW64

9th March 2022

Our Ref: C210

Dear Mr. Duffy

Re: Development at Auburn House, Malahide, Co. Dublin

I note your correspondence with regard to your client's proposed planning application for development of 369 units at Auburn House, Malahide, Co. Dublin.

I note that you have made contact with the Housing Department and have submitted a proposal in respect of an agreement to satisfy your client's Part V obligation under the Planning and Development Act 2000 (as amended).

Should a planning permission arise in this instance, please contact the Housing Department with a view to negotiating the Part V agreement. Costs will be agreed subject to grant of planning.

This validation letter is being issued for the above development proposal only and is valid only for a period of 3 months from the date of its issue.

Yours sincerely,

Marina Rennicks
Senior Staff Officer
Housing Department

**Auburn SHD Application for Development at Auburn,
Malahide**
for Kinwest Limited
Part V - Housing Quality Assessment

Summary Residential Schedule of Accommodation

1 Bed Units	17	45.95%
2 Bed Units	10	27.03%
3 Bed	10	27.03%
Total	37	100.00%

The proposed apartments have been designed to meet and exceed current standards. The apartments are designed to comply with "Sustainable Urban Housing: Design Standards for New Apartments", December 2020. The relevant data is set out in the following schedule.

Detailed Residential Schedule of Accommodation

Unit Type	Unit No.	Level	Floor Area		No. Bedrooms	No. Bed Spaces	Aggregate Living Area (sqm)		Aggregate Bedroom Area (sqm)		Storage area (sqm)		Private Open Space (sqm)		Orientation	Aspect	Orientation of Single Aspect Units
			Reqd. Min.	Provided			Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided	Reqd. Min.	Provided			
Apartment Block 1																	
Apartment	1	00 – GF	45	46	1	2	23	23	11.4	11.6	3	3	5	5.5	East	Single	Landscaped Garden
Apartment	2	00 – GF	45	45	1	2	23	23	11.4	11.4	3	3.3	5	5.5	East	Single	Landscaped Garden
Apartment	3	00 – GF	73	80.5	2	4	30	32	24.4	25.1	6	6	7	7	South/East	Dual	
Apartment	4	00 – GF	73	79	2	4	30	31	24.4	25.4	6	6	7	7	South/West	Dual	
Apartment	5	00 – GF	45	46	1	2	23	23.5	11.4	12.9	3	3	5	5	West	Single	Landscaped Garden
Apartment	6	00 – GF	45	73	1	2	23	36	11.4	13	3	4.6	5	8.0	West	Single	Landscaped Garden
Apartment	7	00 – GF	45	61	1	2	23	31	11.4	14.5	3	3.5	5	7	West	Single	Landscaped Garden
Apartment	8	00 – GF	45	45	1	2	23	24.5	11.4	11.9	3	3	5	5	West	Single	Landscaped Garden
Apartment	9	00 – GF	73	80.5	2	4	30	32	24.4	25.1	6	6	7	7	North/West	Dual	
Apartment	10	00 – GF	73	79.5	2	4	30	31	24.4	25.2	6	6	7	7	North/East	Dual	
Apartment	11	00 – GF	45	45	1	2	23	23.5	11.4	11.9	3	3	5	5	East	Single	Landscaped Garden
Apartment	12	00 – GF	45	46	1	2	23	24.0	11.4	11.4	3	3.5	5	5.5	East	Single	Landscaped Garden
Duplex Apartment Block 1																	
Garden Duplex Apt	1	00 – GF	73	93.8	2	4	30	34.5	24.4	27.2	6	6.3	7	25	North/South	Dual	
Garden Duplex Apt	2	00 – GF	90	135	3	5	34	47	31.5	39.3	9	9.1	9	20	North/South	Dual	
Garden Duplex Apt	3	00 – GF	90	133	3	5	34	44	31.5	41.6	9	9.3	9	18.5	East/West	Dual	
Garden Duplex Apt	4	00 – GF	73	89	2	4	30	34.5	24.4	25.6	6	6.1	7	19.5	East/West	Dual	
Apartment	5	03 – SF	73	96	2	4	30	31	24.4	24.7	6	6.6	7	10.3	North/South	Dual	
Apartment	6	03 – SF	45	58	1	2	23	31	11.4	12.7	3	3	5	5.3	East/West	Dual	
Duplex Apartment Block 2B																	
Apartment	1	00 – GF	45	52.5	1	2	23	27.5	11.4	11.8	3	3.5	5	7	South/East	Dual	
Apartment	2	00 – GF	45	52.5	1	2	23	27.5	11.4	11.8	3	3.5	5	7	South/East	Dual	
Apartment	3	00 – GF	45	52.5	1	2	23	27.5	11.4	11.8	3	3.5	5	7	South/East	Dual	
Apartment	4	00 – GF	45	53	1	2	23	28	11.4	12.5	3	3	5	5	East	Single	Forested Area
Apartment	5	00 – GF	45	53	1	2	23	28	11.4	12.5	3	3	5	5	East	Single	Forested Area
Duplex Apt	6	01 – Podium	73	103	2	4	30	38.5	24.4	25	6	6.1	7	9	North/East/West	Triple	
Duplex Apt	7	01 – Podium	45	55	1	2	23	30	11.4	11.8	3	3.5	5	9	South/West	Dual	
Duplex Apt	8	01 – Podium	73	103	2	4	30	38.5	24.4	25	6	6.1	7	8	South/East/West	Triple	
Duplex Apt	9	01 – Podium	45	53	1	2	23	28	11.4	11.8	3	3.5	5	9	South/West	Dual	
Duplex Apt	10	01 – Podium	73	100	2	4	30	36.5	24.4	24.5	6	6.1	7	8	South/East/West	Triple	
Duplex Apt	11	01 – Podium	45	53	1	2	23	28	11.4	11.8	3	3.5	5	11	South/West	Dual	

