

Mr. Leo Clarke
Housing Department
Dun Laoghaire-Rathdown County Council
Dun Laoghaire
Co. Dublin

17 November 2025

**Re: Part V Proposal
Site at Kiltarnan South, Dublin 18**

Dear Leo

On behalf of Durkan Glenamuck Developments Limited, the applicant for a proposed 135 residential unit development at lands located at the above address, please find detailed below the proposal for the Part V allocation associated with the development.

In accordance with Section 96(3)(b)(iva) of the Planning and Development Act 2000 (as amended), it is proposed that 27 residential units will be provided within the development as set out below.

Unit Type	No. Units	Size (Sq M)
1 bed duplex	9	47.3 to 55.3
2 bed duplex	7	63 to 80.7
3 bed duplex	11	117.7 to 121
Total		

Unit Type	No. Units	Total Cost incl VAT	Cost per Unit
1 bed duplex	9	2,613,692	290,410
2 bed duplex	7	2,472,847	353,264
3 bed duplex	11	5,386,054	489,641
Total	27	10,472,593	

The costing methodology is included in the appendices to this letter.

Please note that all figures provided are estimates, and any eventual Part V agreement will be subject to the grant of planning permission and subsequent agreement on costs, rents, and values with Dún Laoghaire–Rathdown County Council.

We would appreciate written confirmation of the Council's acceptance in principle of the content of this submission at your earliest convenience.

Yours sincerely

A. Charlesworth

Anneliese Charlesworth
acharlesworth@evara.ie

Appendix 1 -Estimated Costs

Unit Type	1 Bed Duplex	2 Bed Duplex	3 Bed Duplex	Total
Size (Sq Ft)	47.3 to 55.3 sqm	63 to 80.7 sqm	117.7 to 121 sqm	2,295 sqm
Construction Cost	193,110	241,480	346,431	7,239,096
Site Development Cost	37,500	37,500	37,500	1,012,500
Profit	14,483	18,111	25,982	542,932
Land Cost	1,500	1,500	1,500	40,500
Vat @ 13.5%	34,542	42,018	58,239	1,245,639
Prof fees	22,500	22,500	22,500	607,500
Total Estimated Cost of Part V Units	290,410	353,264	489,641	10,472,593
No. of Units	9	7	11	27
Total	2,613,692	2,472,847	5,386,054	10,472,593



