



Durkan (Davitt Road) Limited

8th January, 2019

An Bord Pleanála,
64 Marlborough Street,
Dublin 1.
D01 V902

Re: SHD Application for a Residential Development at the Former Dulux Factory Site at Davitt Road, Dublin 12, D12 C97T

Part V – Planning & Development Act 2000 as amended and the Planning & Development Regulations 2001 - 2018

Dear Sir / Madam,

This proposal relates to a SHD application to An Bord Pleanála for a proposed residential development at the former Dulux Factory Site, Davitt Road, Dublin 12. The proposal is for a residential development of 265nr build-to-rent units including associated communal facilities and all associated development.

We attach a copy of our Part V submission for the provision of the following units to meet the 10% Part V requirement on site:-

- 1 Bed Apartments – 18nr
- 2 Bed Apartments – 9nr

Total – 27nr Apartments (i.e. 10% of 265nr)

The foregoing reflects discussions at our pre-application meeting and consultation with the Housing Department of Dublin City Council in respect to the Part V provision for the site (see also attached copy of letter from DCC Housing Department dated 22nd August, 2018). The proposed units are designed to comply with DCC and DOE Standards for Social and Affordable units.

In accordance with the Planning and Development (Amendment) (No. 3) Regulations 2015 and the guidance provided in Circular PL 10/2015, please find enclosed a copy of the following:-

- Part V details, including drawings prepared by John Fleming Architects, a Schedule of Units including Floor Areas, Site Layout Plans and Floor Plans illustrating the location within the development of the proposed Part V units
- Part V Schedule of estimated Costs including details of the calculations and methodology for calculating same as required to comply with the provisions of Part V of the Act

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The final details of the Part V Agreement will be agreed with Dublin City Council based on the planning permission granted. The applicant will engage with Dublin City Council's Housing Department following receipt of final grant of planning for the development to agree the final details of the Part V Agreement.

In preparing this information we have had regard to Circular PL 10/2015, Housing Circular 36/2015 and Part V of the Planning and Development Act 2000 (as amended) – Guidelines January 2017.

An Bord Pleanála is invited to recognise that this submission includes information that is of a sensitive commercial nature and we request that any financial information is not held on the public planning file.

We trust that this submission is satisfactory in the context of the requirements of the Regulations for this SHD application.

If you have any queries or require any further information or clarification please do not hesitate to contact us.

Yours faithfully,

Tim Walsh
Durkan (Davitt Road) Ltd.

Encl.