Houses

The proposed Houses have been designed to meet and exceed current standards. The houses are designed to comply with "Quality Housing for Sustainable Communities." 2007

Type C1	24	Not Applicable	92	114	3	5	34	40.8	32	33.4	5	6.4	60	101	North/South	Dual	
Type C	25	Not Applicable	92	114	3	5	34	40.8	32	33.4	5	6.4	60	81	North/South	Dual	
Type C	26	Not Applicable	92	114	3	5	34	40.8	32	33.4	5	6.4	60	82	North/South	Dual	
Type C1	27	Not Applicable	92	114	3	5	34	40.8	32	33.4	5	6.4	60	114	North/South	Dual	
Type C	29	Not Applicable	92	114	3	5	34	40.8	32	33.4	5	6.4	60	88	North/South	Dual	
Type C	30	Not Applicable	92	114	3	5	34	40.8	32	33.4	5	6.4	60	95	North/South	Dual	
Type C	76	Not Applicable	92	114	3	5	34	40.8	32	33.4	5	6.4	60	69	North/South	Dual	
Type C	77	Not Applicable	92	114	3	5	34	40.8	32	33.4	5	6.4	60	71	North/South	Dual	

Auburn Part V 37 Units

Appendix 1 - Part V Schedule of Accommodation & Approximate Cost

Unit Type	No. bedrms	Plan type	NETT Internal Sq M	NETT Sq ft	Approx Cost per Sq Ft €	Approx Cost per unit €	Site development approx costs €	Plot Value €	Total Approx cost per unit €	Unit No's	Total Approx cost €
1.0 Schedule of Houses											
C	3	Mid-terrace	114.0	1227	€ 247.82	€ 304,100.00	€ 30,000.00	€ 54,495.41	€ 388,595.41	6	€ 2,331,572.48
C1	3	End Terrace	114.0	1227	€ 268.03	€ 328,900.00	€ 30,000.00	€ 54,495.41	€ 413,395.41	2	€ 826,790.83
2.0 Apartment Block 1											
Apartment - 1,5,12	1	Apartment	46.0	495	€ 658.20	€ 325,900.00	€ 30,000.00	€ 10,000.00	€ 365,900.00	3	€ 1,097,700.00
Apartment - 2,8,11	1	Apartment	45.0	484	€ 660.44	€ 319,900.00	€ 30,000.00	€ 10,000.00	€ 359,900.00	3	€ 1,079,700.00
Apartment - 3,9	2	Apartment	80.5	866	€ 467.05	€ 404,700.00	€ 30,000.00	€ 10,000.00	€ 444,700.00	2	€ 889,400.00
Apartment - 4	2	Apartment	79.0	850	€ 469.45	€ 399,200.00	€ 30,000.00	€ 10,000.00	€ 439,200.00	1	€ 439,200.00
Apartment - 6	1	Apartment	73.0	786	€ 464.52	€ 365,000.00	€ 30,000.00	€ 10,000.00	€ 405,000.00	1	€ 405,000.00