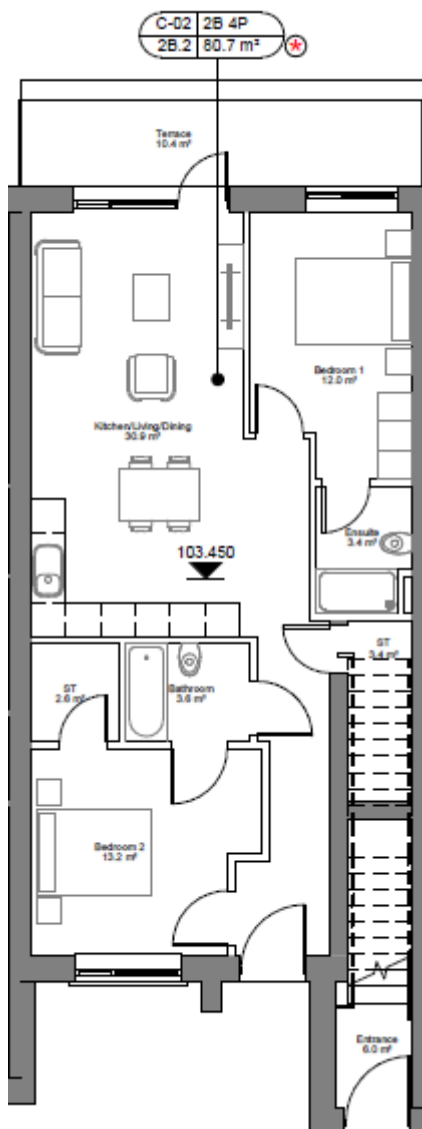
Appendix 2- Floor Plans

Proposed Part V Units

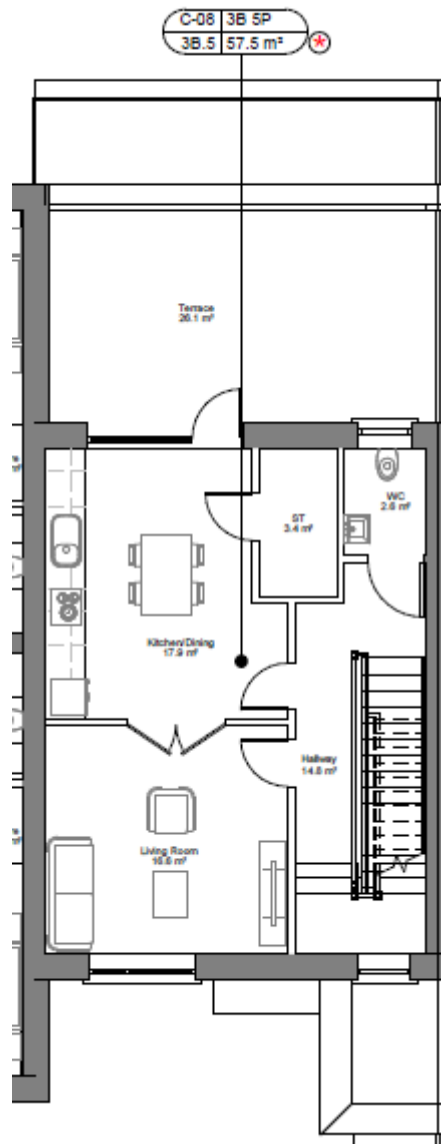
Block	No. Beds	No. Units	Size (sqm)
C	2 beds	4	80.7
C	3 beds	7	121
D	1 bed	2	47.3
D	1 bed	4	51.1
D	1 bed	3	55.5
D	2 bed	3	63
D	3 bed	4	117.7
Total		27	