Apartment - 7	1	Apartment	61.0	657	€ 537.92	€ 353,200.00	€ 30,000.00	€ 10,000.00	€ 393,200.00	1	€ 393,200.00
Apartment - 10	2	Apartment	79.5	856	€ 469.31	€ 401,600.00	€ 30,000.00	€ 10,000.00	€ 441,600.00	1	€ 441,600.00
4.0 Duplex Block 2B											
Apartment - 1,2,3	1	Apartment	52.5	565	€ 465.75	€ 263,200.00	€ 30,000.00	€ 10,000.00	€ 303,200.00	3	€ 909,600.00
Apartment - 4,5	1	Apartment	53.0	570	€ 464.87	€ 265,200.00	€ 30,000.00	€ 10,000.00	€ 305,200.00	2	€ 610,400.00
Duplex Apartment - 7	1	Apartment	55.0	592	€ 460.80	€ 272,800.00	€ 30,000.00	€ 10,000.00	€ 312,800.00	1	€ 312,800.00
Duplex Apartment -6,8	2	Duplex	103.0	1109	€ 309.92	€ 343,600.00	€ 30,000.00	€ 10,000.00	€ 383,600.00	2	€ 767,200.00
Duplex Apartment -9,11	1	Duplex	53.0	570	€ 464.16	€ 264,800.00	€ 30,000.00	€ 10,000.00	€ 304,800.00	2	€ 609,600.00
Duplex Apartment -10	2	Duplex	100.0	1076	€ 316.15	€ 340,300.00	€ 30,000.00	€ 10,000.00	€ 380,300.00	1	€ 380,300.00
6.0 Duplex Block 1											
Garden Duplex House - 4	2	Duplex	89.0	958	€ 338.31	€ 324,100.00	€ 30,000.00	€ 20,000.00	€ 374,100.00	1	€ 374,100.00
Garden Duplex House - 1	2	Duplex	93.8	1010	€ 330.61	€ 333,800.00	€ 30,000.00	€ 20,000.00	€ 383,800.00	1	€ 383,800.00
Garden Duplex House - 2	3	Duplex	135.0	1453	€ 279.33	€ 405,900.00	€ 30,000.00	€ 20,000.00	€ 455,900.00	1	€ 455,900.00
Garden Duplex House - 3	3	Duplex	133.0	1432	€ 281.36	€ 402,800.00	€ 30,000.00	€ 20,000.00	€ 452,800.00	1	€ 452,800.00
Apartment - 5	2	Duplex	96.0	1033	€ 372.39	€ 384,800.00	€ 30,000.00	€ 10,000.00	€ 424,800.00	1	€ 424,800.00
Apartment - 6	1	Duplex	58.0	624	€ 463.07	€ 289,100.00	€ 30,000.00	€ 10,000.00	€ 329,100.00	1	€ 329,100.00
Total										37	€ 13,914,563.30

NOTES:

Total Figures are INCLUSIVE of VAT

All Cost per Sq Ft are calculated on the NETT areas (e.g. communal areas attributable to apartments are not factored into the unit area)

Plot values estimated on existing use value basis

EXCLUSIONS

Inflation from September 2021

Levies, Bonds or contributions imposed by the Planning Authorities.