Block C

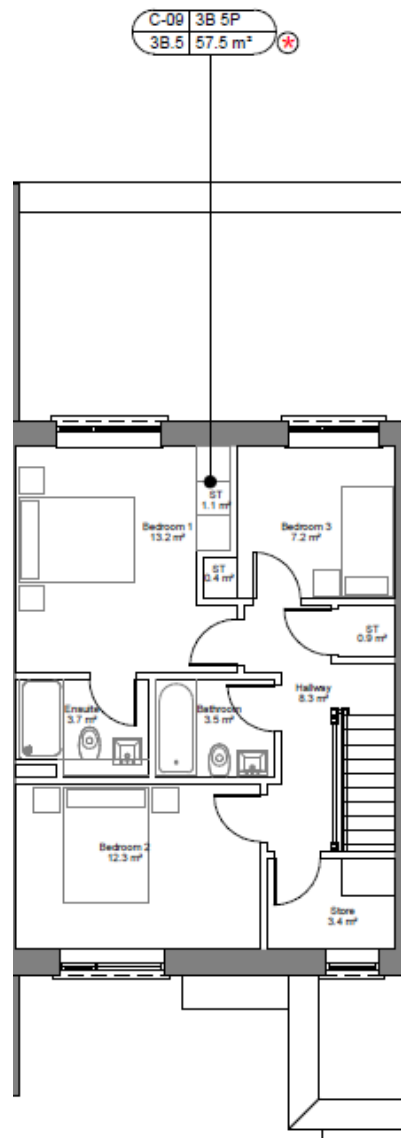
2 bed duplex – 80.7 sqm – Ground floor



3 bed duplex – 121 sqm – First & Second Floor



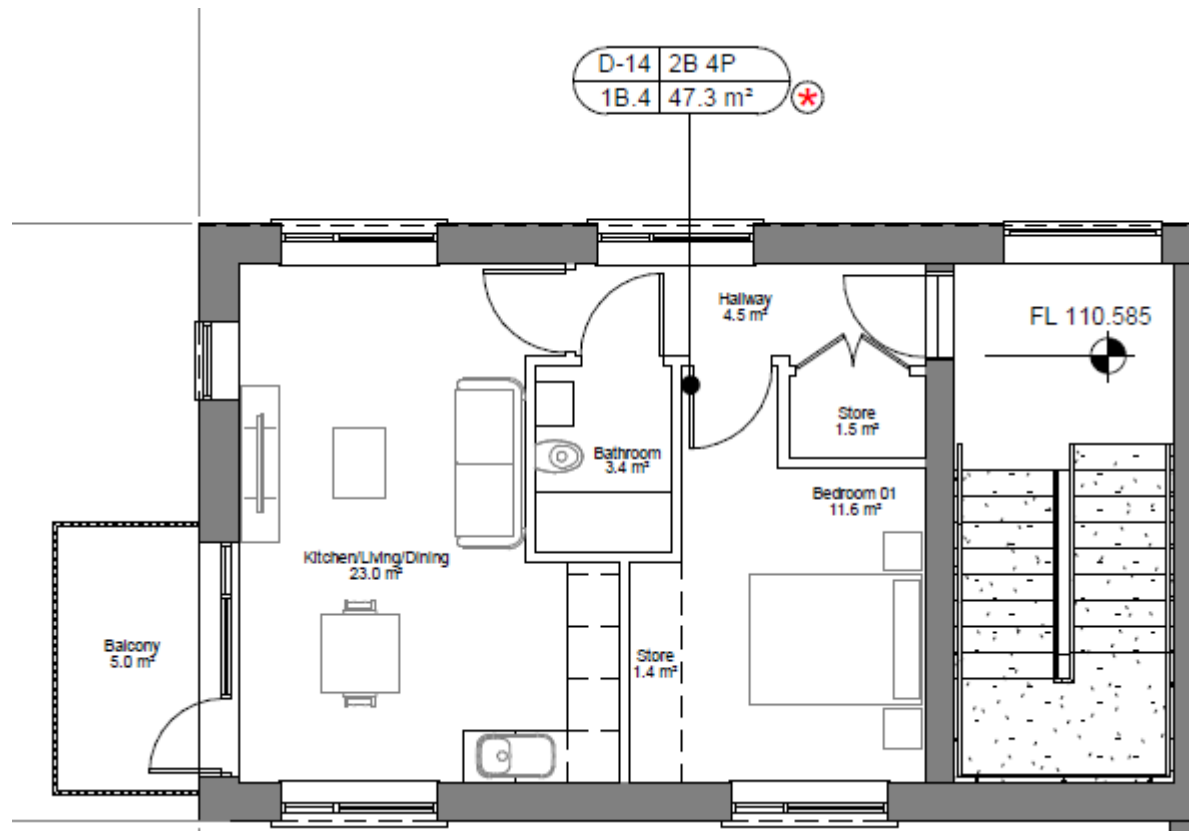
First Floor



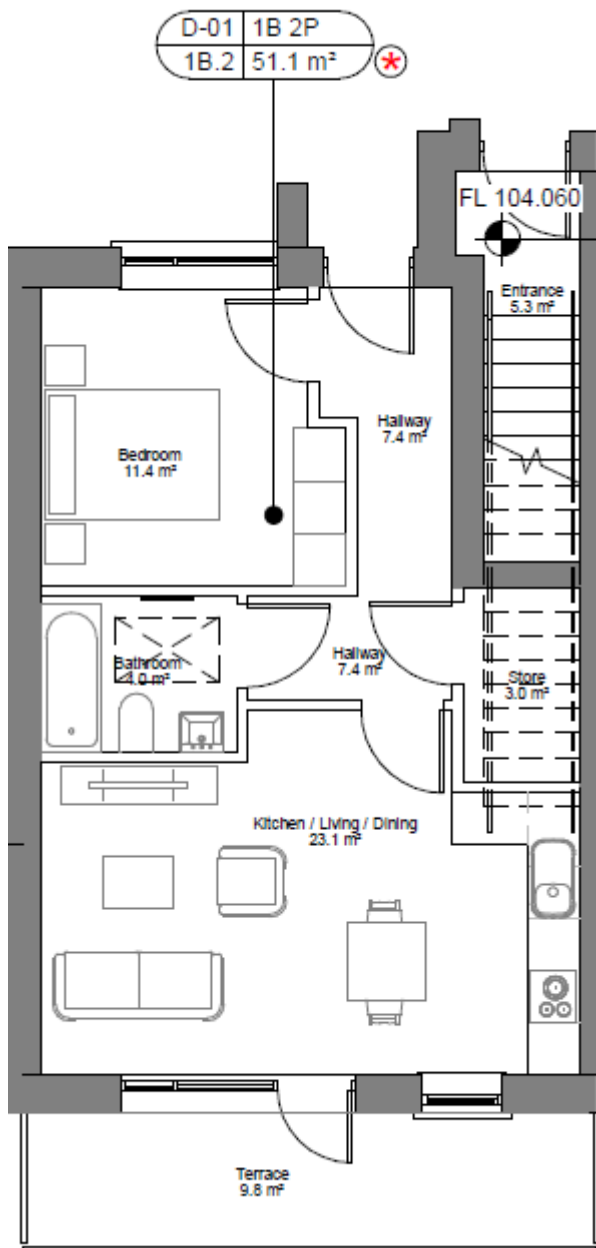
Second Floor

Block D