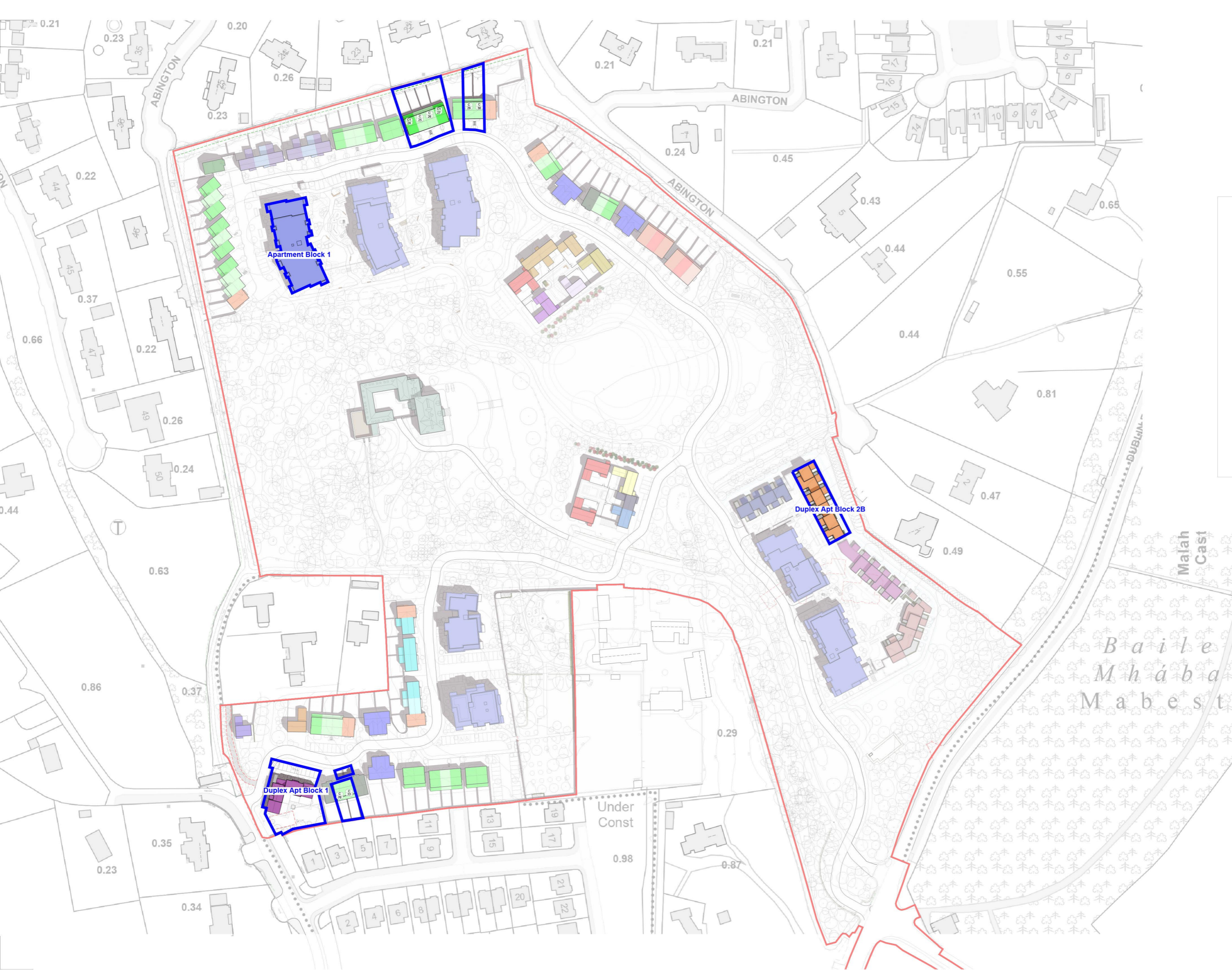
Development Contributions

Unknown and unforeseen ground conditions e.g. contamination etc.

Works beyond the boundaries of site

Costs associated with Covid-19 compliance measures on construction sites, or its impact on future Construction Tender Market

Impact of Brexit on the Construction Market



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 1 Do not scale this drawing.
 2 Errors and omissions to be immediately notified to Architect.
 3 All dimensions to be checked on site.
 4 To be read with relevant Engineers drawings.

NORTH

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- Part V:**
- Houses:**
 8 x 3 bed houses (type C1 /C)
- Apartments: Block 1 Ground Floor**
 8 x 1 bed apartments
 4 x 2 bed apartments
- Duplex Apartments**
Block 1
 2 x 2 bed garden duplex houses
 2 x 3 bed garden duplex houses
 1 x 2 bed apartment
 1 x 1 bed apartment
Block 2B
 8 x 1 bed apartments with patio
 3 x 2 bed apartments with patio
- 37 Part V Units Total (10%)**
- 368 units in total for purposes of Part V calculation. 1 nr units at Auburn House is exempt.
 Total of 369 units on site.

revisions	date	ins
description	cad ref.	drawing no.
Site Layout	1902 P 040	
Part V		
job	scale	1:2000 A3
Auburn Malahide	date	Mar '22
	drawn	KL/AOL
	checked	MC
	client	
Kinwest Limited	issue	
	Auburn SHD 2	
	Planning	
CONROY CROWE KELLY ARCHITECTS 65 MERRION SQUARE DUBLIN 2 PHONE 66139901 FAX 6765715 E-MAIL info@ceck.ie		