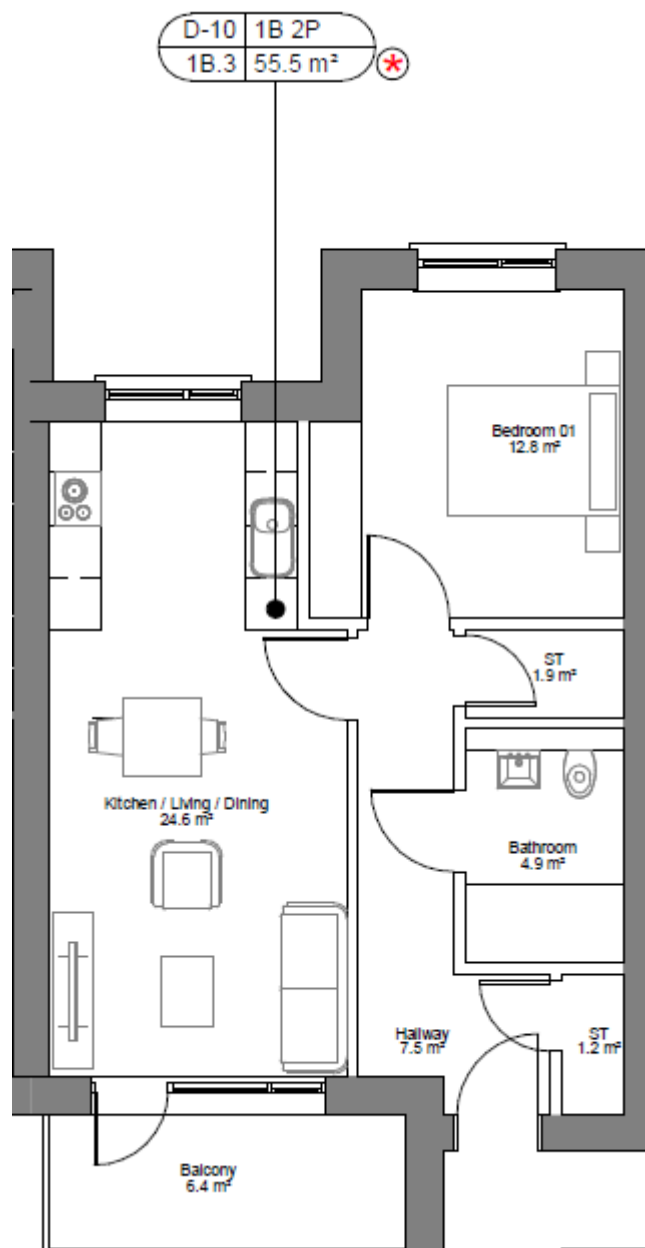
1 bed – 47.3 sqm



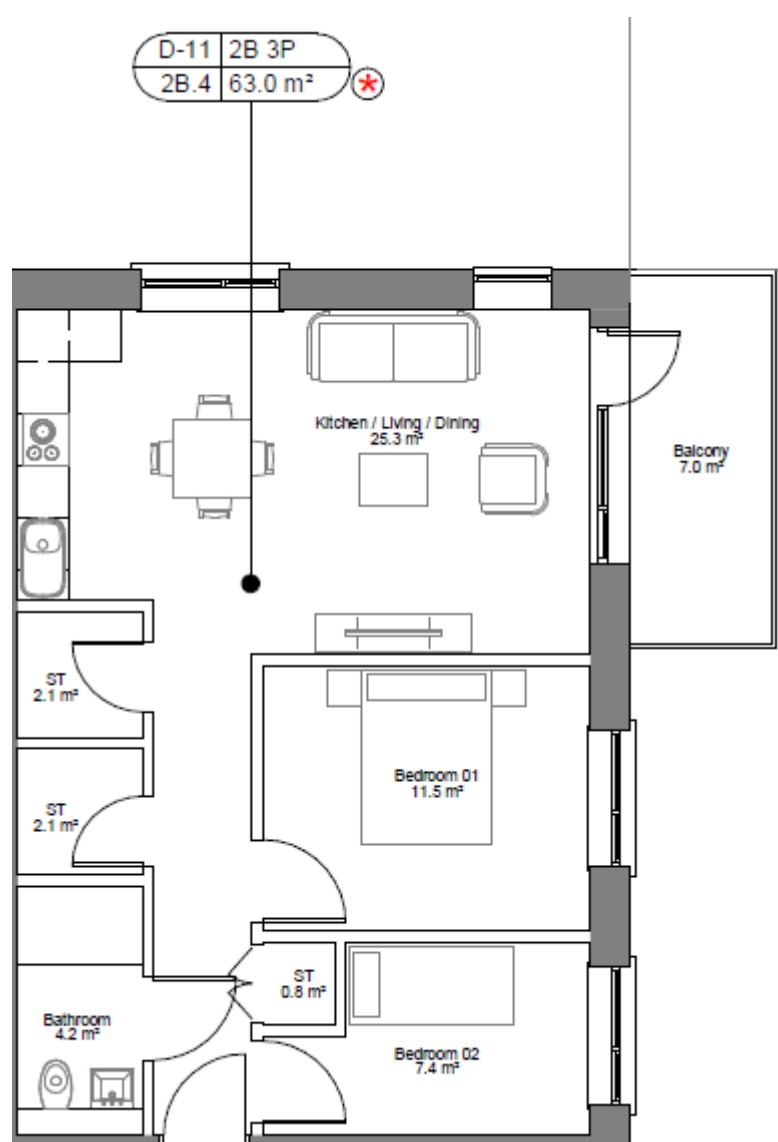
1 bed – 51.1 sqm



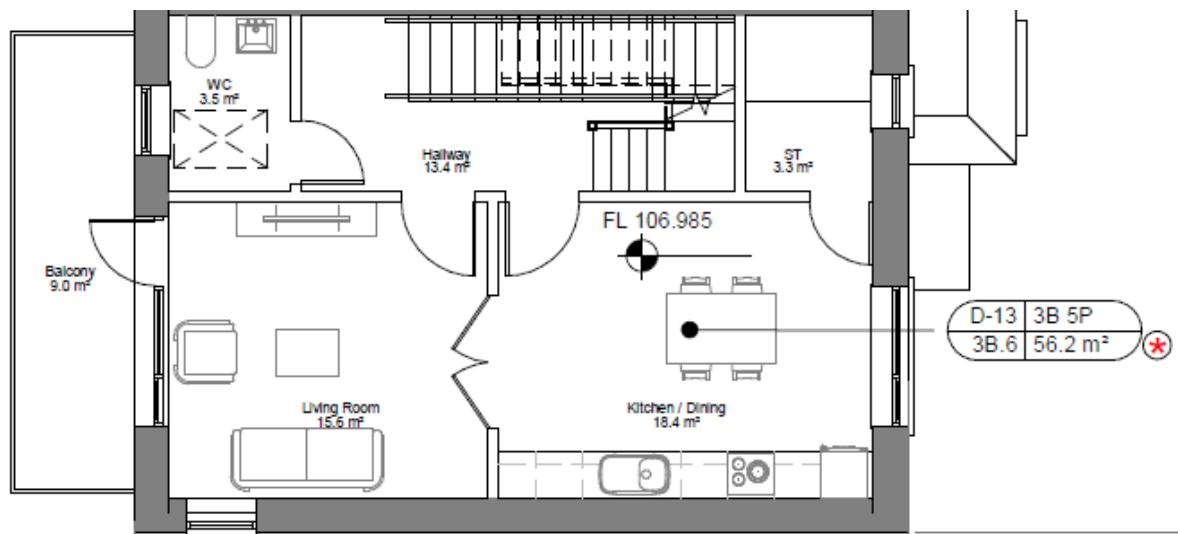
1 bed – 55.5 sqm



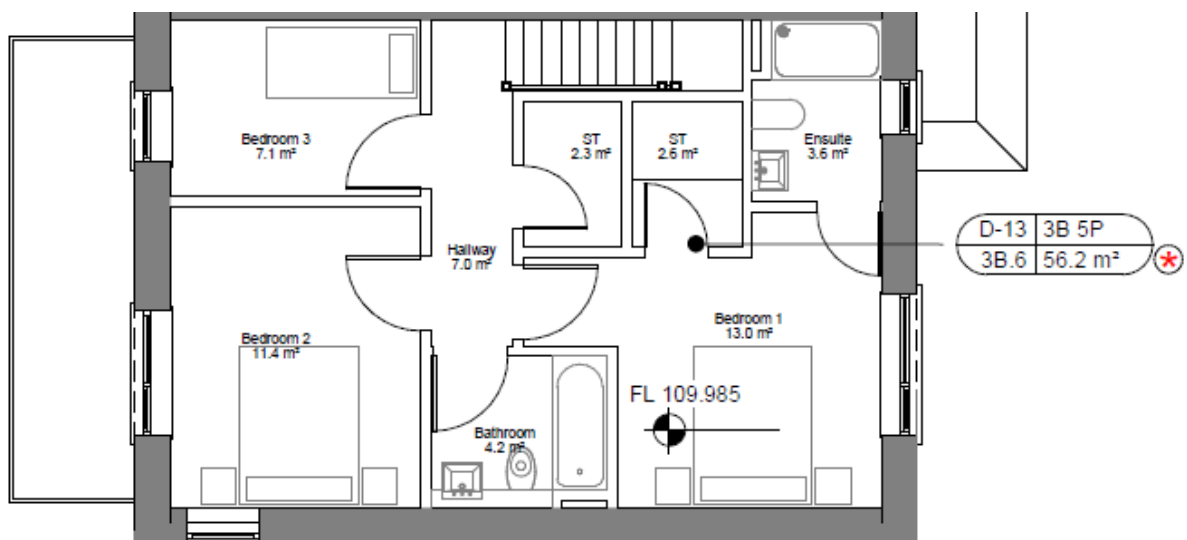
2 bed – 63 sqm



3 bed – 117.7 sqm



First floor



Second floor

